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INTRODUCTION

Today, most households are people living alone, both young and old; couples or sets of unrelated individuals of various ethnicities, ages, and tastes; growing numbers of elderly couples and individuals requiring less dwelling space but more living assistance; and single low-income parents struggling to support dependent children or perhaps a dependent adult. (Shaping the City: Seeking a new template for truly smart growth. By Roger K. Lewis, published April 22, 2011, The Washington Post)

As a first ring suburb of Detroit, the City of Southfield has an overabundance of big single-family homes on large lots and luxury apartments (Single family detached: 16,466 units; multifamily: 18,329 units) that do not fit changing demographic needs and desires. (2019 American Community Survey) Most of Southfield's housing values are between \$100,000 -\$300,000 for a two-bedroom detached home property values. Roughly 69.8 percent of the homes in Southfield are between \$100,000 and \$300,000 and only 1.78 percent of homes in Southfield are valued above 300,000. The greatest percentage of housing values in Southfield is concentrated between \$150,000 and \$200,000. The City of Detroit does influence market potential in Southfield, especially in the South section of the City along Eight Mile Road, but the effect diminishes as you move north of Eight Mile Road. Detroit's underfunded public educational system, above average crime rates and poverty rates, shrinking employment opportunities, and low housing values all impact the prices of new and existing homes in Southfield.

According to the Southfield Assessor, housing values have steadily increased following the post-recession low of 2013. Our 2022 Residential Assessed Values (\$2,114,241,840) have increased roughly 6.78 percent above our 2008 high (\$1,980,028,850), recovering 55.46 percent between 2018 through 2022 the last 5 years. The recovery has remained steady from year to year, and we have been witnessing a sellers' market with low supply, where residential values have increased an average 11.7 percent per year since 2018.

The mean sales price was \$241,756 and median sales price was \$242,500 in the John Grace neighborhood area between January 1, 2018 and January 1, 2022. There have been no new residential Tax Tribunal appeals within the John Grace neighborhoods since the recovery beginning in 2013, down from the all-time high of 11 during the recession period between 2008 through 2011. The percentage of owner-occupied homes in the John Grace area has remained relatively level as measured by the Principle Residence Exemption (PRE) for the current year at 80.6 percent owner-occupied.

The City will also be challenged with national demographic shifts. Aging Baby Boomers were at their peak family size and peak income between 1990-2010. 77 percent of demand for new housing construction was driven by this trend (The Great Senior Sell-Off Could Cause the Next Housing Crises, by Emily Badger, published Mar. 5, 2013, The Atlantic Cities Place Matters).

About 25 percent of new households prefer condos and urban townhomes (Shaping the City: Seeking a new template for truly smart growth. By Roger K. Lewis, published April 22, 2011, The Washington Post). Moreover, most young adults and seniors prefer living in walkable neighborhoods and sustainably designed communities characterized by diverse land uses and a broad array of civic amenities (Shaping the City: Seeking a new template for truly smart growth. By Roger K. Lewis, published April 22, 2011, The Washington Post).

In 2020, there was around 35 million over 65 households in the U.S. Many seniors who would like to become renters will be trying to sell about 200,000 more owner-occupied homes than there will be new households entering the market to buy them. By 2030 that number could rise to 500 million. It is predicted that many of those seniors will simply give up the house and walk away (Shaping the City: Seeking a new template for truly smart growth. By Roger K. Lewis, published April 22, 2011, The Washington Post).

In 2020, the COVID-19 pandemic changed how we live, work, and socialize and we have yet to see the full economic and social impacts. With the rise of working from home, inflation, and housing precarity for vulnerable groups, ensuring a good quality of life in the areas that people live has become increasingly important.

EXECUTIVE SUMMARY

The former John Grace School and Community Center, located at 2130 Indian Street, is being considered for adaptive re-use for affordable senior housing. The City, in cooperation with the Planning Department and Planning Commission, is looking at the feasibility of renovating the historic building, reconfiguring the site, and making public improvements near the subject property.

In early 2022, the City began considering rezoning the property as a Residential Unit Development District (RUDD). The RUDD option amendment to the zoning ordinance was adopted on May 30, 2019, with the aim of promoting adaptive reuse and preservation of former school buildings and sites. This is done by providing enhanced housing and recreational opportunities and ensuring the compatibility of design and uses between neighborhood properties. The John Grace site is one of several that had been designated as possible future RUDD sites within the city. John Grace Arms, a multifamily development proposal by Lockwood Companies, is now in the review process and, if approved, would provide approximately 60 affordable housing units in addition to a 0.62-acre public park and indoor community space available for reservation. Seen as a transition from the single-family neighborhoods to the north into the more intensely developed areas along Eight Mile Road and Grand River Avenue to the south, the improvements are likely to activate continued investment from the City, businesses, and neighbors.

BACKGROUND

History of John Grace SchoolResearched and written by Mayor Kenson J. Siver

The Grace Family were early settlers in Southfield and Farmington townships. However, the family's presence in America predated the Revolutionary War and had originally moved to Michigan from Massachusetts sometime before 1850.

John Morris Grace was born on October 5, 1866, on Shiawassee Street in Southfield Township, the son of Darius and Laura Grace. John's only sibling, sister Olive, was 13 years older. His early years were spent working on the family farm. After marrying Sarah Graham in 1888, he continued working on the farm.

John's interest in farming seemed to fade after the death of his mother in 1899 and his father in 1901. In 1902, he and wife Sarah moved to California but returned to the family farm a few years later. At some point the Graces began subdividing the family farm, selling lots for single family homes. Detroit's population had been doubling every decade. Land for housing and small businesses was cheaper in the outlying townships.

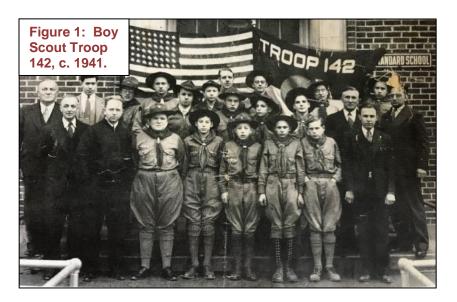
The 1920 Census records John as working as a mechanic in a motor factory. He was also known to work in building and contracting. The 1930 Census lists him as retired. With proceeds from the sale of the family farm, John dabbled in real estate. He purchased property in Farmington, Livonia and Redford townships. He and Sarah were well-off in their retirement.

As more people were settling in the southwest corner of Southfield Township, Southfield Township School District 9 needed to expand. It had outgrown the one-room, wooden schoolhouse on Beech Road, south of Nine Mile Road. District 9's boundaries were Inkster Road to the west; Telegraph Road to the east; Eight Mile to the south; and a jagged line roughly a half mile north of Nine Mile Road for its northern boundary. Typically, township school districts encompassed three square miles in what would be accessible on foot or horse back.

The earliest records for District 9 date back to 1864. However, it is believed that the district was in existence before that. At the time, local school districts were governed by a three-member school board which primarily set the school budget and hired a teacher.

John M. Grace donated the land on Indian Street for a new school building. In gratitude, the new school was named for him. A large photograph of John M. Grace hung in the school hallway for many years.

The first section of John Grace School on Indian Street was built in 1921. The building would be viewed as entering a new, modern era in education for the area. Built with block and brick, it consisted of two finished and two unfinished classrooms. In 1926, the second story of the school was added with four additional classrooms. At this time, John Grace became a "graded school," meaning that the children were educated by grade levels. (Ungraded schools had children of all ages in one room.)



The driving force behind the further development of John Grace School was Glenn Levey (1896-1961). Born in Elsie, Michigan, a small, farming town 35 miles northeast of Lansing, Levey left the farm and enlisted in the army. He served in the 801st Aero Squadron and was sent to the battle lines in France.

At the conclusion of World War I, Levey became an educator and pursued a life of community service. He earned a BA degree from Western Michigan College and returned to Elsie for eight years as a grade schoolteacher. In 1932, Levey earned a master's degree in sociology from the University of Michigan and was hired to teach at John Grace Standard School in Southfield Township.

A year later, Levey was appointed Southfield District 9 superintendent of schools. He was a teaching superintendent yet wore many other hats to keep John Grace School going and the community thriving. Besides teaching science, he was the school bus driver, newsletter editor, activities director, boy scout

leader, counselor, coach and faculty mentor. He and his wife Ruth and daughter Nancy lived up the road from John Grace School on Indian Street.

He worked extremely hard to give the neighborhood's children a very rich educational experience. John Grace School had sports teams (baseball and basketball for boys and girls), Cub Scouts, Boy Scouts, Girls Scouts and Brownies, a 4-H Club, school newspaper, glee club, drama club, safety patrol, a school library, lunch program, teen dances, etc. While this may not seem extraordinary, at that time it was. Most rural township schools did not offer much beyond the basics. Levey created more than a school; he created a community center. Under his leadership, John Grace School became the anchor of the neighborhood.

Levey was a strong advocate for health education and child guidance. For a time, he served as the treasurer of the Oakland County Public Health Association. He arranged for a volunteer school nurse (a resident of the neighborhood) to serve the school. He took children to the Oakland County Free Dental Clinic in Pontiac and arranged for vaccinations for neighborhood youth.

Levey held workshops for parents and conducted teacher training. He closed the school on days when State Teacher Conferences were held so his teachers could attend. He purchased professional journals for his staff. He pushed his students to go to high school and arranged for many to attend Redford Union High School. He added the ninth grade to the John Grace School to get the kids started on a high school education. To make sure kids got to school, he bought a bus. He and the custodian Alvin Westbrook served as the bus driver. And he arranged for any number of field trips for the students.

With enrollment growing, and his desire to add more programming, Levey led the effort to enlarge the school in 1942. After the addition (two classrooms and a kitchen) opened, he hired a kindergarten teacher who taught half day kindergarten and then art and music the other half of the day. The addition had stretched the school budget. There was no money for landscaping, so Levey arranged for donations of topsoil, grass seed, bushes and fencing and then got volunteers to help him do the work. He even had volunteers picking the stones out of the topsoil!

A veteran of the First World War, Levey was very patriotic. During World War II he organized recycling drives for tin and scrap paper, sales of war bonds and was part of the local civil defense unit. Levey added a civics class to the school. In the fall, he and his wife Ruth held canning bees of local fruits and vegetables to supplement the school lunch program. John Grace was, if not the only township school or one of the few around, to have a school lunch program.

He organized community events including clean-up day at the school, movie nights, heavily supported the John Grace PTA and its activities. The school held concerts and neighborhood Christmas and Halloween parties.

When the well went bad, he lobbied (unsuccessfully) the federal government for funds to bring Detroit water up from Eight Mile Road. He also worked with township officials to bring a city water system to the John Grace Neighborhood. In the meantime, he had the five-member John Grace School Board purchase water for the school.

Levey realized that if education were to improve in Southfield Township, school consolidation had to occur. Consolidation would mean the loss of his position as Superintendent of Southfield Township District #9 and his control over John Grace School. Starting in 1942, he joined with others to consolidate

the small township school districts into what became the Southfield Public Schools in 1947. He wanted Southfield to have its own high school. After consolidation he was appointed Assistant Superintendent of the new school district but continued to live at 21730 Indian Street.

Glenn Levey was born in Elsie, Michigan. He served in the United States Army during World War I. He held a Bachelor of Arts degree from Western Michigan University and a Master's degree from the University of Michigan. He and his wife had one daughter, Nancy Ann. They lived up the street from the school on Indian Avenue. Glenn and Ruth were very much a part of the neighborhood. In later years, he was active in the Southfield Kiwanis Club and the Oakland County School Business Officials Association.

Teacher Helen Rendle succeeded him, serving as John Grace principal from 1947 to 1972. Robert Nelson served as principal from 1972-1980.

With the creation of the consolidated school district, John Grace lost its ninth grade program as ninth grade was not offered at the other former township schools. As Southfield's population grew, grades seven and eight would be incorporated into junior high schools. John Grace then became a K-6 elementary school.

John Grace School was expanded several times after becoming part of the Southfield School District. Additions to the school were made in 1949, 1953, 1958 and 1962. The 1958 addition



included a multipurpose room and kitchen. Enrollment at the school peaked in 1965 with 420 students. By 1980, enrollment had declined to 202 students.

Due to declining enrollment in the Southfield Public Schools, John Grace School was closed in 1980. John Grace students were sent to MacArthur School. The building sat vacant for five years before the building was transferred to the City of Southfield. Driven by neighborhood activism, a community center was created with parks and rec programming, a branch library, senior citizens activities and the Southfield Career Center. As the as years passed support for these programs waned while costs steadily escalated.

The Southfield Career Center/Michigan Works office was the last tenant in the building. The Career Center moved to the campus of Lawrence Technological University in 2018. John Grace closed that Years.

Epilogue

Glenn Levey served as Assistant Superintendent of Southfield Public Schools until his death in 1961. In honor of his outstanding service to the community, in 1964, the new junior high school on Nine Mile Road was named in his honor.

John M. Grace remained in the area after selling off the family farm. He lived at 20758 Inkster Road until his death in 1946. Wife Sarah had died in 1942.

Context

Location and Surrounding Uses

The subject site is located in the southwestern portion of the City of Southfield, approximately 1.65 miles west of Telegraph Road and 0.12 miles north of Eight Mile Road in Section 31 of the City.

The immediate neighborhood consists of commercial uses, public uses, and single-family homes. Residential uses in the subject neighborhood are generally in poor to average condition. Several retail properties are located directly south of the subject site, including several automotive repair shops; Exxon gas; Southfield Family Sauna & Tub; Mulligans Pub; and other local businesses.

