



**Southwest Housing
Solutions**
1920 25th Street, Suite A
Detroit, MI 48216
313.841.3727 main

**Southwest Housing Solutions
Narrative Information Sheet**

1. Applicant Identification

Southwest Housing Solutions Corporation
5716 Michigan Ave
Detroit, MI 48210
(313) 841-3727

2. Funding Requested

a. Assessment Grant Type: Community-wide

b. Federal Funds Requested: \$129,360

3. Location a) city – Detroit b) county - Wayne c) state - MI

4. Target Area and Priority Site Information

The target area is located at the corner of Joy Road and Southfield in northwest Detroit, Michigan. Census tract information is as follows: **STATE CODE: 26, CENTLON: -083.2067513, GEOID: 26163547200, CENTLAT: +42.3579540, COUNTY CODE: 163, TRACT CODE: 547200, AREAWATER: 0, AREALAND: 2589026, Census Tract 5472**

The priority site is 17665 Joy Road (Parcel # 22002325.001), Detroit, Michigan 48228 located at the southeast corner of Joy Road and the Southfield Freeway service drive, at the Gardenview Estates campus.

5. Contacts

a. Project Director

Timothy Thorland
Southwest Housing Solutions Corporation
5716 Michigan Ave
Detroit, MI 48210
(313) 297-1323
tim.thorland@MiSide.org

b. Chief Executive/Highest Ranking Elected Official

Timothy Thorland
Southwest Housing Solutions Corporation
5716 Michigan Ave
Detroit, MI 48210
(313) 297-1323

tim.thorland@MiSide.org

6. Population

The population of the priority site (Detroit) is 620,376 (2022, U.S. Census).

7. Other Factors. No other factors apply to the project besides that noted in the below table

Information on the Other Factors	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	NA
The reuse of the priority site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	NA
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section LB. , for priority site(s) within the target area(s).	NA
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	NA

Letter from the State. A letter from Ron Smedley, CEcD, Redevelopment Coordinator, Brownfield Assessment and Redevelopment Section, Remediation and Redevelopment Division. State of Michigan Environment, Great Lakes, and Energy (EGLE) is included.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



PHILLIP D. ROOS
DIRECTOR

November 7, 2023

VIA EMAIL

Timothy S Thorland
Executive Director
MiSide Housing
5617 Michigan Avenue, Suite 3000
Detroit, Michigan 48210

Dear Timothy Thorland:

SUBJECT: Michigan Department of Environment, Great Lakes, and Energy (EGLE)
Acknowledgment of a United States Environmental Protection Agency (US
EPA) Brownfield Grant Proposal for 2024

Thank you for your notice and request for a letter of acknowledgment for MiSide Housing's proposal for a US EPA Brownfield Grant. EGLE's Remediation and Redevelopment Division encourages and supports environmental assessment and redevelopment efforts and recognizes the non-profit's need for funding.

MiSide Housing is applying for a \$130,000 Community-wide Brownfield Assessment Grant for assessment for the 17665 Joy Road, Detroit, property. As a 501(c)(3) non-profit organization, MiSide Housing, is an eligible grant applicant.

Should the US EPA award a brownfield grant to MiSide Housing, it would allow the organization to conduct environmental assessment activities at the 17665 Joy Road property. If you need further information regarding EGLE's brownfield programs, please feel free to contact me at the number below or by email at SmedleyR@Michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Coordinator
Brownfield Assessment and Redevelopment
Section
517-242-9048

cc: Ari McKeever, EGLE

Southwest Housing Solutions Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

1. Overview of Brownfield Challenges and Description of Target Area

Eligible activities will occur in the Cody Rouge neighborhood in northwest Detroit, bounded by the area between Southfield Freeway, the western city limits, Fullerton Street and I-95, and the City of Dearborn border. The target area is located at the corner of Joy Road and Southfield in northwest Detroit, Michigan. Census tract information is as follows: **STATE CODE:** 26, **CENTLON:** -083.2067513, **GEOID:** 26163547200, **CENTLAT:** +42.3579540, **COUNTY CODE:** 163, **TRACT CODE:** 547200 **AREAWATER:** 0, **AREALAND:** 2589026, **NAME:** Census Tract 5472

The one priority site is 17665 Joy Road, Detroit, Michigan 48228 located at the southeast corner of Joy Road and the Southfield Freeway service drive, at the Gardenview Estates campus. The priority site is vacant land consisting of 3.41 acres.

