

2023

Brush Park CDC Meeting





Who We Are

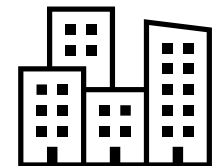
- Largest apartment management company & private owner of apartment communities in the City of Detroit
- 33 Years in Detroit – since 1990
- Owns and/or manages 48 properties within the City of Detroit

**What Makes Us Different
(Yearly Programs)**

- M Training Centers
- Miracle on Vernor
- Food Pantries
- Eviction Diversion Program
- Summer Workforce
- Community Clean Ups
- Backpack Giveaways
- Stormwater Compliant
- Rental Registration
- Taxes Paid in Full



\$542,849,245
2,494 Units
of Development
in the City of Detroit
2019-2024



YEAR	TOTAL DEVELOPMENT COSTS	UNITS
2019-2022	\$168,066,385	1,091
2023	\$206,627,935	808
2024	\$168,154,925	595

MHT Development Activity in Detroit

Existing Development in Detroit since 2019				
	Deals	Type	Total Development Cost	Units
Closed 2019-2022	9100 Gratiot	New Construction	\$ 8,282,714	48
	Pablo Davis	Rehab	\$ 7,160,000	80
	Genesis Villas	Rehab	\$ 13,350,000	89
	Roberts III	Rehab	\$ 16,850,000	197
	Clay Apartments	New Construction	\$ 11,577,523	42
	Parkview Place	Rehab	\$ 19,508,223	198
	Milwaukee Junction	New Construction	\$ 7,220,879	25
	Lakewood Manor	Rehab	\$ 5,696,168	30
	Morningside	Rehab	\$ 11,856,835	64
	Jefferson Meadows	Rehab	\$ 11,961,740	83
	Rev Dr Jim Holley Residences	New Construction	\$ 18,113,748	60
	Brush Park Apartments	New Construction	\$ 14,978,331	53
	MLK on 2nd	New Construction	\$ 9,542,344	33
	Springwells Properties	Rehab	\$ 11,967,880	89
Subtotal Deals Closed			\$ 168,066,385	1,091
Closing 2023	Cathedral Arts*	New Construction	\$ 20,193,371	53
	Field Street III*	Rehab	\$ 10,566,105	49
	Helen O'Dean Butler*	Rehab	\$ 17,488,732	97
	Jefferson Square*	Rehab	\$ 49,295,692	180
	McDonald Square*	Rehab	\$ 51,956,169	180
	Van Dyke Center*	Rehab	\$ 41,469,869	200
	60 Harper	New Construction	\$ 15,657,997	49
	Subtotal Deals In Process			\$ 206,627,935
TOTAL			\$ 374,694,320	1,899
<i>* 2023 Deals - No New City Resources</i>		<i>Total Owner Equity</i>	<i>\$30,557,206</i>	
FUTURE Development in Detroit in 2024				
2024	Calumet	Rehab	\$ 28,481,955	104
	Palmer Court	Rehab	\$ 47,378,637	173
	North Corktown	New Construction	\$ 16,170,403	49
	Brewster Douglass I	New Construction	\$ 15,091,742	53
	Brewster Douglass II	New Construction	\$ 15,091,742	53
	Brewster Douglass III	New Construction	\$ 15,091,742	53
	Brewster Douglass IV - Bishop Ellis	New Construction	\$ 17,472,472	62
	New Center	New Construction	\$ 13,376,232	48
	Subtotal Future Deals			\$ 168,154,925
2019-2024 DEVELOPMENT			\$ 542,849,245	2,494



PARKING CALC'S

MIN. DU PARKING REQ'D (0.5 PER UNIT) = 158 SPACES TOTAL
 MAX. DU PARKING REQ'D (1.5 PER UNIT) = 511 MAX. SPACES TOTAL

TOTAL PARKING SPACES REQUIRED:

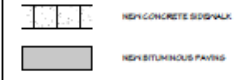
- PHASE I = 51 SPACES MINIMUM (50 SPACES MAX.)
- PHASE II = 25 SPACES MIN. / 14 SPACES MAX.
- PHASE III = 25 SPACES MIN. / 14 SPACES MAX.
- PHASE IV = 25 SPACES MIN. / 15 SPACES MAX.