Commercial uses in Southfield are generally 70-80 percent occupied. Walk Score designates the subject site as "Car Dependent" with a walk score of 34 and a bike score of 39, indicating most errands require a car. The surrounding housing stock in the subject's neighborhood, consisting of single-family homes, appear to have been constructed prior to 1979 and are in poor to average condition. According to *Zillow*, the current median listing price for a home in the subject's zip code is approximately \$137,000. Beaumont Hospital is located 0.9 miles from the subject site. If offers 330 acute care beds and a level II trauma center. Beaumont Hospital offers a large range of services including emergency medicine, family practice, internal medicine, and general surgery.

Economy

The MSA was significantly affected by the national recession. Although, between 2015-2017 large employment losses were recovered in the MSA. However, the MSA has not surpassed pre-recession employment levels. The increasing presence of the healthcare/social assistance sector in the PMA bodes well

for continued growth and recovery. Importantly, the MSA has experienced growth over the last six years, several of which outpaced the nation. The MSA along with the rest of the country experienced an economic contraction during the COVID-19 pandemic. Long-term economic impacts will continue through the 2020's.

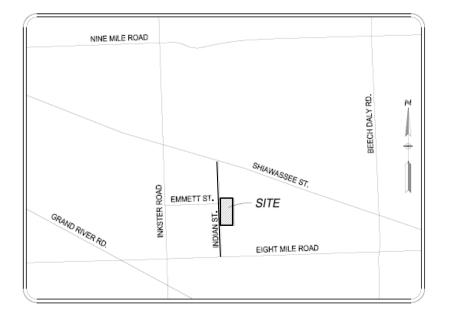


Figure 3: John Grace Project Site

Demographics

Local, State, and National Trends on Aging

The U.S. is steadily moving from a pyramid to a pillar in terms of the age-sex ratio over the next few decades (Figure 4). There will be fewer young people, more old people, and nearly all age cohorts will be the same size. In less than two decades, older adults are projected to outnumber kids for the first time in U.S. history.

Already, the middle-aged outnumber children and people are living longer lives (Figure 5), but the country will reach a new milestone in 2035, at which point, the U.S. Census Bureau projects that older adults will outnumber children in population size. Michigan could reach this point nearly a decade sooner if current trends continue. (*Mark A. Wyckoff, Planning & Zoning News, June 2018*). People aged 65 and over are expected to number 78.0 million, while children under age 18 will number 76.4 million.

Higher fertility and immigration have helped stave off an aging population and the country has remained younger as a result. But those trends are changing. Americans are having fewer children and the baby boom of the 1950s and 1960s has yet to be repeated, leaving a country that is aging faster.

Although declining fertility plays a role, the driving force behind America's aging is the Baby Boomer generation. As one of the largest generations in the country, Boomers leave a substantial imprint on the population. They swelled the ranks of the young when they were born and then the workforce as they entered adulthood.

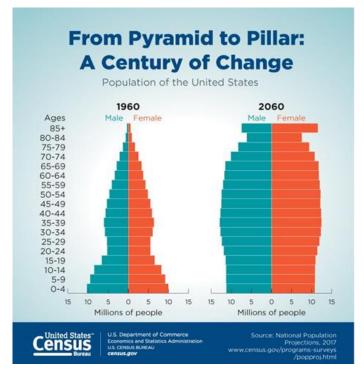


Figure 4: 2017 Census Age Projections

Now, Boomers will expand the number of older adults as they age. Starting in 2030, when all Boomers will be older than 65, older Americans will make up 21 percent of the population, up from 16 percent today. By 2060, nearly one in four Americans will be 65 years or older, the number of 85-plus individuals will triple, and the country will add a half million centenarians. With this swelling number of older adults, the country could see greater demands for healthcare, in-home caregiving, and assisted living facilities. It could also affect Social Security.

We project three-and-a-half working-age adults for every older person eligible for Social Security in 2020. By 2060, that number is expected to fall to two-and-a-half working-age adults for every older person. In addition to an aging population, people born in Michigan tend to stay in Michigan. In 2012, the American Association of Retired Persons (AARP) found that 76.7 percent of Michigan residents were born in Michigan (the state of their current residence.) Only Louisiana had more at 78.7 percent. (Source: *Mark A. Wyckoff, Planning & Zoning News, June 2018*)

Aging Workforce

Data from the Bureau of Labor Statistics show that the employment-population ratio of persons aged 65 and over has risen from approximately 12 percent in the mid-1990s to over 18 percent in 2015 and 2016.

"Statistics from the Longitudinal Employer-Household Dynamics (LEHD) program at the Census Bureau show that not only are older persons working more, but these older workers are also earning more than in previous years" said James Spletzer, Principal Economist at the Center for Economic Studies. "Inflation-adjusted average monthly earnings of persons aged 65 and older were \$4,092 in 2015, which is substantially higher than the \$2.276 statistic in 1994."

This growth of average earnings of older workers is greater than the growth of average earnings of other age groups. As noted earlier, the average earnings of persons aged 65 and older exhibits 80 percent growth during that time. This growth, both in levels and in percentage terms, is substantially higher than any other age group. (Source: Erika McEntarfer, head of research for the LEHD program at the Center for Economic Studies (CES) at the U.S. Census Bureau.)

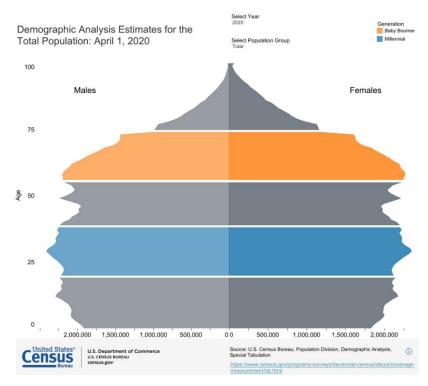


Figure 5: 2000 Census Age Analysis

As a result of the pandemic, many businesses have experienced a prolonged increase of employees leaving their jobs, otherwise known as the "Great Resignation." This potentially means more employment opportunities available for seniors as businesses look to fill critical gaps in service.

Southfield's Aging Trends

The age distribution of the City's residents has been slowly changing (see Figure 6). The aging of the Baby Boomer generation greatly impacts the community's age distribution over time. This effect is seen by the increases in the 35-64 age bracket. The share of residents in the 35-64 age group is forecasted to decline significantly as the baby boomer generation advances into the 65+ group. The result of this expected shift is a population that will be more equally distributed across the age categories.

The average household size in the City of Southfield has continued to shrink: 3.46 (1960) vs. 2.02 (2019 ACS 1-Year Estimates). As a result of similar national trends, for the first time in U.S. history, older adults are projected to outnumber children by 2035!

Southfield already has a higher proportion of residents in the 65+ age group than Oakland County, Metro Detroit, and the State of Michigan, as seen in Figure 7. This number will only increase with time, and although this age bracket generally requires costly public services and other related care, seniors provide a community with a stable income, albeit reduced, from monthly social security payments and pensions not subject to employment variations of the regular economy. As this growth occurs, the city must adapt by providing services and housing options to meet their changing needs.

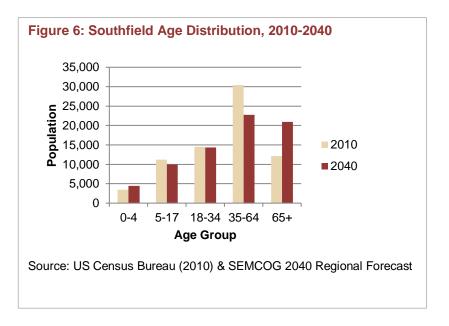


Figure 7: Retirement Population, 2019 (Ages 65+)

Community	2010	2019
Southfield	18.2%	21.4%
Oakland County	13.3%	17.3%
Metro Detroit	13.3%	16.9%
Michigan	13.8%	17.7%

Source: American Community Survey, 2010 AND 2019 1-Year Estimates

PROJECT SIGNIFICANCE

Housing

Providing appropriate senior housing options is increasingly important as the general population ages. Fewer financial resources are available to older residents, as such, they need affordable options that are safe, attractive, and stimulating. According to MSHDA, census tract 1625, where the project site is located, is 30.6 percent housing overburdened, meaning nearly one-third of households in the census tract are experiencing unaffordable housing. Many seniors live in established neighborhoods, and some find their financial resources strained over time, leaving them to struggle to maintain their homes, or worse, to heat them or pay their mortgage at all. Other seniors choose to live in multiple-unit complexes or in assisted living facilities. According to the Sustainable Southfield Plan (adopted April 2016), the city should ensure local ordinances provide for the retention and development of a variety of housing options, including:

- Independent living options include ranch-style, single-family detached, or attached units that are small and low in purchase price and maintenance costs. Often these developments offer community amenities, such as walking trails or fitness centers, which support the active lifestyle of early retirees.
- Apartment style units are also desired for the independence they offer but are even more affordable. In this setting, residents are often closer to local shopping and services, which can be especially helpful to residents with mobility issues or those who no longer drive.

- Accessory dwelling units are converted or constructed accessory structures such as garages or small homes/sheds that can be occupied. These will be in addition to primary structures on the lot and can include "mother-in-law apartments" and "granny flats"
- Assisted living is like apartment style units, but they
 maintain on-site services for residents, including
 medical assistance, food service, housekeeping,
 recreation, and sometimes even limited retail or bank
 services. In many ways, these developments provide a
 community within itself where residents are active but
 prefer some assistance due to health reasons or when
 family members live far away.
- Institutional options are also important in the later stages of life. Most residents needing full-time care prefer not to move far distances, as this can cause mental stress and trauma. Allowing residents to stay in their home community is important when the decision is made to move to an institutional facility
- Repurpose and adaptively reuse closed and vacant school buildings and sites. Coordination between the City and the Southfield Public School administration is key to come up with appropriate and context-sensitive redevelopment plans, including housing options, for closed and vacant school buildings and sites.

Non-Motorized Access

One of the greatest health risks facing Michigan is obesity. Michigan has the 10th highest adult obesity rate in the nation, according to *The State of Obesity: Better Policies for a Healthier America* released August 2017 (Source:

https;//stateofobesity.org/states/mi). Easily accessible sidewalks and shared-use pathways will encourage seniors to use them and help them maintain active lifestyles at little or no cost.

"Walkable Communities – those where it is easy and safe to get around by foot – have become popular travel destinations and sought-after places to live and work...They provide attractive sidewalks or paths designated for walking. Second, they prioritize the needs of pedestrians and make walking, bicycling, and using public transportation not only possible but also enticing and safe. Finally, places where people need to be are located within easy walking distance from one another."

Design Guidelines for Active Michigan Communities, 2006

According to the City of Southfield's *Non-Motorized Pathway* & *Public Transit Plan* (adopted 3/19/2012), Indian Street has been identified as a "Neighborhood Connector Route" and Shiawassee Road 0.2 miles to the north has been designated as a "Bicycle and Pedestrian Focused Corridor". An existing paved shoulder/bike lane that intermittently ties into a 5-10 ft shared-use path is located along Shiawassee Road and connects into the City's larger non-motorized network, which can be seen in Figure 8 below. Figure 9 shows an analysis of the conditions of

the non-motorized network that appears in *Southfield's 2019 Non-Motorized Asset Management Plan*. During inventory, the facilities closest to the project site were in "Poor" or "Fair" condition, however, recent improvements along Beech Road and future improvements along Shiawassee Road will bring many of the nearby facilities up to "Good" condition.

Beech Road received a heavy rehabilitation in 2021 including repaving, concrete patching, asphalt intersections, pedestrian ADA crosswalk improvements, and complete signaling updates. Some signal work and bridge work north of Nine Mile will be completed in spring 2022.

Currently, there is no continuous sidewalk system in place along the length of Indian Street, only directly in front of and adjacent to the John Grace property. However, City Administration is considering installing approximately 950 linear feet of sidewalks from John Grace north to Shiawassee Road and 415 linear feet of sidewalk from John Grace to Eight Mile Road. Since 2011, over 25 miles of new sidewalks and bike paths have been added to the network (Figure 10). Future improvements along Shiawassee Road will include concrete re-pavement from Inkster Road to Eight Mile Road and the construction of an 8-foot-wide asphalt shared-use pathway along the south side of the road.

As a "Neighborhood Connector Route," the site acts a key transitional space from less dense single-family neighborhoods to the north into more intensely developed areas along Eight Mile Road and Grand River Avenue. This also means better regional connection to neighboring Farmington Hills and Redford Township.