The proposed grant is intended to ensure that residents, living in Cody Rouge neighborhood, near or in the Gardenview Estates (GVE) campus, and historically affected by economic disinvestment, health disparities, and environmental contamination have an opportunity to benefit from brownfields redevelopment. Funding will include support for an assessment of the site with potential contamination by hazardous substances, pollutants, or contaminants, and/or petroleum. In addition, the EPA grant will support community engagement and planning activities designed to address community needs – in a Detroit neighborhood that is the second most dense, growing, and younger than others.

11. Description of the Priority Brownfield Site(s)

Historically, the site was devised to alleviate Detroit's early-twentieth-century housing shortage--which was compounded as a surge of new industrial jobs attracted thousands of workers to the city during World War II. The Herman Gardens affordable housing project was built in 1942 and demolished in 1998.

In 2010, the Detroit City Council approved the request of the Detroit Housing Commission to rezone the 100-acres, named the Gardenview Estates (GVE) redevelopment site to PD for mixed use. In 2010, the Detroit Housing Commission sold 7.7 acres at the northwest corner of the campus to Trinity Health based out of Livonia, Michigan. In early 2018, Covenant Community Care purchased the east 4.3 of the 7.7 acres and developed a medical clinic. The remaining 3.41 acres of vacant land is the priority site.

It is anticipated that the proposed priority site's assessment will demonstrate contamination by hazardous substances, pollutants, or contaminants, and/or petroleum. The target area, or broader demolished property, was found to contain widespread heavy metals, semi-volatile compounds, and volatile organic compounds. With an eye toward environmental justice, the entire Gardenview site has been tested for environmental fitness. Where concerns have been detected, DHC has entered a site Due Care Plan with the Michigan Department of Environment, Great Lakes, Energy (EGLE). Currently, the inhabited rental portion of GVE enjoys a clean environment under that plan. The proposed priority site does not.

111. Identifying Additional Sites

There are no plans to identify additional sites through this NOFA.

b. Revitalization of the Target Area

1. Reuse Strategy and Alignment with Revitalization Plans

Located in Detroit's District 7, the target area is home to beautiful parks, the foremost of which is the impressive and immense Rouge Park. Residents of all ages, nonprofits, the faith community, local businesses, government officials, and foundations have been working together to build a community that is a destination for families.

Active and accomplished community organizations from all corners of the district take part in making the target area a better place to live. Included within the District is the Detroit Housing Commission's Herman Gardens redevelopment site, Gardenview (GVE) is a complete community with multi-income residential mix. It is within walking distance of a planned highly rated public charter school and several places of worship. A Boys and Girls Club is on-site. Membership in the Boys and Girls Club is guaranteed to DHC resident children. The site was planned to complement the adjacent residential neighborhoods and create new commercial and service amenities for the residents of GVE and Cody Rouge residents. In support of the project, the City of Detroit constructed a portion of the infrastructure required for the project.

To complement the GVE development, the projected reuse strategy for the priority site to be assessed is an early childhood learning center. An analysis, conducted in 2015, *The System We Need: A Neighborhood Snapshot of Early Education in Detroit* concluded that nearly 28,000 of Detroit's children needed but lacked access to quality early childhood care. In the eight years that have followed, IFF (a company specializing in ECE policy, systems, and design) and its community and philanthropic partners have mobilized as Hope Starts Here to add thousands of new seats of quality child care and to raise the quality of existing care settings. The priority site, owned by Trinity Health Systems, in the Cody Rouge neighborhood of Detroit is a part of this effort.