TOTAL PARKING SPACES:

- PHASE I = 50 SPACES
- PHASE II = 41 SPACES
- PHASE III = 30 SPACES
- PHASE IV = 25 SPACES
- TOTAL = 146 SPACES**

ALL PARKING SPACES = 4'-0" WIDE x 20'-0" DEEP IN MIN. 20'-0" DRIVE LANE

LEGEND



WASTE COLLECTION

FOR THE NEW BUILDINGS, THE OWNER'S INTENT FOR WASTE COLLECTION IS TO HAVE A SORTED BIN DUMPSTER LOCATION ON SITE. REFER TO DETAILS ON SHEET C1.05. TRASH & RECYCLABLES SHOULD BE COLLECTED BY A DISPOSAL COMPANY AS NECESSARY.

PROPERTY DESCRIPTION FURNISHED:

PARENT PARCEL DESCRIPTION

PARCEL 25, T24N 033W R22E
 (FOR RECORD TAX DESCRIPTION)

SOUTH OF ST ANTOINE LOTS 112 THROUGH 141, CRANE & PEGGON'S SUBDIVISION, LIBER 1, PAGE 4 OF PLATS, WAYNE COUNTY RECORDS, ALSO NORTH OF ALFRED STREET LOTS 1 THROUGH 1, SOUTH OF BREWSTER STREET LOTS 1 THROUGH 1, NORTH OF BREWSTER STREET LOTS 1 THROUGH 1, SOUTH OF WILKINS STREET LOTS 1, HORAN FARM, LIBER 1, PAGE 254 OF PLATS, WAYNE COUNTY RECORDS, AND VACATED BREWSTER STREET AND ALLEYS ADJACENT

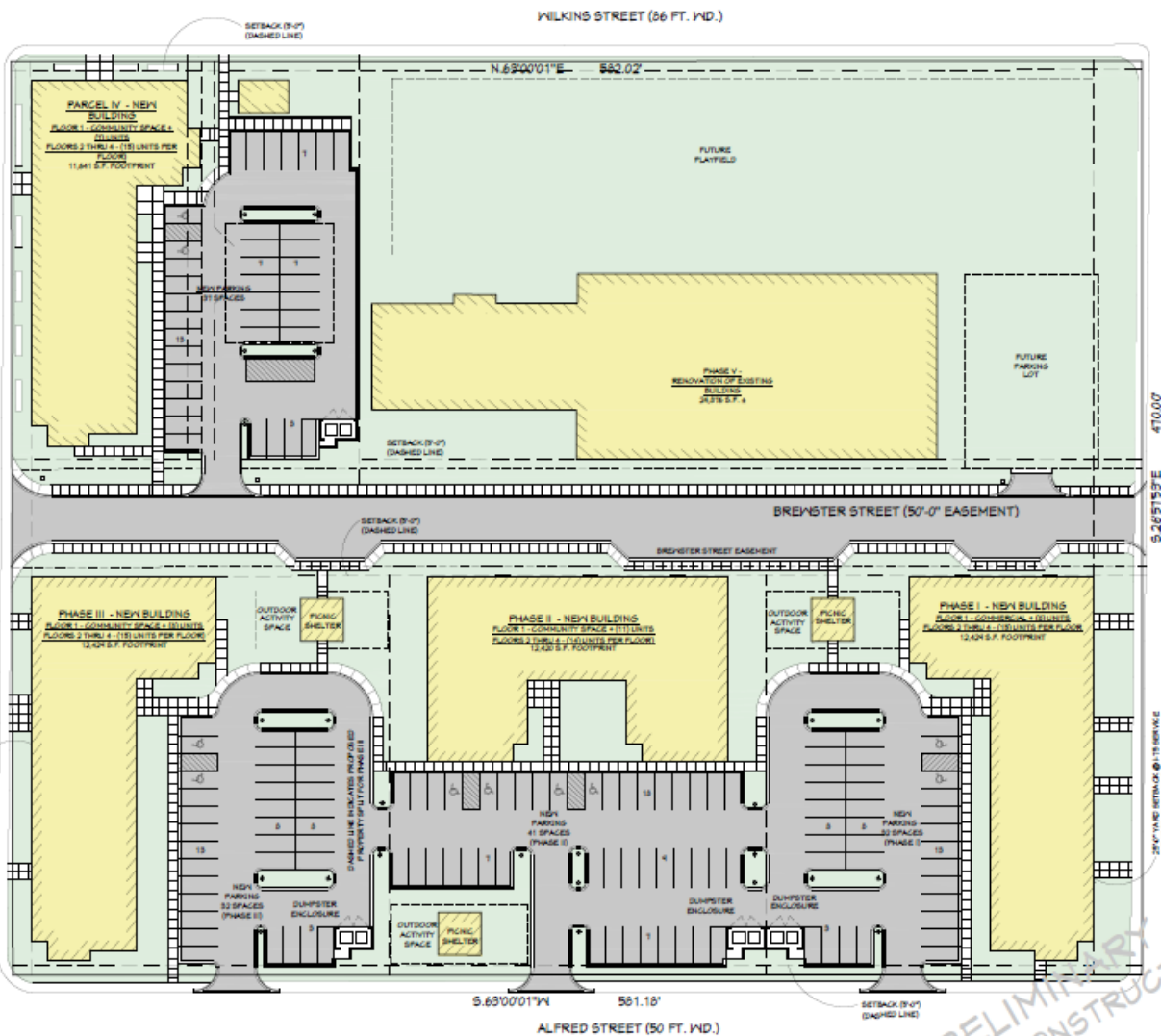
BREWSTER WHEELER PARENT PARCEL OVERALL LEGAL DESCRIPTION (AS SURVEYED)

LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AND IS DESCRIBED AS FOLLOWS: EAST OF ST. ANTOINE LOTS 112 THROUGH 141, INCLUSIVE PART OF CRANE AND PEGGON'S SECTION OF THE ANTOINE BEAUBIEN FARM NORTH OF ELIZABETH STREET, LIBER 1, PAGE 4 OF PLATS, WAYNE COUNTY RECORDS, ALSO ALL OF LOTS 1 THROUGH 1 NORTH OF ALFRED STREET, INCLUSIVE, ALSO ALL OF LOTS 1 THROUGH 1 SOUTH OF BREWSTER STREET, INCLUSIVE, ALSO ALL OF LOTS 1 THROUGH 1 SOUTH OF WILKINS STREET, INCLUSIVE, SUBDIVISION OF THE CHARLES HORAN FARM BETWEEN GRATIOT AND INDIANA STREETS, LIBER 1, PAGE 254 OF PLATS, WAYNE COUNTY RECORDS, ALSO INCLUDING THE REVERSIONARY INTEREST IN BREWSTER STREET AND ALLEYS INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARY, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT SOUTHWEST CORNER OF LOT 118 OF PART OF CRANE AND PEGGON'S SECTION OF THE ANTOINE BEAUBIEN FARM NORTH OF ELIZABETH STREET; SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY LINE OF ALFRED STREET (50 FT WIDE) AND THE EASTERLY LINE OF SAINT ANTOINE STREET (50 FT WIDE); THENCE N.27°04'01" W., 470.00 FEET ALONG SAID EASTERLY LINE OF SAINT ANTOINE STREET TO A POINT ON THE SOUTHERLY LINE OF WILKINS STREET (50 FT WIDE); SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 148 OF SAID PART OF CRANE AND PEGGON'S SECTION OF THE ANTOINE BEAUBIEN FARM NORTH OF ELIZABETH STREET; THENCE N.83°00'00" E., 562.02 FEET ALONG THE NORTHERLY OF SAID WILKINS STREET TO A POINT ON THE WESTERLY LINE OF CHRYSLER DRIVE (VARIABLE WIDTH); SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION OF THE CHARLES HORAN FARM BETWEEN GRATIOT AND INDIANA STREETS; THENCE S.26°19'57" E., 470.00 FEET ALONG SAID WESTERLY LINE OF CHRYSLER DRIVE TO A POINT ON THE NORTHERLY LINE OF ALFRED STREET (50 FT WIDE); SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 NORTH OF ALFRED STREET OF SAID SUBDIVISION OF THE CHARLES HORAN FARM BETWEEN GRATIOT AND INDIANA STREET; THENCE S.83°00'00" W., 561.18 FEET ALONG THE NORTHERLY LINE OF SAID ALFRED STREET TO THE POINT OF BEGINNING AND CONTAINING 8.21 ACRES.