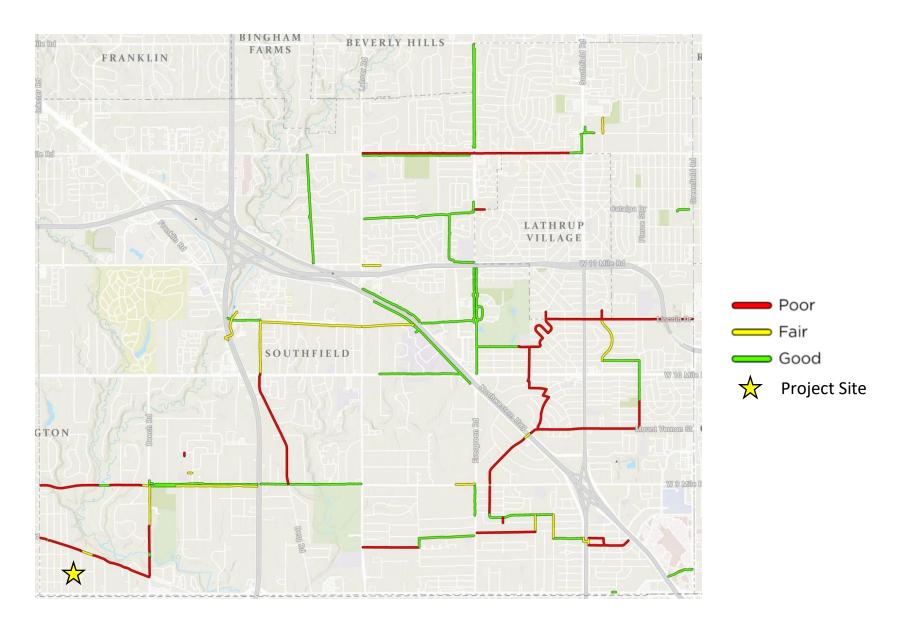


Figure 8: Non-motorized asset conditions, 2019

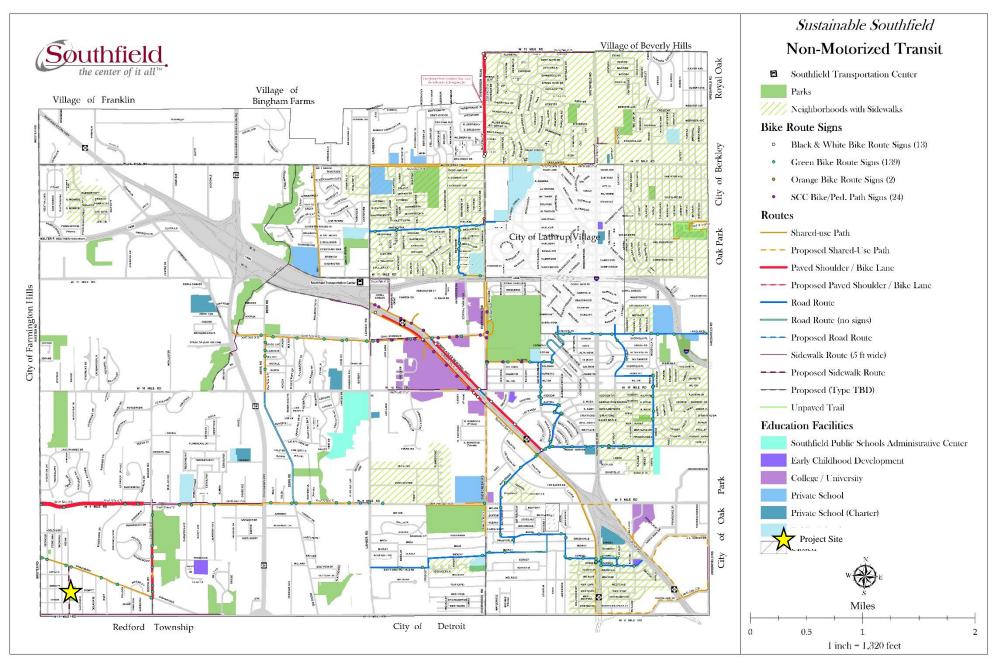


Figure 9: Southfield non-motorized assets, 2022

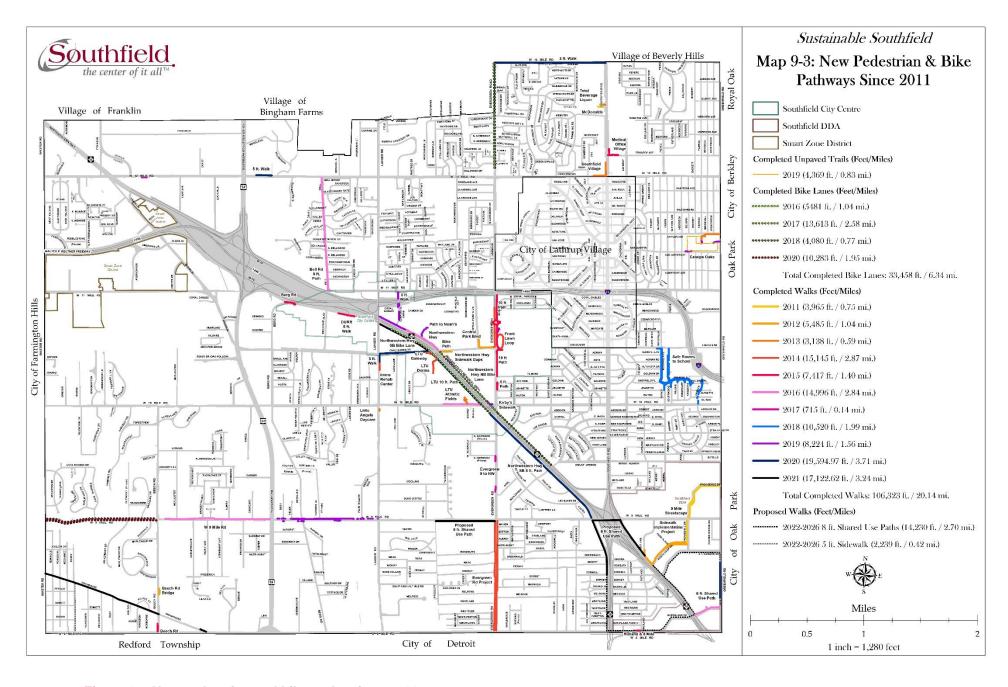


Figure 10: New pedestrian and bike paths since 2011

Trails

Although the trails are small income generators compared to manufacturing, health services, and other large sectors of the local economy their impacts are concentrated in communities dependent on trail activity and spread to other businesses in population centers and commercial hubs of the region.

<u>Economic Benefits of Trails</u>: Outdoor recreation is a major industry that contributes greatly to the economy through the creation of jobs and generation of tax revenue. However, the benefits of trails are not purely economic.

Trails and greenways have positive effects on local communities in multiple ways:

- Exercise & Heart-Healthy Activity
- Tourism
- Events
- Urban Redevelopment
- Community Improvement
- Health Care Costs
- Jobs and Investment
- General Consumer Spending

Communities within close proximity to public lands with trails benefit from these green assets. Once a trail system is identified, volunteers and donations from local businesses often contribute to creating and maintaining it. Coordinating the distribution of maps, signs, marketing, events, and tours helps to promote the trail system and encourage spending throughout community's shops and restaurants.

Often listed by prospective homeowners as an important amenity when considering where to purchase a new home, **trails attract residents and the businesses that follow**. Adding a green trail network enhances community

appearance, provides safer routes for bicyclists, pedestrians, and children going to school, and has been found to raise property values.

Public health is another benefit associated with the creation of a trail system. A recent study looking at Lincoln, Nebraska, revealed that the annual cost per capita for using the community's trails was \$209. The per capita annual direct medical benefit was \$564, which means that every \$1 investment in trails for physical activity led to \$2.94 in direct medical benefit - a cost-benefit ratio of 2.94! Source: American Trails, 2011.

Signage

"Through interpretation comes understanding; through understanding comes appreciation; through appreciation comes stewardship."

Wayside Companion, National Park Service

Wayfinding signs provide visitors, corporate citizens and residents' orientation and direction to help plan and enjoy their experience. Wayfinding signs link users to key destinations using routes appropriate for most pedestrians and bicyclists, often providing a low traffic alternate route to a major road. Signage can be customized to help establish character for any given neighborhood or subarea.

Wayside exhibits are a means for exploring, learning about, enjoying, and conserving your special place, neighborhood, park or community. They combine provocative text with vivid graphics to tell a story and encourage a visitor to think about the environment and events that happened here.

Interpretation is more than facts or stories; it is information that builds connections between personal interests and a place, event, resource, or landscape. The result is a deeper sense of history and appreciation of place, resource, or landscape. This heightened appreciation can lead to protection and preservation of a person's special place or thing. Interpretation signs can include banner signs along trails, monuments and plaques at historic destinations, etc.

Carefully planned and developed waysides can quickly draw our attention to a place or landscape. The panels reveal stories of past and present- encouraging us to think about those special places, resources and events.

Figure 11: Wayside Interpretive Signage







Carpenter Lake Nature

Rouge River



Transit Services

Transit propensity is the likelihood of a bus stop to attract riders based on the characteristics of the residents in the vicinity (typically within a 0.5 mile walk to a bus route). Transit propensity is identified by using demographic variables to determine the potential for persons living and working in areas adjacent to existing bus routes to use public transit services.

A total of five demographic variables are typically selected for determining transit propensity, bus stop locations and proposed bus routing:

- 1. Density of persons (population density or persons per acre)
- 2. Density of occupied housing units with either 0 or 1 vehicle (housing units per acre)
- 3. Density of seniors (persons per acre)
- 4. Density of persons with mobility restrictions (persons per acre)
- 5. Density of households at or below the poverty level (households per acre)

Figure 13: Southfield Demographics	2010		2019		
	Number	Percent	Number	Percent	
Total Population	71,739	-	76,618*	-	
Population Age 65 and Older	12,151	17%	15,630	20%	
Disabled Population	11,953	16%	13,791	18%	
Total Households	31,383	-	34,836	-	
Households with 0 or 1 Car	18,017	57%	20,599	59%	
Families Below Poverty Level	1,646	9%	1,659	10%	

Source: US Census Bureau, 2010; ACS 2019 1-Year Estimates *Total Population from US Census Bureau, 2020

Suburban Mobility Authority for Regional Transportation (SMART)

SMART was established through Public Act (P.A.) 204 as the only regional authority for public transportation in southeast Michigan. In FY 2010 SMART's annual ridership was approximately 12.2 million with a service area of more than 1,200 square miles.

SMART currently provides four fixed routes adjacent to the project area. Several existing bus stops are located near the project area (Figures 12 and 13).

275 Taylor / Telegraph / 12 Mile: Crosstown fixed Route (operating between suburbs and connecting to main corridor routes) from Southland Center, Southgate to Woodward Ave., Pontiac.

Nearest Stop: 0.75 miles away on Beech Daly Road and Eight Mile Road

305 Grand River / Old Redford: Crosstown fixed route from Grand River Meijer to Farmington Hills.

Nearest Stop: 0.5 miles away on Grand River Avenue

805 Grand River / Detroit / Farmington Hills: Crosstown fixed route from Detroit to Farmington Hills.

Nearest Stop: 0.5 miles away on Grand River Avenue

375 Telegraph / Old Redford / Amazon-Pontiac:Crosstown fixed route from Grand River Meijer to Pontiac. **Nearest Stop:** 0.75 miles away on Eight Mile Road

The Detroit Department of Transportation (DDOT) also provides regular bus service along Eight Mile Road,

connecting residents to Detroit

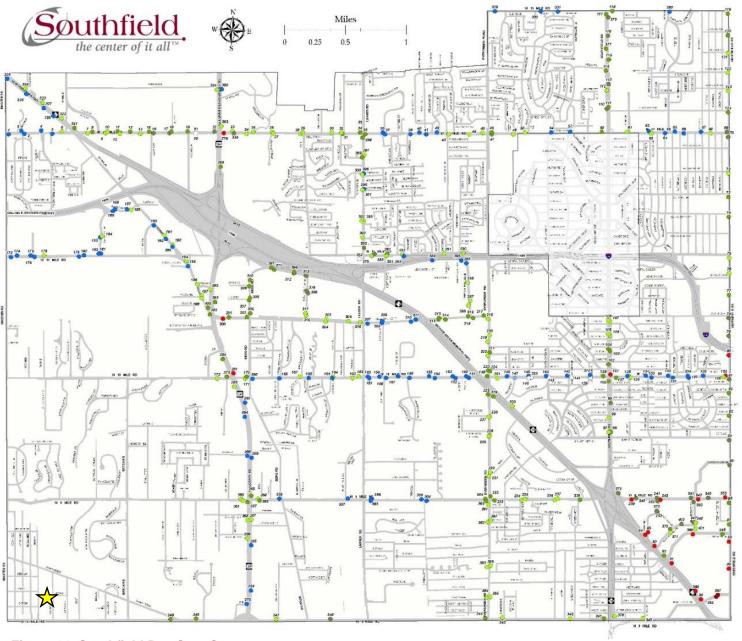


Figure 14: Southfield Bus Stop Survey

Bus Stop Survey Prioritized for Improvements





Project Site

Low Priority Projects (\$85,550)

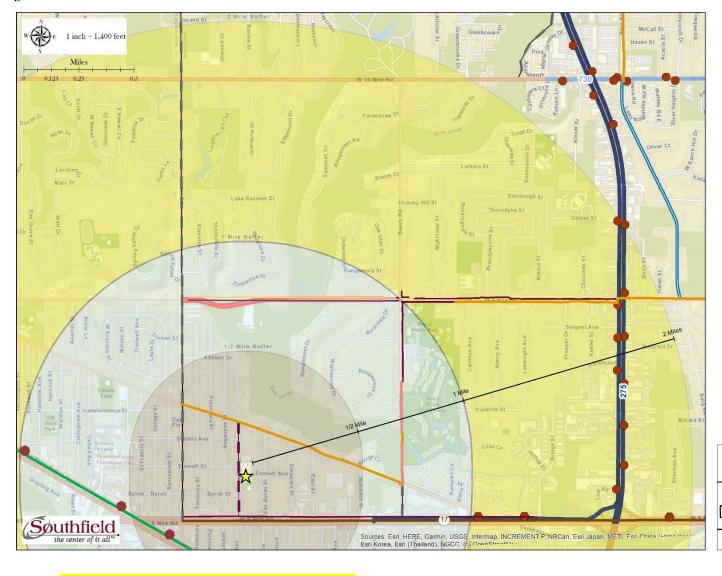
• 59 Keywalks

Medium Priority Projects (\$1,126,850)

- 123 Keywalks
- 188 Pads
- 195 Benches
- 195 Trash Receptacles

High Priority Projects (\$395,100)

- 6 Keywalks
- 18 Pads
- 16 Benches
- 16 Trash Receptacles
- 18 Bus Shelters



Map D: Transportation Options in Southfield w/i 2 Miles of John Grace



Figure 15: John Grace Nearby Transit Services

Lockwood Management Transportation

A property management representative from Lockwood Management will provide transportation services for tenants residing at John Grace Arms, which is located at 21030 Indian Street, Southfield. Lockwood Management will offer a Dial-A-Ride program, providing transportation services from 7 a.m. to 9 p.m. Monday through Sunday. Residents will notify Lockwood Management when they require transportation services.