11. Outcomes and Benefits of Reuse Strategy

The proposed center may be reused to include a new building for early childhood education (ECE) with 9 classrooms serving approximately 100 neighborhood children and families. The building could be divided into 3 sections serving infants, toddlers, or preschoolers. The site would allow for a partly enclosed outdoor play area and a play area at the south end of the building. In addition, a drop-off area and 24-space parking area on the west side of the site along the service drive would be possible.

Additional floors may be added above the ECE to support affordable housing for individuals seeking to live in GVE – but not in individual homes. The site plan would also include storm water retention, landscaping, and walking paths. GVE Development has a multi-acre central park and a retention pond that is landscaped to add to the park-like setting and a noise-reducing berm. The end product would be Energy Star certified (at a minimum) and PHIUS certified (on the high end).

RE strategies to be considered for reuse of the priority site include the following:

- Solar panels on the roof, walls or elsewhere on the property.
- Parking lot to include solar canopies, also with electric vehicle charging stations
- Install new energy-efficient appliances and windows.
- Incorporate building systems that automatically control heating, ventilation, air conditioning and lighting

c. Strategy for Leveraging Resources

1. Resources Needed for Site Reuse

As the priority site of a larger target area, project reuse funding will become available through potential resources which traditionally support site redevelopment and real estate

activities. Following full implementation of the Brownfield Grant, it is expected that funds up to \$17,000,000 will be secured to implement a full mixed-use redevelopment of the site to include an Early Childhood Center and affordable rental housing. The leveraged funds are expected to include some mixture of state, federal and private resources likely to include: equity from Low-Income Housing Tax Credits, equity/debt from New Markets tax Credits, HOME investor Partnership loans/grants, private Foundation dollars, and/or debt derived from the Michigan State Housing Development Authority.

We expect to apply for additional EPA funding to clean up the site. Once the site is available for building, there are multiple government, corporate (including Trinity Health affiliates), and philanthropic opportunities to fund a capital campaign for construction. The Skillman Foundation's designation of Cody Rouge as one of its Good Neighborhoods helped strengthen collaboration occurring in the community.

11. Use of Existing Infrastructure

Housing. The work performed under this grant will facilitate the use of existing and planned infrastructure at the target area. The vision of Gardenview is to have a walkable mixed-income community with full-service amenities that meet the needs of the residents.

Current housing revitalization plans in the target area include the following:

- Up to 200 additional homes of varying types
- Homeownership opportunities
- Homes to match a wide range of income levels 4 Low income, affordable and market rate homes - not a poverty desert

Education. Complementing the projected reuse project of an ECE Center is the KIPP Detroit Imani Academy (KDIA). KDIA is a tuition-free, open-enrollment, public charter school located on Detroit's Gardenview site that will grow to serve 1,300 students, K-12th grade. KIPP Detroit Imani Academy will be situated on one campus that holds an elementary, middle, and high school.

- A quality education from Kindergarten through high school on a single site within walking distance from home
- Wrap-around services will be available to all community members (not just enrolled families)
- KDIA Campus will be a community hub - hosting community groups of all ages

Behavioral and physical health. Covenant Community Care formally opened in 2023, is a 10,000-square-foot medical, dental, and behavioral healthcare center, outdoor community space, and a walking trail. It expanded access to healthcare and create spaces for residents, neighbors, patients, and others to connect with health and wellness activities including:

- Healthcare services within walking distance
- Partnerships with other social enhancement agencies (i.e., food pantries), and a pavilion and plaza for farmers' markets
- Health wellness activities, such as a community walking trail, on-site

Youth Programming. Boys and Girls Club: Dick and Sandy Dauch Campus offers:

- A variety of tested, proven, and nationally recognized programs designed to empower kids and teens to excel in school, become good community members, and lead healthy, productive lives
- Programs are tailored to the local community and customized for each age group to meet the interests and developmental needs of young people ages 6-18
- Programs cover education and learning, the arts, health and wellness, character and

leadership, sports and recreation, and workforce readiness

- Provide Youth Education Town Center/Boys & Girls Club programs and services for the benefit of school-aged youth in the GVE and surrounding community