PROPOSED UNIT MIX

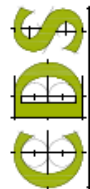
- BREWSTER PHASE I**
- 50 TOTAL UNITS
 - 21 TWO BEDROOMS
 - 25 ONE BEDROOMS
 - ADA UNITS = 10% MINIMUM (3 ONE BEDROOM UNITS / 3 TWO BEDROOM UNITS)
- BREWSTER PHASE II**
- 50 TOTAL UNITS
 - 21 TWO BEDROOMS
 - 25 ONE BEDROOMS
 - ADA UNITS = 10% MINIMUM (3 ONE BEDROOM UNITS / 3 TWO BEDROOM UNITS)
- BREWSTER PHASE III**
- 50 TOTAL UNITS
 - 21 TWO BEDROOMS
 - 25 ONE BEDROOMS
 - ADA UNITS = 10% MINIMUM (3 ONE BEDROOM UNITS / 3 TWO BEDROOM UNITS)
- BREWSTER PHASE IV**
- 50 TOTAL UNITS
 - 21 ONE BEDROOMS
 - 25 ONE BEDROOMS
 - ADA UNITS = 10% MINIMUM (3 ONE BEDROOM UNITS)



PROPOSED SITE PLAN (THIS IS NOT A SURVEY)

SCALE: 1" = 30'-0"

CONCEPT DESIGN STUDIO, INC.
 3000 BILLO ROAD, SUITE 600
 FARMINGTON HILLS, MI 48334
 PH: (248) 794-4833
 FAX: (248) 794-4837



SCHEMATIC PLAN FOR
BREWSTER WHEELER I, II, III
 2100 SAINT ANTOINE, DETROIT, MI

PROJECT #	1275-22
ISSUANCES	
OWNER REVIEW	03.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.05.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	08.04.2023
REVISIONS	

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 DRAWN BY: RD

SHEET TITLE
 PRELIMINARY
 SITE PLAN (THIS IS NOT A SURVEY)

SHEET NO.

C1.01

S:\0205\121742\WHEELER\020522\0111\Tasking - Brewster Plan I, II, III.dwg (1/25/2023 10:25:01 AM) - Concept Design Studio, Inc.



An aerial photograph of a city, likely Brewster, Massachusetts, showing a mix of residential and commercial buildings. A large, semi-transparent blue arrow points from the bottom left towards the center of the image, where the text 'BREWSTER WHEELER' is displayed in a bold, dark blue, sans-serif font. The background is a blurred, high-angle view of the city's layout, with streets and building footprints visible.

BREWSTER WHEELER

Development Features

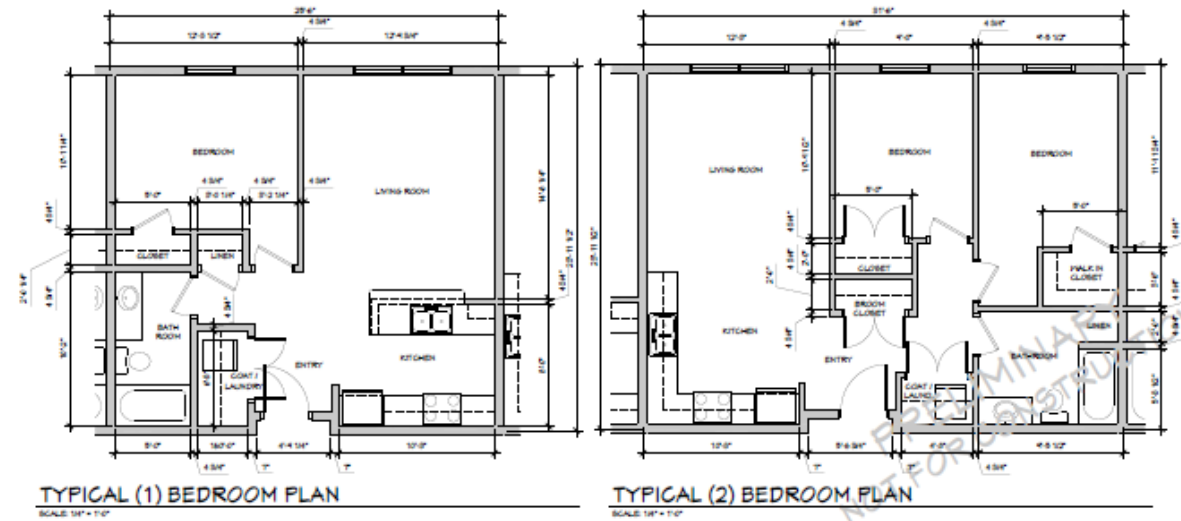
- **Parcels I, II, III**
 - 159 units (53 per phase)
 - 3,600 total sq. Ft of common area
 - Environmentally friendly
 - Construction in accordance with Enterprise Green Environmental Criteria
 - Energy efficient appliances
 - Central air conditioning
 - Private parking
- **Location**
 - 6 acres; 3 acres initial development
 - Area of growth & increasing investment
 - Access to amenities
 - Grocery store, pharmacy, park, public transit, etc.