The destinations provided by Lockwood Management will be located within 10 miles from John Grace Arms. Lockwood Management will entertain appointments made outside of the 10-mile destination guideline as long as they are made in advance and benefit the tenant's economic, cultural, health or social outcomes.

Residents will meet at the property manager's office for pickups and drop-offs. The manager's office is located on the first floor of the former historic school (please see the attached floor plan).

Additionally, upon the full occupancy of John Grace Arms, a Lockwood representative will meet with all residents to create a list of their transportation needs and locations. An existing schedule has been proposed for tenants; however, this schedule will be modified upon the input from the tenants. We will form a Resident Service Council Committee and one area of concern will be transportation services to educate and notify tenants of additional SMART, TOSS and PACE transportation services.

The project sponsor hopes that MSHDA will determine the Lockwood 15-passenger bus is a comparable transportation solution. It will be available 7 days per week and have the capacity to adequately serve all the tenants in the development. Lockwood's bus will allow each tenant in the development to take at least two trips during the week and weekends.

All transportation services are free of charge. Tenants will not be charged for Lockwood's bus transportation services.



Figure 16: Lockwood Management Passenger Bus.

TOSS (Transportation of Southfield Seniors)

Established in 1987 and managed by the City of Southfield Parks and Recreation department, TOSS is a program that improves accessibility to the seniors in the City of Southfield by offering transportation to local doctor's appointments, grocery stores, banking facilities and other personal appointments as needed within the City. It allows Southfield seniors that do not have their own vehicles or transportation to live independently in their home or apartment. Nine vehicles (including a bus, cars, and vans) comprise the TOSS fleet. Of the nine, seven existing vehicles can accommodate wheelchairs. All TOSS drivers have CDL's (Commercial Drivers Licenses) and CPR & First Aid certificates.



Figure 17: TOSS vehicle provided by SMART.

Currently, three vehicles are on the road daily (120 hours per week) for TOSS transportation to doctor's appointments and dialysis. In addition, there are 20 hours a week on average

dedicated for grocery shopping, dining-out programs and special group requests. TOSS service hours are Mondays through Fridays from 8:00 AM until 4:00 PM. TOSS asks that riders make reservations 2 weeks in advance but take reservations as early as 4 weeks in advance. However, the organization strives to also accommodate riders needing service on short notice.

TOSS provides regular and specialized services to residents of Southfield of all age groups, from children to seniors and persons with disabilities, as well as to persons with disabilities that attend Parks and Recreation Department programs. Regular transportation services to and from medical facilities within the geographical area bounded by Fourteen Mile on the north, Eight Mile on the south, Coolidge to the east and Middlebelt to the west. A donation of \$5.00 per round trip is suggested.

TOSS's average cost per rider (round trip) is \$29.00 considering fuel, wages, insurance, etc., but the average donation per rider (round trip) equates to about \$1.50. Funding for TOSS is provided by SMART, Community Development Block Grant (CDBG) funds, Providence Hospital, Beaumont Hospital, and ridership donations.

TOSS provides approximately 9,500 round trips annually. The City of Southfield's Parks & Recreation Department, Senior Division, estimates that at least 250 people utilize TOSS regularly.

Ride-Hailing Services

Numerous private taxi companies exist in the City of Southfield. Service is generally "call ahead", although taxis can sometimes be seen and flagged down for ridership. Taxi companies are commonly headquartered in the City or nearby cities, so drivers are usually familiar with the area.



Figure 18: Typical private taxi

Ride-hailing services such as Uber or Lyft are tapping into society's growing senior population. Both companies have been creating partnerships with senior-centered facilities and organizations. While requesting rides through Uber/Lyft requires the use of a Smartphone, third-party services have been created to allow seniors to use a standard telephone to call for rides with the third-party service arranging for Uber or Lyft pick-up. In addition to taxi and Uber/Lyft services, limousine and luxury coach companies also serve the City.

The scope of the project includes an integrated senior community, which promotes healthy living in a "livable community". A livable community is a place where all residents can live and participate in their community, no matter

what their age, health, or physical ability (AARP). According to AARP, for Americans 50+, a livable community has:

- Affordable and appropriate housing.
- A variety of transportation and mobility options.
- Supportive community features and services.

Together, they make personal independence and continued participation in the community's civic and social life possible.

Transit-Oriented Development (TOD)

There are opportunities within the City at several locations to make corridors and development areas more transit friendly by adopting Transit-Oriented Development (TOD) standards for development. Future growth and redevelopment of commercial employment centers within the City should strongly consider the inclusion of a mixture of residential, commercial, and institutional uses designed to promote convenient non-motorized access to transit facilities and between residential, retail, and office uses.



Figure 19: SMART Bus

TOD strategies support the City's goal to create a more livable and walkable community. TOD and transit-oriented corridors consist of land use patterns that promote travel by transit, bicycle, walking and ridesharing, and encourage concentration of mixed-use development along transportation corridors serviced by transit.

Transit service is an important component of the transportation system because it offers another transportation option for the community and increases mobility for those who are unable to drive. Public transit and non-motorized pathways increase the overall capacity of the transportation system, which supports the Plan's goal to maintain and improve the transportation system without excessive road widening. The City's efforts in improving the transit system should be focused on the most cost-effective methods to increase ridership in the existing bus systems and linking to other regional transit systems (i.e.: Proposed Woodward Light Rail Corridor).

Source: American Planning Association, 2009

SMART Connector

The City of Southfield in partnership with SMART offers a SMART Connector Service. The SMART Connector service is a curb-to-curb bus service. Passengers will be picked up from John Grace Arms and transported to full service public bus stops and destinations.

Green Infrastructure

The Sustainable Southfield Plan (adopted June 20, 2016) recognizes how constructed green infrastructure techniques play an important role in our built environment:

"The connection between constructed green infrastructure techniques to improved water quality, higher economic value, reduced infrastructure costs, enhanced recreational opportunities, and advanced social benefits is demonstrated through numerous comparisons. The overarching theme for achieving these benefits starts with incrementally implementing green infrastructure in highly impervious areas."

Green infrastructure should be valued for many reasons. A 2007 study conducted by Michigan State University's Land Use Policy Institute found that residential property values directly benefit from proximity to green infrastructure in Oakland County. Nearby water resources, trail/path networks, and natural area/open space all positively influenced home value. In addition, other benefits include:

Economic Benefits

- Supports business attraction
- Helps to increase and maintain property values
- Provides free services such as water filtration, storm water control, etc.
- Improves local and regional tourism

Social Benefits

- · Helps to build a sense of place
- Provides outdoor learning environments
- Creates recreational opportunities
- Improves health and wellness
- Environmental
- Provides habitat and biodiversity
- · Reduces air, noise, and water pollution
- Safeguards natural and historic assets
- Manages storm water
- Helps mitigate the effects of climate change

Source: Oakland County, Michigan, 2012

Healthy Living

Community design affects public health in a variety of ways. Air and water quality, street safety, and an individual's level of daily activity all depend on land-use and transportation policies made by local governments. The American Planning Association (APA) believes that a major connection exists between urban form and both obesity and air quality. Therefore, the APA supports compact, mixed-use development; proven to reduce obesity and smog by allowing for people to abandon their cars for alternative forms of transportation, such as walking, biking, or transit.

Evidence also suggests that the incorporating adequate amounts of green space into a community can help to lower an individual's stress, promote healing, and help children concentrate in school. Green space can be utilized by residents and other visitors for recreational purposes, including exercise. The American Heart Association (AHA) suggests at least 150 minutes per week of moderate exercise or 75 minutes per week of vigorous exercise (or a combination of

moderate and vigorous activity). Thirty minutes a day, five times a week is an easy goal to remember. The AHA recommends introducing walking into an individual's daily routine as the simplest way to improve health. However, any type of physical activity that makes you move your body and burn calories, such as climbing stairs or playing sports, will benefit the body. Individuals should include a combination of aerobic and strength exercises in their routines. Aerobic exercises benefit your heart, such as walking, jogging, swimming, or biking. Strength and stretching exercises are best for overall stamina and flexibility. No matter what type of exercise, green spaces introduced and maintained by a community provide needed space for activity.



Figure 20: Healthy Living

Source: American Heart Association, 2012

Although many comprehensive plans incorporate public health concerns as important secondary benefits, few plans address public health as a primary concern or major theme. Integrating public health as a major theme allows for goals and policies to be created that introduce supporting land-uses and a greater emphasis on the transportation element. Incorporating public health into a community's comprehensive Master Plan is important to ensure that future growth leads to a healthier community.

Senior Support Services

Several resources exist throughout Southfield to support our senior population. In addition to the provision of housing, non-motorized access, transit services, and low impact development outlined previously, the following amenities serve to enhance the day-to-day quality of life of senior residents through City services, recreation, and employment.

Donald F. Fracassi Municipal Campus

The Municipal Campus offers various senior amenities including the Parks and Recreation Building, which houses an Information Desk, Senior Services offices, the Adult Recreation Center, and activity and rental spaces. The Campus also houses the Southfield Pavilion, an indoor space that hosts a variety of conferences, shows, and activities while connecting all residents to City service offices.

Commission on Senior Adults (COSA)

The purpose of COSA is to support the interests of seniors and assist in the resolution of senior concerns. The Commission serves as a liaison between Southfield seniors, the community at large, and the City of Southfield. COSA also presents recommendations and information to the Mayor and City Council based on an ongoing analysis of senior adult needs, develops a master plan for senior human services, and works cooperatively with other City departments, boards, commissions, and senior support organizations.

In 2017, COSA helped Southfield achieve designation as an AARP "Age-Friendly Community". COSA's overarching goal is to improve the City for current and future senior residents by enhancing livability in eight (8) categories:

- 1. Outdoor spaces & buildings
- 2. Transportation
- 3. Housing
- 4. Social Participation
- 5. Respect & social inclusion
- 6. Civic participation & employment
- 7. Communication & information
- 8. Community & health services

According to AARP, Southfield has a Livability Score of 53, which is above the median score. Open meetings are held monthly in the Parks & Recreation Department. Individuals may engage with COSA by applying to be a member, joining a group working towards maintaining the "Age-Friendly Community" designation (which expires in September 2022), or attending periodic COSA-sponsored meetings and events.

Senior Recreation Center (50 years and older)

The City offers a variety of classes, monthly programs, and travel opportunities including:

- Fitness: Walking Group, tennis, yoga, chair exercises, and weights.
- Healthy & Wellness Education: Mental health, cooking/dietary, disease prevention, and pain relief workshops.
- Social: Dominoes, bingo, bridge club, cards, Red Hat Ladies, coffee group, American Association of Retired People.
- Financial/Health Care Planning: Tax aid, financial education workshops, Medicare/Medicaid Assistance.
- Monthly Trips: Seniors Dining Out (lunch and dinner trips to restaurants), Shopping trips to area retail.
- Day Trips: Examples include Detroit Tigers baseball games, the Detroit Zoo, Rock & Roll Hall of Fame and House of Blues in Cleveland, Ohio, and a 4-day trip to Mackinac Island, and casino trips.

Senior Scribe

The City offers a free, bimonthly publication to keep in touch with its active adults, provide updates, and connect seniors to city resources.

CHORE Program

Services include yard work, snow removal, window and gutter cleaning as well as minor plumbing, furnace and electrical repair, painting, and carpentry. Qualified homeowners allowed \$500 per year for labor costs, while the client is responsible for materials. By helping with home and yard maintenance, CHORE enables homeowners to stay in their homes.

PACE Southeast Michigan

PACE is a multiservice senior amenity that provides "...senior community members with the care, medical treatment and support they need to achieve the highest quality of life – while staying independent as long as possible. Our elder care experts offer an alternative to nursing home placement that features comprehensive, coordinated care for a senior's medical, social and physical needs, while also providing peace of mind for family caregivers." Services include:

Skilled home health and home care services

- Wound care
- Patient and caregiver education
- Intravenous or nutrition therapy
- Injections
- · Monitoring serious illness and unstable health status

Medical transportation services

- · Non-emergency rides to health care visits
- · Coordinated by our transportation manager

Family / caregiver support services

- · Caregiver support group
- Respite

Rehabilitation and durable medical equipment

- Wheelchairs
- Oxvgen
- Diabetic testing supplies

Personal care needs

- · Incontinence supplies
- Assistance with Activities of Daily Living in our center and your home"

Parks & Recreation

- Burgh Historical Park
 - Musical performances/concerts
 - Card games
 - o Photo guild
- Carpenter Lake
- Seminole Public Park
- Olde Town Park

John Grace Park

The improvements listed below will be part of the larger John Grace redevelopment project, which will also include an indoor community space available to the public by reservation.

- Tot lot
- Shaded seating
- Green space
- Trees and landscaping
- ADA-accessible pedestrian access
- · Removal of blighted hockey rink.

Beech Woods Park & Recreation Center

The Beech Woods Park Master Plan, adopted in July 2021, includes five phases of future improvements, many of which have already been completed, such as:

- Entrance plaza, ampitheater, and club house construction.
- Playground enhancements.
- Ecological restoration.
- Pedestrian connections.
- More accessible walking paths.