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need**

1. The Community's Need for Funding

The community is low-income. As such, other sources of funding to carry out the environmental assessment and subsequent reuse do not exist. According to the CEJEST, people in households where income is less than or equal to twice the federal poverty level, was in the 93 percentile in the target area. Cody Rouge community statistics are as following:

- The total population: 36,849, Youth population: 12,183, 78.3percent African American, 14.8 percent white, 2 percent multiracial, 4.3 percent Hispanic/Latino, 0.8 percent Native American, Asians, Pacific Islanders.
- 37.5 percent high school graduation, 7.1 percent associate's degree, 6.6 percent Bachelor's
- 43% of owners and 68% of renters paying 30 percent or more of monthly income towards housing costs, 14.5 percent have no access to a vehicle, 22% all housing units vacant, 10.5 percent of all residential lots are vacant, 59 percent of units are owner occupied
- 24 percent income less than \$15,000, 16.5 percent income between \$15,000 - \$24,999, 12 percent income between \$25,000 - \$34,999, (Reference: <https://datadrivendetroit.org/files/SGN/Cody-Rouge-Infographics.pdf>)

11. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

This priority site exists in a tract considered disadvantaged because it meets more than 1 burden threshold and the associated socioeconomic threshold as demonstrated by the CEJST. Relevant data include the following:

- Share of people who have been told they have asthma: 99th percentile
- Share of people ages 18+ who have diabetes other than diabetes during pregnancy: 95th percentile
- Share of people ages 18+ who have been told they have heart disease: 81st percentile
- Average number of years a person can expect to live: 93th percentile
- Underground storage tanks and releases: Formula of the density of leaking underground storage tanks and number of all active underground storage tanks within 1500 feet of the census tract boundaries. 93rd

According to Data Driven Detroit married couple families decreased, between 2000 and 2010, as a share of all households across the city and especially in Cody Rouge (from 33.0 to 24.9 percent). Single female-headed families showed an increase in share of total households in Cody Rouge, 29.2 to 35.8 percent. In the Cody Rouge neighborhood three in ten Cody Rouge children lived in a poverty situation.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

The first point to be made is that over one-fifth of the new mothers are younger than 20 years of age (teenage births), and around one-third have not completed high school. The capacity to cope with parental responsibilities is certainly limited when the new mother is in her teens. Not only do childbirth and motherhood decrease the likelihood of going on to college, they often lead to dropping out of high school. Such a scenario often marks the beginning of a difficult future of

unemployment, government assistance, and a lack of resources to bring to the task of childrearing. Stress is also present when single parents are trying to raise children alone. Providing full-day care for pre-school children, and before- and after-school care when in school, is expensive, especially when a large majority of single parents are working low wage jobs (if employed at all), often outside the normal 9-5 workday hours. The proposed early childhood center, close to home will address these concerns.