Parcels I, II, III - AMI Unit Mix



- **Available to all individual and familial ages**
 - 78 one-bedroom units
 - 81 two-bedroom units
- **Wide range of affordability**
 - 48 units targeted at or below 30% AMI
 - 24 units targeted at or below 40% AMI
 - 87 units targeted at or below 80% AMI



1 Bedroom:
Approx. 600 Sq. Ft

2 Bedroom:
Approx. 750 Sq. Ft

Parcel IV – The Sanctuary

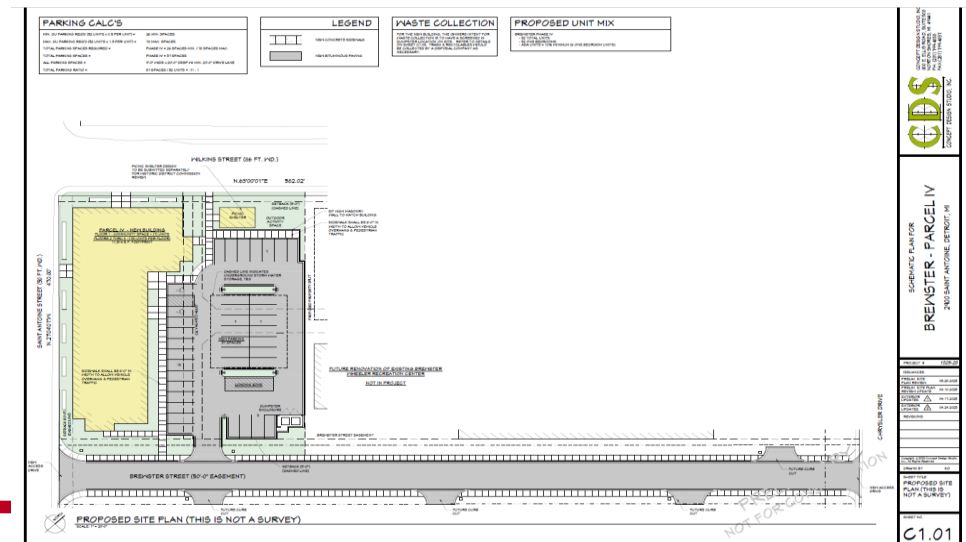
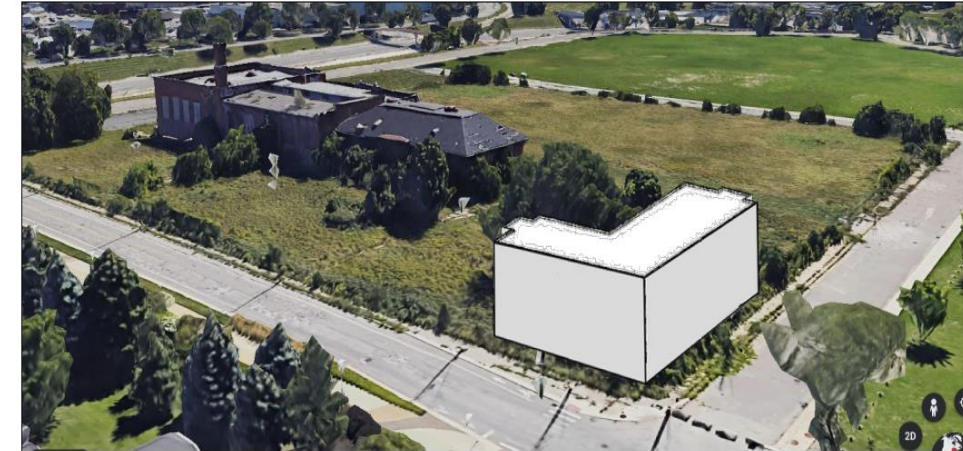


- **Development features**

- Access to amenities & community benefits of parcels I, II, & III
- Youth aging out of the Michigan Foster Care System
- 52 one-bedroom, one-bathroom units
 - Approx. 610 sq ft.

- **Full wrap around services**

- Counseling services, life skills, job training, financial literacy training, conflict resolution, etc.
- Supported & led by Greater Grace Temple & DWIHN



Development Features - Recreational Center



- **Rec Center**

- Rehabilitation
- Historical preservation
- Partnership with City of Detroit & Historic Detroit Commission
- Community benefit





<https://mhthousing.net>

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