Current amenities include:

- Wellness Center: cardio and strength training equipment (annual fee)
- Fitness classes: Cardio and Tai Chi
- Senior Sports Drop-In games: Pickleball, volleyball, and tennis

C.A.R.E.S. of Farmington Hills

Community. Action. Resources. Empowerment. Services. (C.A.R.E.S.) is a 501(c)3 non-profit organization that provides support services to families or individuals in and around Farmington Hills who may not otherwise have the emotional or financial stability needed to thrive. They offer the following:

- Food Pantry: healthy food offered to over 400 families.
- Clothing Pantry: donations are received and offered to individuals in need Monday through Thursday and some Fridays and Saturdays.
- Early childcare center.
- Job training and life skills for young adults.
- Psychological counseling and spiritual renewal.
- Mental health support: grief support, suicide prevention, domestic violence and human trafficking counseling, and substance abuse counseling.

Employment Center – Beaumont Hospital

Health and Medical

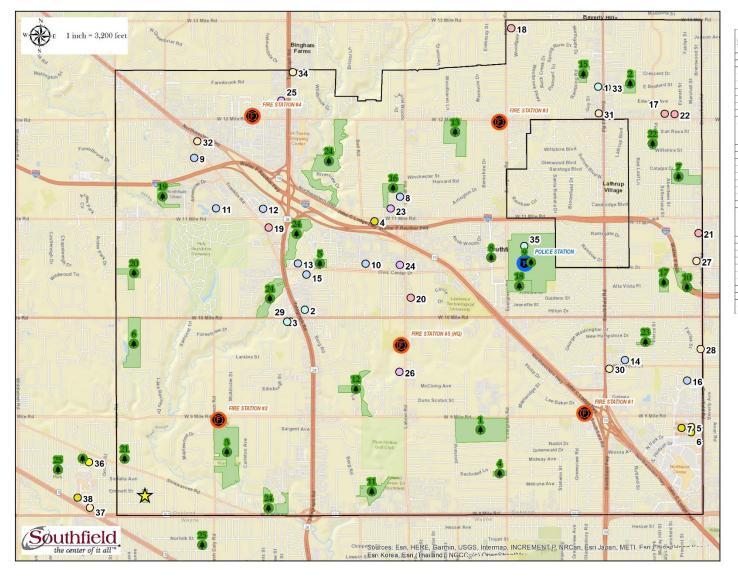
- <u>Pharmacies</u>. Numerous pharmacies exist nearby including Beaumont Pharmacy and Walgreens.
- Hospitals. Medical resources include the Beaumont Urgent Care and Beaumont Hospital and the Farmington Village Family Practice.

Schools

- Stuckey Center
- Grand River Academy

Salvation Army Church and Community Center

The Salvation Army provides key community services for the area and allows residents to connect with one another through community programming.



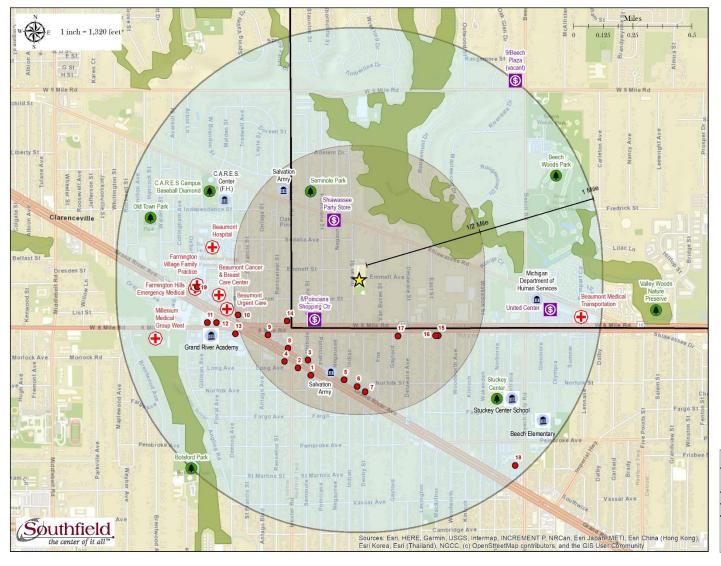
Map B: Senior Assets in Southfield, MI

	Senior Assets		Parks
LABEL	NAME	LABEL	NAME
1	JVS	1	Banervic Woods Park
2	Alzheimer's Association Greater MI Chapter	2	Bedford Woods Park
3	PACE of SE MI	3	Beech Woods Park
- 1	Henry Ford Medical Center	-4	Brace Park
5	Oakland Regional Hospital	5	Burgh Historical Park
6	Providence Cancer Center	6	Carpenter Lake Nature Preserve
7	Providence Hospital	7	Catalpa Oaks (Oakland County)
8	American House	8	City Centre Plaza
9	Fountains at Franklin	9	Civic Center Park
10	Heatherwood	10	Freeway Park
11	Heritage of Southfield	11	Horsetail Woods Nature Preserve
12	Imperial Senior Suites	12	Hunter's Lane Woods Nature Prese
13	McDonnell Towers/River Park Pl Apts	13	Inglenook Park
14	Meadowcrest	14	John Grace Park & Community Cen
1.5	Park at Trowbridge	1.5	John R. Miller Park
16	Solaire Active Adult Community	16	Lahser Woods Park
17	Bedford Villa Nursing Care Center	17	Lincoln Woods
18	Evergreen Health & Living Center	18	Mary Thompson House & Farm
19	Franklin Manor	19	Pebble Creek Park
20	Lahser Hills Nursing Home	20	Robbie Gage Memorial Park
21	Menorali House	21	Seminole Park
22	St. Anne's Mead	22	Simms Park
23	DMC Ambulatory Surgery Center	23	Stratford Woods Commons
21	Great Lakes Surgical Center	21	Valley Woods Nature Preserve
25	New Millenium Surgery	25	Old Town Park (Farmington Hills)
26	Straith Hospital	10.0	
27	Concentra Urgent Care		
28	Greenfield Medical Urgent Care		
29	Oakland Family Medicine		
30	Southfield Urgent Care		
31	Healthy Urgent Care		
32	Millenium Urgent Care		
33	MedPost Urgent Care		
34	Advanced Urgent Care		
35	Southfield Senior Center		
36	C.A.R.E.S. Center (F.H.)		
37	Beaumont Urgent Care		
38	Farmington Village Family Practice		

John Grace Site

Police Station
Fire Station
Parks
Park Land
Senior Assets
Adult Daycare
Hospital/Medical Center
Independent or Assisted Living
Nursing Care Facility
Surgical Center
Urgent Care
Support Services

Figure 21: Southfield Senior Assets



Map A: John Grace Park & Community Center Location Overview

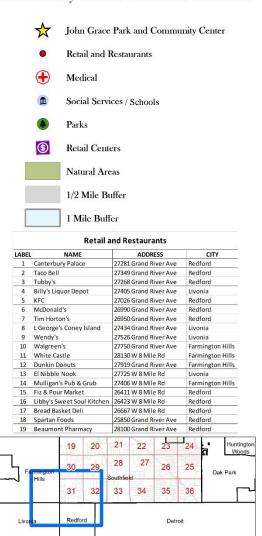
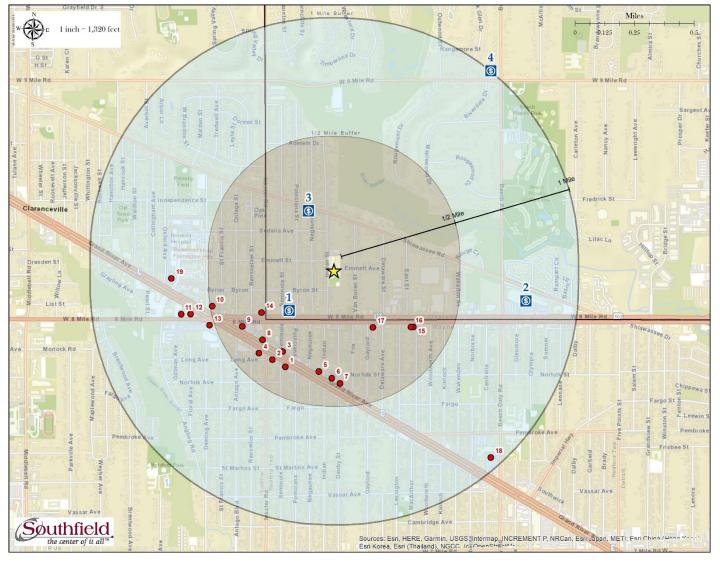


Figure 22: John Grace Area Assets



Map C: Retail & Restaurants within 1 Mile of John Grace Community Center



LABEL	NAME	ADDRESS	CITY
1	Canterbury Palace	27281 Grand River Ave	Redford
2	Taco Bell	27349 Grand River Ave	Redford
3	Tubby's	27268 Grand River Ave	Redford
4	Billy's Liquor Depot	27405 Grand River Ave	Livonia
5	KFC	27026 Grand River Ave	Redford
6	McDonald's	26990 Grand River Ave	Redford
7	Tim Horton's	26950 Grand River Ave	Redford
8	L George's Coney Island	27434 Grand River Ave	Livonia
9	Wendy's	27526 Grand River Ave	Livonia
10	Walgreen's	27750 Grand River Ave	Farmington Hills
11	White Castle	28130 W 8 Mile Rd	Farmington Hills
12	Dunkin Donuts	27919 Grand River Ave	Farmington Hills
13	El Nibble Nook	27725 W 8 Mile Rd	Livonia
14	Mulligan's Pub & Grub	27406 W 8 Mile Rd	Farmington Hills
15	Fiz & Pour Market	26411 W 8 Mile Rd	Redford
16	Libby's Sweet Soul Kitchen	26423 W 8 Mile Rd	Redford
17	Bread Basket Deli	26667 W 8 Mile Rd	Redford
18	Spartan Foods	25850 Grand River Ave	Redford
19	Beaumont Pharmacy	28100 Grand River Ave	Redford

Retail Centers					
LABEL 1	NAME 8/Poinciana Plaza	STORES	STORE TYPE		
		Sharp Friends Hair & Nail Salon	Beauty Salon		
		B&B "Smoke" Shoppe & Depot	Tobacco Shop		
		Lana's Bake Shop	Bakery		
		The Tax Experts May Day Staffing	Tax Preparation Temp Agency		
2	United Center				
		United Custom Distribution	Distribution Service		
		Michigan Administrative Hearing System	Government Office		
		Value World	Thrift Store		
		Family Dollar	Dollar Store		
		Michigan Department of Human Services	Government Office		
		24 7 Nails 2	Nail Salon		
		Dollar Village	Dollar Store		
3	Shiawassee Party Store				
		Mix Mart	Party Store		
4	9/Beech Plaza	Souvenier Dollar & More	Gift Shop		
		Sharp Kuts	Barber Shop		
		Simply Zara's Bakery	Bakery		
		Glam Clothing	Clothing		

Figure 23: John Grace Area Retail and Restaurants

AREA INVESTMENTS

MSHDA requires at least \$25 million in private investments and \$25 million in public investments in the past five years in addition to a minimum of \$10 million in future investment for the next five years, within a one-mile radius of the site. The following figures show that public and private investments in the area exceed these benchmarks. In addition to area-wide investments, several public investments have been made in the last ten years immediately adjacent to the site, as detailed in Figure 25.

Figure 24: PRIVATE Investment 2017-Present						
Date	Previous Private Projects	Dollar Amount				
2018- 2019	Beaumont Hospital Expansion	160,000,000				
2017/ 2020	Single Family Home Construction on Outwood and Wrexford	630,000				
2020	Roof Replacement at Shiawassee Village Condominiums	613,900				
2017- 2021	Other Private Investments (See Appendix E)	5,457,347				
	Total Previous Private Investment	166,701,247				
Date	Future Private Projects	Dollar Amount				
2022	Other Private Investments (See Appendix E)	58,900				
2022- 2023	Beech Woods Park Enhancements	1,300,000				
2023	Beaumont Hospital	10,000,000				
	Total Future Private Investment	11,358,900				

Figure 25: PUBLIC Investment 2012-Present					
Date	Previous Projects	Dollar Amount			
2012	Infrastructure Replacement Engineering	739,203			
2013	Sanitary Sewer Inspection/Assessment	350,000			
2014	Water Main & Road Replacement	5,681,931			
2014	Indian St. Water Main/St. Replacement	417,000			
2015	Shiawassee Water Main Lining	38,570			
2019- 2021	Olde Towne Park – Farmington Hills	124,000			
2019- 2020	Farmington Hills Water Main-Villa Capri	5,116,000			
2019- 2021	Beech Woods Park	3,500,000			
2020- 2021	Nine Mile Street Repair	1,393,337			
2020- 2021	Water & Sewer – Lake Ravines	3,090,000			
2021	Beech Road Rehabilitation	2,800,000 (federal) 2,100,000			
2021	City of Detroit Pump House	5,829,745			
2017- 2021	Other Public Investments (see Appendix E)	642,200			
Total Previous Public Investment:		29,721,986			
Date	Future Public Projects	Dollar Amount			
2022- 2024	Farmington Hills Street Repairs and Capital Preventative Maintenance	10,800,000			
2022- 2023	Beech Road Street Repair	2,858,611			
2022- 2024	Shiawassee Road Rehabilitation 8-Ft. Shared-Use Path (170,000) 5-Ft. Sidewalk (40,000)	2,290,736			
2023- 2024	Indian Street Sidewalk Construction with Ditch Enclosures	600,000			
2022- 2027	Pedestrian and Transit Enhancements	50,000			
2022- 2025	Great Lake Water Authority (GLWA) – Water Reservoirs	44,900,000			
	Total Future Public Investment:	61,499,347			

Figure 26: Selected Neighborhood Investment Activity Areas

These projects are reflected in the proceeding map along with other area investments.