(3) Environmental Justice

- a. The furtherance of Environmental Justice is a pivotal motivator for the pursuit and implementation of this grant for the following reasons:
 - The site is located in an urban, minority, low-income community. It is common for redevelopment sites located in areas which meet the described demographic to often be unsalvageable for redevelopment without significant environmental remediation. The progress of such communities to enjoy the peaceable forward progress oftentimes enjoyed by more affluent, less challenged communities can be thwarted by the intrinsic costs of significant environmental remediation activities which skew the cost of development in comparison to more virgin sites. This is exacerbated by the inherent lesser value, lower revenue production of urban community projects.
 - The site has a 100+ year history of commercial use. Similarly to the demographic discussion above, commercial property in Detroit, Michigan is rife with legacy environmental issues. Declining population and disinvestment spanning some 50-years has left a trail of environmentally undesirable vacant real estate. Detroit communities are in desperate need of housing and assets that promote healthy community. The redevelopment of these sites required tenacity and creativity, as well as, additional resources.
 - The local community has previously been victimized by environmental remediation abuses. Related to the transformation of the Herman Gardens site into what is now Gardenvue Estates, the local community was taken advantage of by unscrupulous activities by many players. This is evidenced by the United States District Court for the Eastern District of Michigan charging Bobby W. Ferguson and seven co-defendants with conspiracy to defraud the United States, mail fraud, money laundering, and other criminal offenses related to improper/inappropriate remediation activities on the adjacent sites detailed in court and other related documents. Transparency in the testing, detailing and productive remediation of this site is paramount in respecting the community's history.
 - While progress in transforming the former Herman Gardens public housing project into Gardenvue Estates has ultimately been productive, it is yet incomplete. The fulfillment of commitment to this community in providing a complete complement of services, retail and housing options required additional development and investment. History, circumstance and demography dictate that the project team be thoughtful and engaged with the community in the adaptation of this site. Led by SWHS, the project team endeavors to establish a dialogue with the community which will help achieve, not only the fair and transparent environmental remediation of the site, but also return the site to its highest and best productive use with assets that complement the inherent needs of this community and promote its forward progress. It is anticipated that though the implementation of this grant the project team will be able to ensure trust and transparency in the redevelopment process, as well as, uncover hidden potential in

crafting a reuse plan that maximizes the potential of the site.

b. Community Engagement

1. Project Involvement and 11. Project Roles

List of Organizations/Entities/Groups & Roles

Name of organization/entity/group	Point of contact (name & email)	Specific involvement in the project or assistance provided
Trinity Health	Tawana Nettles-Robinson, MHSA, Executive Director Detroit Market Trinity Health Detroit tawana.nettles-robinson@trinity-health.org	Trinity owns the parcel projected for reuse. With assessment results, Trinity will make the decision about cleanup and future reuse.
Development Centers Inc.	Pam Savoy-Weaver, MA LLP Executive Director pam.weaver@miside.org	Development Centers Inc is seeking to operate an early childhood education site at the site. DCI will support the assessment and will support Trinity Health in the decision about future reuse- should it be an ECE.
Cody Rouge Community Action Alliance	Kenyetta M Campbell, Founder & Executive Director. kcampbell@codyrouge.org	The Alliance will support community engagement, communication, and planning activities. Additionally, it will support future clean-up and project implementation strategies.

Trinity Health is one of the largest not-for-profit, faith-based healthcare systems in the nation. Nationally recognized for care and experience, the Trinity Health system includes 88 hospitals, 135 continuing care locations, the second largest PACE program in the country, 136 urgent care locations, and many other health and well-being services.

Development Centers, Inc. (DCI), with its focus on children ages 0 – 5 and their families, is the pre-eminent organization in the region for all these types of programs. DCI is dedicated to preventing early childhood problems and strengthening families of 0-5 year olds. While serving Cody Rouge, DCI’s headquarters are located on Telegraph Road, just west of the western boundary of Brightmoor, an adjacent neighborhood community.

Cody Rouge Community Action Alliance (CRCAA) is a community development organization that was formed in 2009. For ten years, the Alliance has been working on transforming Cody Rouge through collaboration, organizing, planning, and working at the block-level to support community groups and associations.

iii. Incorporating Community Input

The CRCAA is the backbone organization that supports residents, youth, nonprofits, faith institutions, local business, city government, and foundations to create positive change in the community. The Alliance engages in multiple activities to strengthen all aspects of the community. Activities including: securing funding and investment, donating tools to neighborhood associations, building the capacity of youth council members, and organizing clean ups and board ups. The Alliance was started with the intention of building on and leveraging the work of existing organizations in the community.