Map ID	Project	Location	Year Completed	Investment Amount	Public/Private	Distance to Site (miles)
1	Beaumont Hospital and Medical Campus	28050 Grand River Avenue, Farmington Hills	2018-2022	\$160,000,000	Private	0.90
2	Single Family Home Construction	Outwood and Wrexford Street, Southfield	2017-2020	\$630,000	Private	0.90
3	Roof Replacement - Shiawassee Village Condominiums	25337 Shiawassee, Southfield	2020	\$613,900	Private	0.90
4	Other Private Investments	See Appendix E – 2017-2022 Building Permits	2017-2022	\$5,457,347	Private	0.90
5	Other Private Investments	See Appendix E – 2017-2022 Building Permits	2022-2023	\$58,900	Private	0.90
6	Beaumont Hospital and Medical Campus	28050 Grand River Avenue, Farmington Hills	2023	\$10,000,000	Private	0.90
7	Olde Towne Park	Farmington Hills, between Grand River and Shiawassee	2019-2021	\$124,000	Public	0.40
8	Beech Woods Recreation Center & Golf Course	22200 Beech Rd - Southfield	2019-2021	\$3,500,000	Public	0.80
9	Beech Road Rehabilitation	Between 8 and 9 Mile - Southfield	2021	\$4,900,000	Public	0.90
10	City of Detroit Pump House	9 Mile Road - Farmington Hills	2021	\$5,829,745	Public	0.80
11	Other Public Investments	See Appendix E – 2017-2022 Building Permits	2017-2022	\$642,200	Public	0.50
12	Shiawassee Road Rehabilitation	Shiawassee Road, from 8 Mile to Inkster - Southfield	2022-2024	\$2,290,736	Public	0.70
13	Indian Street Sidewalk Construction	Indian Street, from 8 Mile to Shiawassee - Southfield	2023-2024	\$600,000	Public	0.50
14	Pedestrian & Transit Enhancements	Shiawassee and 8 Mile from Inkster to Beech Daly, Southfield	2022-2027	\$50,000	Public	0.10
15	Great Lakes Water Authority - Water Reservoir	East Street - Southfield	2022-2025	\$44,900,000	Public	0.60
			Total:	\$239,596,828		

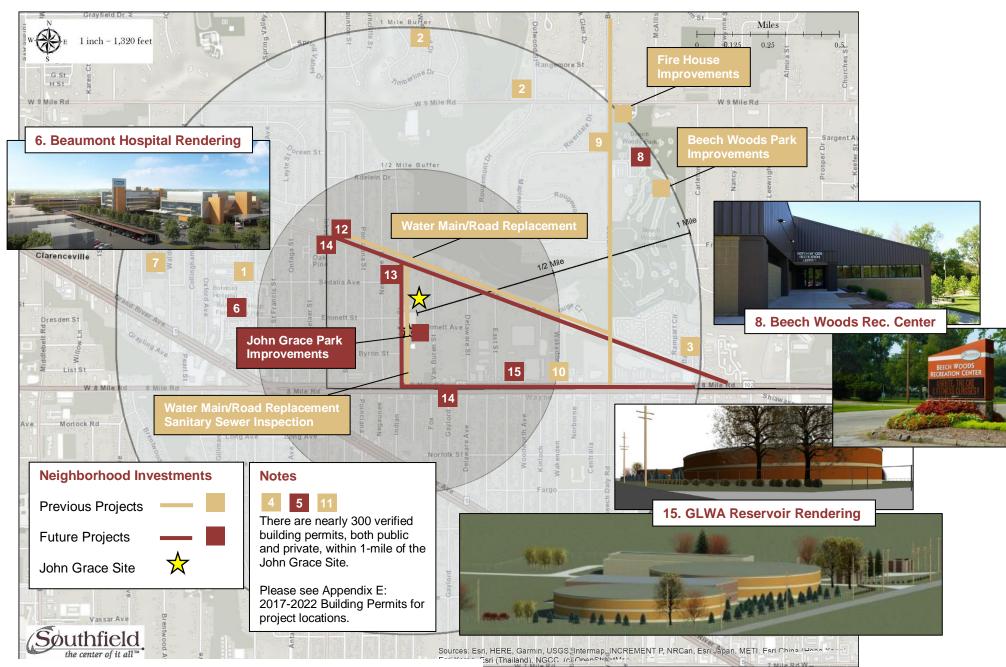
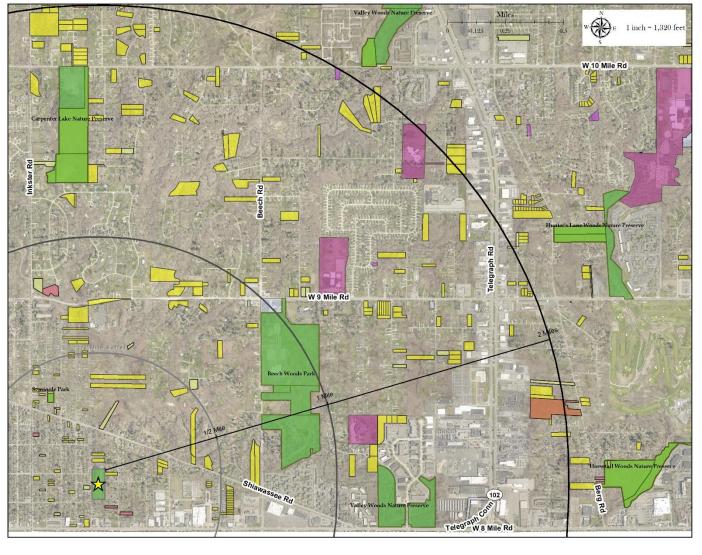


Figure 27: Neighborhood Investments within 1-mile of John Grace Site

John Grace Revitalization Plan



Map E: Properties Owned by the City and SNRI



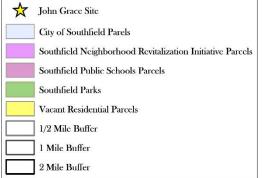




Figure 28: City-owned land – for adaptive reuse, infill development, or green space expansion

The City plans to implement the following improvements within the next ten years:

Pedestrian Improvements

- <u>Sidewalks:</u> Install 5-feet wide sidewalk & ADA ramps along the east side of Indian Street from the subject site south to Eight Mile Road as well as north to Shiawassee Road.
- <u>Crosswalks:</u> Install striping, signage, and possible signaling as needed to increase connectivity with the larger non-motorized network and improve safety, particularly for vulnerable residents including seniors and children.
- Respite stations: Bench and trash receptacles along non-motorized paths.
- <u>Shared-Use Pathways</u>: Expand network of shared-use pathways, paved shoulders, and bike lanes along Shiawassee Road.

Transit Improvements

With METRO Act funding, city-wide installation of pedestrian/transit enhancements at strategic locations. Improvements over the next five years include:

- 188 Keywalks
- 206 Pads
- 211 Benches
- 211 Trash receptacles
- 18 Shelters

Art & Sculpture

Incorporate indoor and outdoor art at the subject site. An example of a recent installation that also serves as a recreation element are the <u>Boulders at Carpenter Lake</u>. In 2017, the City accepted a private donation to construct a natural art installation consisting of a series of boulders of various materials and sizes. The space will be used for

meditation and enjoyment of the natural environment that Carpenter Lake provides by the public. The donation also included several conifer trees and two benches. Future improvements include a water feature at the site as well.









Figure 29: The Boulders at Carpenter Lake

POTENTIAL FUNDING SOURCES

The following are examples of potential funding sources that could be utilized for funding the redevelopment of the site, including storm water, park and trail improvements:

AARP Community Challenge Grant

Municipal governments and non-profits are eligible to apply for the AARP Community Challenge Grant, the goal of which is to "make communities more livable for all ages." Approved projects include: mobility, transportation and pedestrianaccessible routes; creating vibrant public places; increasing affordable and accessible housing options; and other community improvements.

The grant's parameters contain no distinct funding requirements but instead encourage local creativity, pedestrian accessibility, and community engagement.

Brownfield Funding

The City of Southfield is considered a Qualified Local Unit of Government or "Core Community" for the purposes of the Brownfield Redevelopment Financing Act (Act 381). As such, brownfield projects that are included within a Brownfield Plan can capture local tax increment revenues for reimbursement of eligible activities including infrastructure improvements on the property or in some cases on other property that provided a benefit to the brownfield property. Brownfield properties are properties that are contaminated, functionally obsolete, or blighted as defined in Act 381.

In addition to the local tax increment, the State school taxes may also be captured. In order to capture the State taxes, an Act 381 Work Plan must be prepared and submitted to either the Michigan Department of Environmental Quality (MDEQ) or the Michigan Economic Growth Authority (MEGA) for approval.

Improvements eligible for tax increment financing (TIF) at the local level may include improvements on the brownfield property. A requirement to obtain approval from the State for capture of the State taxes is that the improvement be to public infrastructure. The State typically views public infrastructure as infrastructure that is accessible to the public and generally owned, operated, and maintained by a municipal entity. For the purposes of storm water management, this could include installation of larger storm water sewers, improvements or enlargement of existing storm water detention/retention ponds, or creation of new storm water detention/retention ponds.

The State has been reluctant to approve capture of the State taxes for storm water improvement unless there is an environmental reason why storm water cannot be managed on the brownfield property. However, capture of the local taxes only requires approval at the City level and there is greater flexibility in how the local taxes increment revenues can be applied.

Community Development Block Grant (CDBG)

The City of Southfield receives Community Development Block Grant (CDBG) funds annually from the U.S. Department of Housing and Urban Development (HUD) based on a formula allocation. The CDBG has been in existence since 1974 authorized by Title I of the Housing and Community Development Act.

The CDBG program allows the City of Southfield to develop and implement activities and projects that are uniquely suited and beneficial to Southfield residents within the framework of federal guidelines. The purpose of the funding is to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. With CDBG funds, the City will be able to deliver additional sidewalks and ADA compliant curb cuts to improve accessibility.

Per the Department of Housing and Urban Development, each activity funded with CDBG funds must meet one of the three national objectives:

- Benefit persons of low and moderate income
- Aid in the prevention or elimination of slums or blight
- Resolve an urgent need; serious and immediate threat to health and welfare of the community where other financial resources are not available.

Each year the Housing Department hosts informational meetings for the public to gain information on the CDBG program. Technical assistance is available to agencies for help preparing their applications.

Source: City of Southfield Housing Department, 2018

League of Michigan Bicyclists Micro-Grant & Bike Wave Community Change Grant

The LMB Micro-Grant Program provides financial assistance to support the implementation of creative projects that promote bicycling and the safety of bicyclists on Michigan roadways. The Micro-Grants are designed to encourage new ideas and smaller groups with a funding opportunity that is the right fit.

Additionally, LMB, in partnership with AARP, administers the Bike Wave Program through the Community Change Grant from General Motors. The program is available to any Michigan municipality who is seeking resources to make their roads more accessible and pedestrian friendly by providing temporary bike lane delineators and curb extensions that allow cities to test pedestrian-friendly infrastructure before installation.

METRO Act Funding

Funds from the Metropolitan Extension Telecommunications Rights-of-Way Oversight (METRO) Act can be allocated towards improving transit and pedestrian amenities in the right-of-way. These funds are part of the current city budget.

Michigan Community Revitalization Program (MCRP)

The MCRP is an incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC), designed to promote community revitalization that will accelerate private investment in areas of historical disinvestment; contribute to Michigan's reinvention as a vital, job generating state; foster redevelopment of functionally obsolete or historic properties; reduce blight; and protect the natural resources of this state. The program is designed to provide grants, loans, or other economic assistance for eleigible investment projects in Michigan and is available to Southfield as a Redevelopment Ready Community.

Michigan Natural Resources Trust Fund



Figure 30: Carpenter Lake Nature Preserve

The Michigan Natural Resources Trust Fund (MNRTF), in place since 1976, provides financial assistance to local governments and the Department of Natural Resources (DNR) to purchase land or rights in land for public recreation or protection of land because of its environmental importance or its scenic beauty. It also assists in the appropriate development of land for public outdoor recreation, trails and water trails. Additional information can be found at: http://www.michigan.gov/dnr/

Michigan State Housing Development Authority (MSHDA) Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit (LIHTC) program offers a financial incentive to construct, rehabilitate, and operate rental housing for low-income tenants. Under federal law, LIHTC is required to be allocated according to a Qualified Allocation

Plan (QAP). The QAP is required to set forth selection criteria used to determine housing priorities appropriate to local conditions in Michigan.

The following are key criteria within the QAP and other related policies that have a direct correlation to creating and/or preserving affordable housing and allowing lower income residents to live in areas of greater opportunity:

- 1. Proximity to Transportation
- 2. Proximity to Amenities
- 3. Education, Health and Well-Being, Economic Security, and Jobs, Goods, and Services
- 4. Developments located within an Opportunity Zone and/or a Rising Tide Community
- 5. Developments near Downtowns/Corridors
- 6. Developments near an Employment Center
- 7. Neighborhood Investment Activity Areas
- 8. Affordable/Market Rent Differential
- 9. Mixed Income Development
- 10. Rural Set-Aside

The QAP has a heavy emphasis on location because strong locations have significant benefits for residents. Among these benefits are the potential for enhanced quality of life, proximity to employment, and reduced transportation costs associated with living in walkable areas. Residents desire to live and work in locations where there is a high quality of life and where there are a multitude of opportunities to continue to better their current situation. Residents that need affordable housing are no different in what they desire, and affordable housing should be no different in what it offers them. It is for these reasons that the QAP intentionally focuses on areas of opportunity.

Additional MSHDA / LIHTC Considerations

Points will be awarded for projects that include:

- Rezoning documentation, dated within one year of the application due date on official letterhead identifying the address of the project, the property's current zoning designation and an explanation of whether or not the project is permitted under the zoning ordinance. If the project is not currently properly zoned, what, if any, steps are in process to obtain proper zoning for the proposed project.
- Evidence that the proposed site has received site plan approval. Required submission of a letter from the local governing body indicating that the relevant board or commission of the local governing body has reviewed the proposal, including the level of rehabilitation work to be completed, the site, and that no further plan approvals or reviews are necessary, other than on the staff level.
- A signed letter or resolution from the local government dated within 60-days of the application due date that identifies, supports and outlines the significance of the proposed project, including the identification of this Revitalization Plan.

Land & Water Conservation Fund

Any unit of government, including Native American tribes, school districts, or any combination of units in which authority is legally constituted to provide recreation with a Michigan Department of Natural Resources and Environment (DNRE)-approved community five-year recreation plan is eligible to apply for project funding through the Federal Land and Water Conservation Fund (LWCF).

Applications are evaluated by the DNRE using four criteria: project need, applicant history, site and project quality, and alignment with the state's recreation plan. In 2010, the fourth criterion is how well a project aligns with

Michigan's Statewide Comprehensive Outdoor Recreation Plan and is cumulative among the following categories: trails, community outdoor recreation, green technology in outdoor recreation, universal access or coordination and cooperation among recreation providers. This criterion was developed based on the 2008-2012 Michigan Statewide Comprehensive Outdoor Recreation Plan (SCORP). At least 50% of the total project cost in local match is required from local government applicants. The DNRE makes recommendations to the National Park Service (NPS) on which applications to fund and NPS grants final approval. Applications are accepted annually. In 2011, the minimum grant award was \$30,000 and the maximum was \$100.000.\

Source: Michigan Department of Natural Resources, 2011

Revitalization and Placemaking (RAP) Program – American Rescue Plan (ARP)

The State of Michigan is deploying federal ARP funding to communities to address the economic impacts of the COVID-19 pandemic. RAP will provide real estate and redevelopment gap financing for the rehabilitation of vacant, blighted, or underutilized historic structures. The grants aim to support permanent place-based solutions associated with traditional downtowns, social zones, and public spaces.

Storm Water Utility Fee

More than 400 cities, towns and utility districts nationwide utilize parcel-based storm water billing practices that charge property owners storm water fees based entirely or in part on the amount of impervious area on their property. Some have provisions for property owners to reduce their storm water fee through reductions of impervious surfaces or installation of BMPs to manage runoff on-site. This incentive reduces storm water runoff into municipal sewers and local waterways, thus reducing the costs for the city or utility district. The City of Ann

Arbor recently adopted a storm water utility fee that follows this model.

Some cities, including Philadelphia, create incentives to reduce runoff by discounting future storm water fees. This incentive creates an opportunity for private third parties to invest in storm water retrofits. Like how financings for energy efficiency retrofit projects have been structured, a portion of future storm water fee savings can be utilized for lender or project financier repayment. Challenges to private financing of storm water retrofits exist but this type of financing is emerging as cities nationwide are seeking cost-effective alternatives that leverage private dollars to complement necessary public investments in storm water infrastructure.

Transportation Alternatives Program (TAP)

The Transportation Alternatives Program (TAP) is a competitive grant that seeks to enhance intermodal and pedestrian-oriented transportation. This federally-funded grant was created under the Moving Ahead for Progress in the 21st Century Act (MAP-21) of July 2012. Funds are allocated to State governments, and then again allocated into State transportation agencies, such as the Michigan Department of Transportation, and local metropolitan planning organizations, such as the Southeast Michigan Council of Governments. Local governments and organizations can apply for the TAP Grant and must submit a budget with a minimum of 20% nonfederal funding sources.

Intermodal and pedestrian-oriented transportation options and designs that the TAP Grant are awarded to include pedestrian, biking, and shared-use pathways; safe routes for non-drivers; rails to trails programs; historic preservation; scenic viewpoints; and vegetation control. Improving City and regional pedestrian connectivity, especially in accordance with existing regional plans, remains a top goal for TAP Grant coordinators.

REDEVELOPMENT OPTIONS

Existing Conditions

Zoned (R-1) Single Family Residential

Allowable Uses

Permitted Outright

- o Single Family homes
- Farms
- Accessory buildings
- Family childcare homes

Permitted with Special Land Use Approval

- o Public & private schools
- Publicly owned buildings
- Parks & recreation areas
- Community buildings, country clubs, fraternal lodges, or similar
- Indoor recreational facilities
- Churches, synagogues, mosques, cemeteries
- Group childcare homes

Residential Unit Development District (RUDD) Option

With underlying (RM) Multifamily Residential Zoning

- Apartment homes
- Affordable senior housing
- o Community spaces
- Parks and recreation areas

Land Use Considerations

In reviewing the most recent proposed development plan for adaptive reuse, the character of existing and future land use of the site, as described in *Sustainable Southfield*, is being considered.

Current Use

Moderate Density Single-family Residential: This designation is intended to accommodate single-family residential development on lots that are smaller than half an acre. Lot sizes can range from 7,500 sq. ft. up to 20,000 sq. ft and corresponds generally with the R-A, R-T and R-1 through R-4 zoning districts. Development here contributes to the goal of providing a larger variety of single-family housing types and price ranges to accommodate residents in all stages of life. The higher density single-family residential development allows for increased walkability and pedestrian connections to nearby commercial, institutional, and civic uses.

Potential Future Use

Low Density Multiple-family Residential: Intended land uses within Low Density Multiple-family Residential areas include attached single-family buildings, duplexes or low density multiple-family developments. This includes townhouses, attached condominiums, apartments and senior housing developments under two stories. Developments here should include high-quality design that emphasizes pedestrian connections with surrounding uses, provides alternative housing options, and act as a buffer between single-family neighborhoods and higher intensity uses.

Public Input

John Grace Neighborhood Meeting

On Wednesday, December 8, 2021, at the Beech Woods Recreation Center, over 100 households were invited within a 350-foot radius of the school to attend a public meeting regarding the conversion of John Grace School in to subsidized senior apartments. In addition, longtime residents who live outside the radius but were active in the John Grace Neighborhood and the former community center were also

invited. It should be noted that the neighborhood has a high percentage of rental homes.

Nineteen residents attended, seven residents called to say they were in support but due to COVID preferred to stay home, and two residents emailed their support. A summary of the meeting is as follows.

A history of the school was distributed along with the proposed adaptive reuse plan. A short PowerPoint was presented that included an aerial view of the site and summarized the proposed community uses of the building for residents of John Grace Arms and the greater community, the one-acre proposed neighborhood park, future Southfield Parks & Rec programming, as well as future public works projects for the area.

Overall, the meeting was very positive; however, some concerns and questions were raised regarding:

- Traffic.
- Factories and business operations.
- Lack of gardens and a dog park in the proposal.
- Possible negative impact on property values.
- Issues with other apartment complexes.

City staff responded to those questions and concerns.

<u>Traffic</u>

It was pointed out that on average only 40 percent of residents in subsidized senior buildings have automobiles. Further, van transportation will be provided to residents of John Grace Arms.

Factories and Business Operations

It was explained that the factories on the edge of the neighborhood existed long before the current residents moved to John Grace and are not near the John Grace building and not related to the proposal for senior housing. The city has addressed issues with the factories when necessary. It was noted that the Southfield Non-Profit Housing Corporation is a not-for-profit entity. It provides much needed safe senior housing with a host of services. There are many home rental companies operating in the neighborhood as well.

Gardens and Dog Park

It was noted that gardens and music offerings to residents could be included. Additionally, a dog park could be part of the pocket park within the proposal.

Property Values

It was explained that there is no correlation between senior housing and reduction in property values. In fact, a significant investment in the neighborhood would improve property values. Further, a large vacant building in the neighborhood does not contribute to improving property values. It was also noted that in the past five years property values have improved by \$100 per square foot between Eight Mile and Nine Mile roads and residents were supportive of seeing the removal of the unused hockey rink.

Other Apartment Complexes

One resident maintained that McDonnell Towers, River Park Place and Woodridge were horrible places and poorly managed. When asked if she had been in them, she admitted she had not. She was invited to tour the Southfield Non-Profit's senior apartment buildings. Another resident noted that Woodridge and other non-profit properties were not in neighborhoods.

Alternatives

Option 1

Demolition of existing John Grace building and development of the land under current zoning – single-family residential.

Maximum lots:

7-9 single family lots (total parcel width 696 ft / minimum lot width of 70 ft)

Parking required:

18 spaces (2 spaces / lot)

Land Area required:

81,000 SF (9,000 SF / lot)

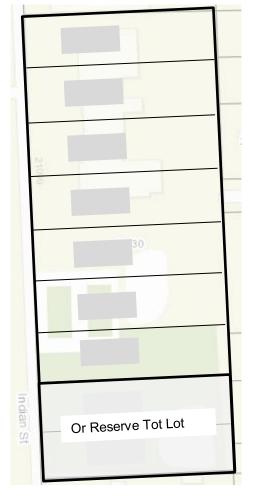


Figure 31: Option 1

Option 2

Renovation of existing John Grace building.

RUDD

Fourteen (14) one-bedroom and four (4) two-bedroom units of senior housing

Parking required: 11 spaces (.5 spaces / unit + 1 / employee (2))

Land Area required: 0.62 acres (1,500 SF / unit = 27,000

SF.)

Option 3

Construction of an addition to the south of the building.

RUDD

Thirty-seven (37) one-bedroom and five (5) two-bedroom units of senior housing

Parking required: 21 spaces (.5 spaces / unit)

Land Area required: 1.45 acres (1,500 SF / unit = 63,000 SF.)

Option 2 + 3

Adaptive reuse of the existing building, expansion, and addition of a public park and community space.

John Grace Arms Senior Housing RUDD and site plan currently under review, plans attached.

Fifty-one (51) one-bedroom and nine (9) two-bedroom units

Total Parking Required: 32 spaces Total Parking Proposed: 62 spaces Total Land Area Required: 2.07 acres Total Land Area Available: 4.62 acres

Additional Considerations

The proposed RUDD development includes indoor community gathering space available to residents for reservation. The development also includes a public park with a tot lot, shaded seating, green space, trees, a dog park, and dog run. In keeping with the historical architectural features of the existing building, the new addition will incorporate quality materials and appropriate glazing ratios so as not to disrupt the character of the surrounding neighborhood.