The projected proposal communication plan will leverage a previous comprehensive community planning initiative. During the community engagement and data collection phase, a number of planning elements, or themes, emerged. These themes represented challenges that residents feel need to be addressed in order to strengthen the community and fulfill the mission and vision of the Cody Rouge Community Action Alliance. In many cases, neighborhood associations and other stakeholders are already working to address these concerns and had clear ideas about recommendations for action. The themes that emerged are: ▶ Stabilize residential neighborhoods ▶ Increasing Safety and security ▶ Ensure Land uses compliment the neighborhood character ▶ Strengthen Commercial Corridors ▶ Create a welcoming neighborhood ▶ Support community-based groups ▶ Support youth development.

TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

c. Description of Tasks/Activities and Outputs

Tasks/Activities

Task/Activity:	
i. Project Implementation	<ul style="list-style-type: none"> ■ EPA-funded tasks/activities: <ul style="list-style-type: none"> a. 3-4 Community assessment meetings b. Procurement of additional resources/consultants ■ Non-EPA grant resources needed to carry out tasks/activities, if applicable:
ii. Timeline	<ul style="list-style-type: none"> a. Approximately 3-4 months b. Approximately 1 month
iii. Task/Activity Lead:	<ul style="list-style-type: none"> a. Variety of methods including open forums, small groups, and individual interviews to ensure broad and quality feedback.
iv. Outputs:	<ul style="list-style-type: none"> a. 1. Final report Re: ABCA, a narrative scope of work detailing the real estate project to be undertaken, preliminary architectural/engineering plans. a. 2. Published narrative on the CRAA website and at final community meeting.

d. Cost Estimates

Budget Categories		Project Tasks(\$)			Total
		Environmental studies/reports (ie. Phase 1, Phase 2, Ltd Subsurface Investigation)	ABCA evaluation, studies community input and reports	Application of proposed Outcomes/ Outputs	
	Personnel				
	Fringe Benefits				
	Travel'				
	Equipment ²				
	Supplies		\$1,500 (outreach Materials)		\$1,000 (outreach
					\$5,000

Di			\$1,500 (outreach meetings and materials)		Materials) \$1,000 (outreach meetings and materials)	
	Contractual	\$5,500 (Phase 1) \$15,000 (Phase 2) \$20,000 (Limited Subsurface Investigations)	\$25,000 (ABCA)	\$15,000 (Architectural and Engineering studies) \$4500 (Market Studies) \$4500 (Feasibility Studies)	\$11,200 (Evaluation, Outcomes, Outputs)	\$100,700
	Construction ³					
	Other (include subawards and specific participant support costs such as stipends) (specify type) _		\$2,500 (Outreach Stipends) \$10,000 (Outreach liaison)		\$5,000 (Outreach liaison)	\$17,500
	Total Direct Costs⁴	\$40,500	\$40,500	\$24,000	\$18,200	\$123,200
	Indirect Costs⁴	\$2,025	\$2,025	\$1,200	\$910	\$6,160
Total Budget (Total Direct Costs + Indirect Costs)	\$42,525	\$42,525	\$25,200	\$19,110	\$129,360	

e. Plan to Measure and Evaluate Environmental Progress and Results

Utilizing EPA outlined procurement processes, SWHS will hire a professional evaluation company which will work with the Community liaison to prepare and disseminate reports and/or materials which:

- Detail the opportunity for community participation;
- Provide summaries of environmental data reports in easy-to-understand terms
- Codify questions, concerns and comments from community meetings;
- Create and disseminate Project Team responses to community;
- Create a narrative of the process, results and anticipated future outcomes;
- Documents community feedback of the resultant plans.

3. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

1. Organizational Capacity

Southwest Housing Solutions Corporation (SWHS) is a leader in planning, developing and managing affordable housing in southeast Michigan. SWHS has a unique blend of the capacity of a professional real estate company and compassion of a community-based organization. Our mission is to revitalize communities through collaborative, high-quality and innovative projects, and by creating quality housing with resident-centered development initiatives that are compassionate, enterprising and uplifting.

SWHS, a 501c3, maintains a healthy and adequate administrative services relationship with its parent company, MiSide, which includes professional accounting, compliance, and

reporting services. SWHS receives a broad combination of federal, state and local funds in addition to grants, gifts and contracted revenues – all in the context of managing a multitude of varying and complex reporting and financial management requirements from foundations, donors, government, lenders and equity providers. We maintain professional corporate books and records utilizing professional technology and software and perform annual financial and programmatic audits – including single audits when appropriate.

Reporting processes to comply with reporting requirements. SWHS engages in a financial management system that meets the Office of Management and Budget requirements. While SWES will maintaining budgeting, invoicing, and maintaining all financial records, SWHS uses Microsoft Dynamics for grants management, identifying each funding source through a RU code linked to a funder. This produces an expenditure report by RU code used to track the expenses and accruals for each grant program to evaluate the month-to-month spending activity.

SWHS has successfully managed financial / programmatic, government / equity / lender compliance on an 800 unit, \$200MM LIHTC portfolio. As a project developer under the New Markets Tax Credit program and two-time recipient of Capital Magnet Fund awards (2010, 2017) we are generally familiar with complex reporting rules and requirements and have adequately demonstrated the capacity to comply.

11. Organizational Structure

The Executive Director of SWHS reports to Mr. Sean de Four, President and CEO of Southwest Solutions doing business as MiSide. SWHS maintains a seven member board of directors. According to its bylaws, SWHS maintains the following four committees: a. Planning and Development b. Finance and Asset, c. Wealth., and d. Audit.

iii. Description of Key Staff

Serving as SWHS Executive Director since 2004, Timothy Thorland has over 30 years of experience in urban planning, architecture, and real estate development, including 26 years of experience producing affordable housing. He joined the organization in 1999 as director of real estate development. Forty units are under construction and 200 units are in financing preparing for closing and construction. SWHS also completed the acquisition and rehabilitation of more than 1,000 foreclosed or tax-reverted single-family properties for sale to homeowners.

Jennifer Tuck, Senior Director of Business Operations, joined SWHS in 2015. Jenn's expertise with the proposed TA activities including providing direction and leadership to staff, managing project timelines and reporting, leading asset and property management to ensure the marketing and leasing of projects are handled timely and that ongoing performance management is maintained.

Nathan Muzljakovich, Controller, has been with SWHS since 2017 Nathan Muzljakovich has documented success in providing financial and administrative management services for more than 20 years. He also is responsible for the Financial Reporting and Management of 16 partnerships with a cumulative budget of approximately \$4,400,000, 20 For Profit entities, and 2 Not for Profit entities with an approximate budget of \$15,000,000.

1v. Acquiring Additional Resources

SWHS will adhere to the clear directions provided in the NOFA regarding securing expertise/resources and in accordance with its own strict procurement processes when acquiring additional expertise and resources for projects similar to the proposed. A broader description is included in the attachment.

Southwest Economic Solutions, a separate 501c3 division from SWHS, received an

EPA JET grant and is currently training Detroit residents in specialized environmental remediation jobs. SWHS is committed to supporting employment opportunities from these trained cohorts in addition to other community members near the brownfield site.

b. Past Performance and Accomplishments

11.

(1) Purpose and Accomplishments

A sample of similar projects managed by SWHS include the following:

- Project location/address: 5800 Michigan Ave. Project activities and accomplishments (clean-up assessment etc): Site remediation including soils removal and replacement fill across 1.85 acres. 80% completed and in progress 2023. Funder and amount of funding: Michigan EGLE, \$1,000,000 and Detroit Port Authority \$335,000
- Project location/address; 285 Piquette. Project activities (clean-up assessment etc): Site remediation including soils removal and replacement fill across 2.3 acres. Completed in 2010. Funder and amount of funding: Wayne County Brownfield Development Authority, \$320,000; Michigan Dept of Environmental Quality (nka EGLE), \$480,000; Michigan Brownfield Tax Credit Equity, part of \$1,592,000
- Project location/address: 1027-1149 25th Street, Detroit. Project activities (clean-up assessment etc): Site remediation including Underground Storage Tank (UST) removal and replacement fill across 0.9 acres. Completed in 2009. Funder and amount of funding: LIHTC and federal grants and loans associated with project development budget.

(2) Compliance with Grant Requirements

For each of the described projects in (1), SWHS complied with the workplan, schedule, and terms and conditions. Administrative and financial personnel assigned to SWHS have historically reported in timely and acceptable manner required by the awarding agency. Each of the grants do require reporting on progress made towards achieving the expected results.

IV.A.Leveraging

SWHS will contribute staff time required for the implementation of this grant, assembly up to 5 hours per week for the duration. The value is \$66.69/hr for salary and fringes.

Additionally, SWHS has available up to \$120,000 to cover any additional costs associated with the grant implementation that may become required to achieve full implementation of the proposed activities. Such funds are available from a NeighborWorks America capital grant received in 2023 as evidenced by the award letter provided (attached).

• **Leveraging that will materialize during the grant:**

While the planning and community input phase of the project (Phase I, funded by this grant) is being completed, we will be creating a financial and workplan for the remainder of the project, including site clean-up (Phase II) and development of the childcare center and housing (Phase III). This will include planning a capital campaign for construction costs not otherwise covered by government or corporate funding.

• **Leveraging that will materialize after the Brownfields Grant has ended:**

Following full implementation of the Brownfield Grant, it is expected that funds up to \$17,000,000 will be secured to implement a full mixed-use redevelopment of the site to include an Early Childhood Center and affordable rental housing. The leveraged funds are expected to include some mixture of state, federal and private resources likely to include: equity from Low-Income Housing Tax Credits, equity/debt from New Markets tax Credits, HOME investor Partnership loans/grants, private Foundation dollars, and/or debt derived from the Michigan State Housing Development Authority.

Southwest Housing Solutions Threshold Criteria Responses

1. **Documentation of Applicant Eligibility.** Proof of Tax Exempt 501c3 status is attached.

2. **Description of community involvement. SWHS will see to secure meaningful community involvement through the following:**
 - Community residents will have an opportunity to participate in decisions about activities that may affect their environment and/or health. Methods to secure participation will include surveys, individual interviews, focus groups, and information provided at established community based organizations. A minimum of four community meetings held over the assessment period will occur.
 - The public's contribution will influence the agency's decision making process. SWHS understands that the results of the assessment by community stakeholders may not result in an early childhood center and associated housing at the priority site. The community voice will be result in the decision.
 - Community concerns will be considered in the decision-making process. SWHS anticipated that some challenges may occur around the scope of the proposed priority site. Ameliorating these challenges during the decision-making process will be key. Using a modified CIP template traditionally used in EPA superfund projects, community members involvement will not just occur at the front end of the project, but also will be required throughout the entire project period. SWHS will lean heavily on pre-established community partners relationships to maintain community voice throughout the project.
 - Decision makers will seek out and facilitate the involvement of those potentially affected. SWHS current relationships within the target area are most beneficial and will ease entry into the community. The Cody Rouge community already has significant experience with engaging in development efforts, recently completing a strategic visioning session with over 200 residents and 30 nonprofits partners. As one of these partnering agencies, SWHS is already viewed as a trusted partner.

3. **Available Balance:** SWHS does not have any open Assessment Grant or Multipurpose Grant

4. **Contractors and Named Subrecipients:** N/A. SWHS has not procured a contractor nor named a subrecipient using EPA grant funds. When awarded, SWHS will comply with all EPA requirements and the SWHS acquisition processes as described in Policy Number: 02.01.04.01. *Program Directors are responsible for reviewing any requirements imposed by grants/contract and ensuring that contractors and vendors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders. The standard method of procurement requires a written price or rate quotation from at least two qualified vendors. A procurement period is established based on the length of funding source contract, complexity of funding source requirements, type of service to be provided, and customization needed. Once the bid packet is formalized, SWHS will distribute notice through its website and public posting sites.*