Figure 32: Option 2 + 3 – John Grace Arms Senior Housing – Site Plan

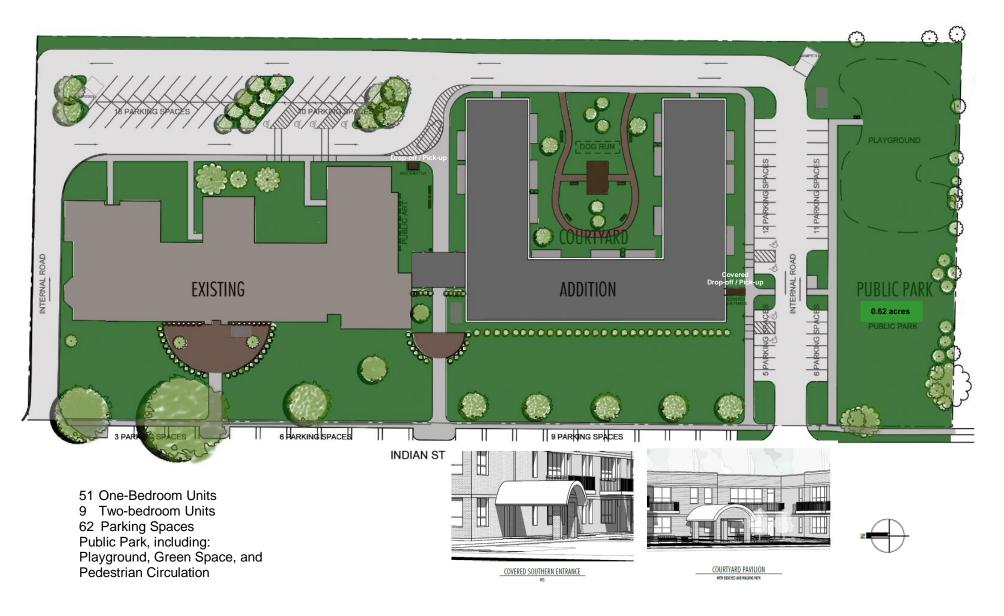


Figure 33: John Grace Arms Senior Housing – Landscape Plan

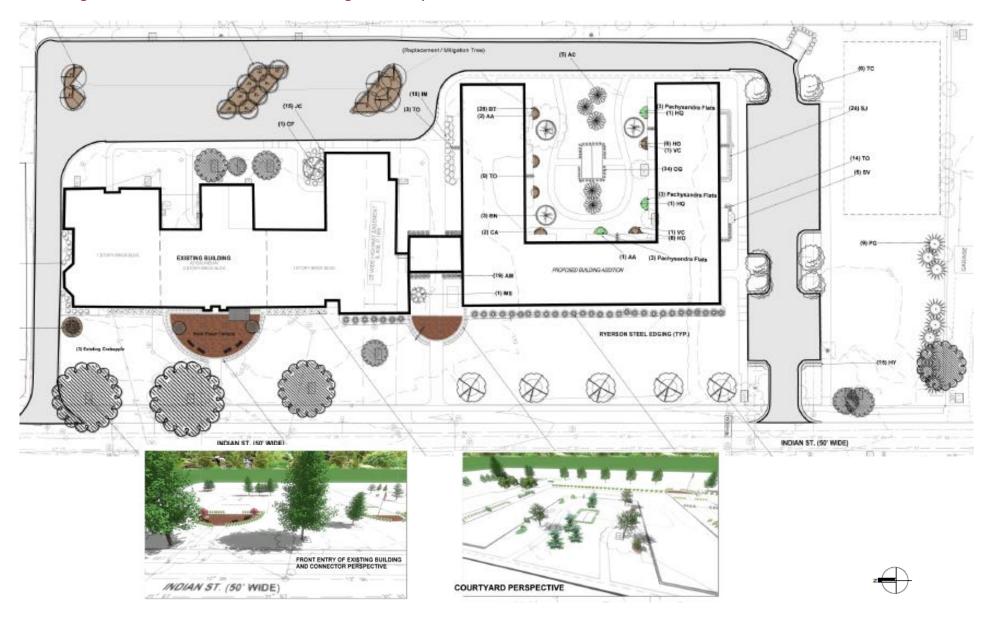
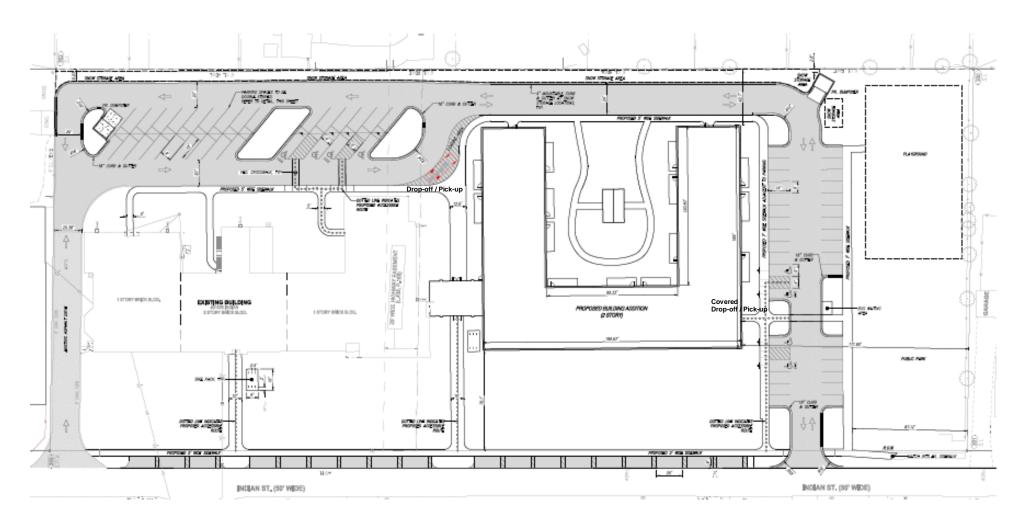
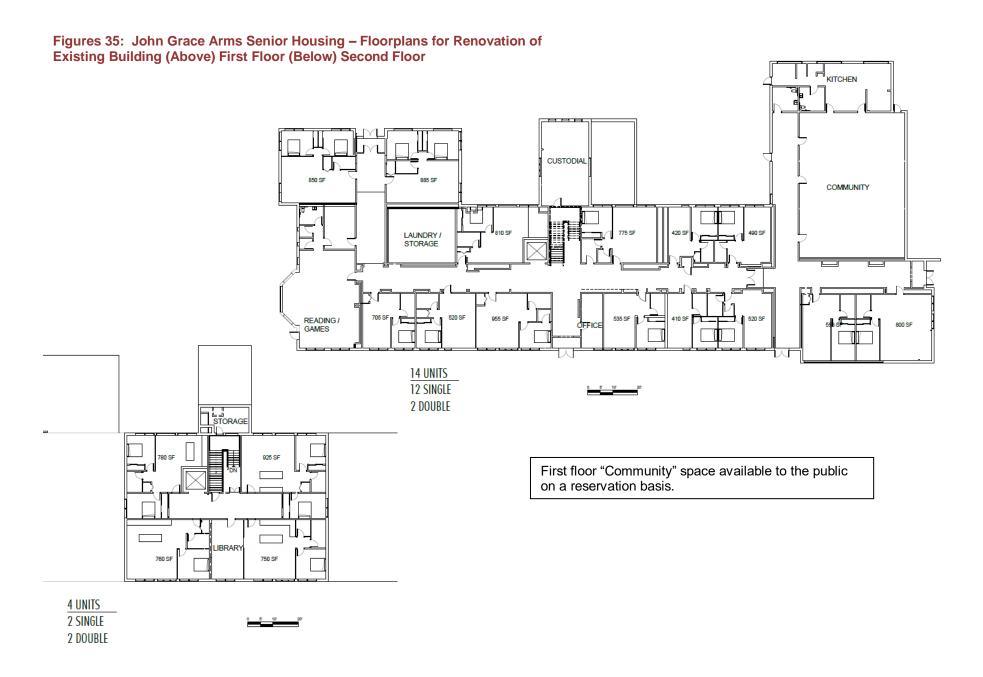


Figure 34: John Grace Arms Senior Housing – Parking and Pedestrian Circulation





Figures 36: John Grace Arms Senior Housing – Floorplans for Addition First Floor (Left) Second Floor (Right)

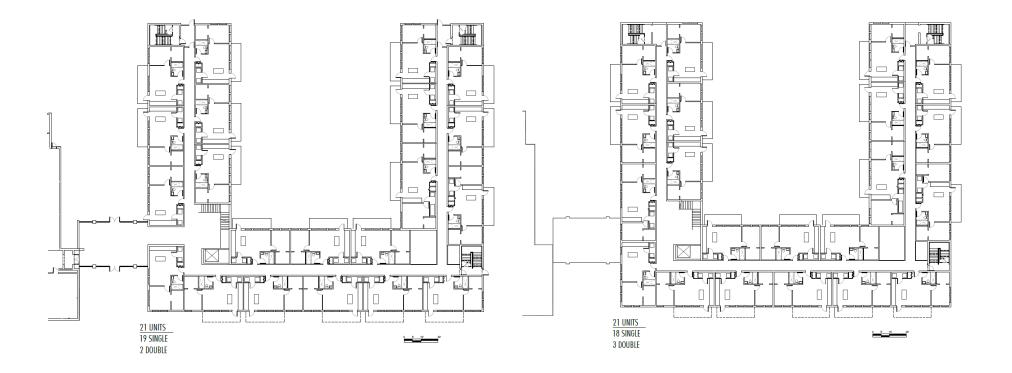


Figure 37: John Grace Arms Senior Housing – Standard Units (Above) Barrier-Free Units (Below)



Figure 38: John Grace Arms Senior Housing – Elevation Studies



Figure 39: John Grace Arms Senior Housing – Elevation Studies, Addition Only



Figure 40: John Grace Arms Senior Housing – Perspectives



VIEW LOOKING EAST FROM INDIAN ST



VIEW LOOKING WEST FROM SOUTH-EAST CORNER OF LOT

Recommendations

To maximize community benefit from the proposed project, we recommend the following elements be included in the revised site plan.

Public Art

Southfield has a long history with the arts and is committed to preserving and enhancing its network of public art features. These features can be sculptural or landscape-oriented and can be of a variety of sizes and materials. Art will need approval from the Southfield Arts Commission. Refer to Southfield's *Public Arts Guide*, 2017.

Resident Enhancements

Incorporating a <u>covered drop-off and pick-up area</u> as well as an <u>outdoor patio with shading structure</u> would enhance the resident experience and provide additional height and mass variation to the proposal. The provision of <u>seating, trash receptacle(s)</u>, <u>and grill(s)</u> would further increase outdoor activity. Additionally, a small, <u>enclosed dog park/dog run</u> should be included in the overall park plan.

Public Enhancements

The plan should also provide for the <u>extension of the public sidewalk</u> along Indian Street north to Shiawassee Road and south to Eight Mile Road. This would provide a critical connection to retail areas as well as enhance the City's non-motorized network. <u>The indoor community space will be available to the public by reservation.</u>

Park Enhancements

Include the <u>preservation of a one-acre park for both residential</u> <u>and neighborhood use</u> that has ADA-accessible circular walking paths, benches, trash receptacle, tot-lot, open green space, a small shade structure, and trees.

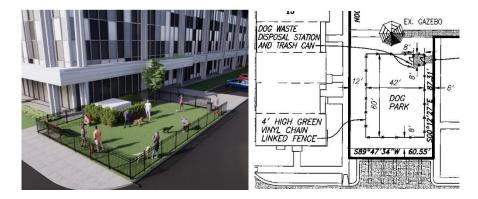


Figure 41: Typical enclosed dog park





Figure 42: Public art examples - City Hall (left) Beech Woods Park (right)

Approval Process

Actions Required

The Planning Commission will need to recommend the creation of a Residential Unit Development District (RUDD) before or concurrently with the review of the RUDD application and site plan.

February 23

The Planning Commission holds a Public Hearing to discuss the creation of an RUDD and made Favorable Recommendation to Council

March 1

The Housing Commission approved the John Grace Revitalization Plan

March 7

Council Study Session on proposed RUDD

March 9

The Planning Commission discusses the John Grace Revitalization Plan at a study meeting.

March 14

The Council holds a Public Hearing on RUDD. Approves RUDD and introduces Ordinance. Reviews John Grace Revitalization Plan.

March 16

The Planning Commission holds a Public Hearing at 6:30 P.M. in the Council Chambers. The Planning Commission considers the John Grace Revitalization Plan. After the hearing, the Planning Commission makes a report and recommendation to the City Council.



Figure 43: Public participation flyer

March 21

The City Council approves the John Grace Revitalization Plan and enacts the RUDD for John Grace.

Final Review of RUDD Agreement, including final site plan review, by the City Attorney and City Planner prior to execution by Mayor and City Clerk.

Sources

City of Southfield

A Market Feasibility Study of: John Grace School by Novogradac & Company LLP, July 9, 2018

"Older People Working Longer, Earning More" by Erika McEntareer, Center for Economic Studies (CES), US Census Bureau, April 2018

"The U.S. Joins Other Countries With Large Aging Populations", by Johnathan Vespa, US Census Bureau's Population Division, March 2018

"Uber, but for Grandma", by Tanya Snyder, Politico, 9/27/17 https://www.politico.com/agenda/story/2017/09/27/transportation-for-the-aging-population-000531

Sustainable Southfield Master Plan (adopted 6/20/16, as amended)

Lockwood Companies

Miscellaneous

Michigan State Housing Development Authority (MSHDA) Low-Income Housing Tax Credit Program Qualified Allocation Plan (QAP)

L:\Planning\John Grace Revitalization Plan\2022 Update

APPENDICES

Appendix A: Resolutions

Discussions and actions by various board and commissions.

Appendix B: RUDD Review

Preliminary review of the John Grace Arms proposal for compliance with the zoning code and RUDD standards.

Appendix C: Lockwood Documents

Narrative of senior amenities.

Narrative of transportation services.

Appendix D: MSHDA Guidelines

Guidelines for funding approval.

Appendix E: 2017-2022 Building Permits

All public and private permits in the last five years; permits within one mile of the site are highlighted.

Appendix A: Resolutions

REGULAR MEETING OF THE SOUTHFIELD HOUSING COMMISSION

Minutes

March 1, 2022 - Recommendation

The meeting of the Southfield Housing Commission convened at 5:00 p.m. in the City of Southfield Council Study Room 26000 Evergreen road, Southfield, Michigan.

Present was Commissioners: Vicki Bayne-Perry, Lora Brantley-Gilbert, Etoile Brantley-Gilbert Excused was Commissioner Earlene Traylor-Neal Also present: Sherry Veal, Executive Director, Southfield Housing Commission; Frederick Zorn, City Administrator, City of Southfield, Mayor Kenson Siver, City of Southfield; Janay Eisenmenger, Director of Acquisitions, Lockwood Companies

Frederick Zorn, City Administrator, City of Southfield, Mayor Kenson Siver, City of Southfield; Janay Eisenmenger, Director of Acquisitions, Lockwood Companies

Presented the John Grace Revitalization Plan which outlines the proposal to convert the historic vacant John Grace School into a Senior residential community of 60 units. The plan calls for the former elementary school to be converted to 14 one-bedroom apartments and 4 two-bedroom apartments with the both the original library and gymnasium to be used as community spaces and the addition of a two-story structure

consisting of 35 one-bedroom apartments and 5 two-bedroom apartments. apartments

Motion by Lora Brantley-Gilbert and Supported by E'toile O'Rear-Libertt

Resolved the Southfield Housing Commission supports and endorses the John Grace Revitalization Plan as presented. Motion passed unanimously.

CITY PLANNER'S RECOMMENDATION FOR PLANNING COMMISSION March 16, 2022

Proposed Amendment to the Sustainable Southfield Comprehensive Master Plan to incorporate the **John Grace Revitalization Plan** as a Subarea of the Sustainable Southfield Comprehensive Master Plan in accordance with Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning, of Title V, Zoning and Planning of the Code of the City of Southfield, and the Michigan Planning Enabling Act, Public Act 33 of, as follows:

 Amend the Sustainable Southfield Comprehensive Master Plan to incorporate the John Grace Revitalization Plan as a Subarea of the Sustainable Southfield Comprehensive Master Plan. This amendment is specifically intended to be used to promote adaptive re-use of the John Grace School for affordable senior housing, as part of the Sustainable Southfield Comprehensive Master Plan.

The Planning Department recommends FAVORABLE CONSIDERATION of the proposed Amendment to the *Sustainable* Southfield Comprehensive Master Plan to incorporate the **John Grace Revitalization Plan** as a Subarea of the *Sustainable* Southfield Comprehensive Master Plan and recommends adoption of the attached draft Amendment for the following reasons:

- The amendment, as prepared by the City of Southfield Planning Department, the City of Southfield Planning Commission and residents, has been thoroughly studied by the Planning Commission at their Planning Commission Study Meetings and Regular Meeting.
- 2. The amendment will serve to promote the adaptive re-use of the John Grace School for affordable senior housing and amenities as proposed in the Plan and makes public improvements near the subject site. The Plan provides for 60 affordable housing units in addition to a 62 acre public park and indoor community space available for reservation. The plan will provide for the transition from the single-family neighborhoods to the north into the more intensely developed areas along W Eight Mile Road and Grand River Avenue to the south. The improvements will likely activate continued investment from the City, businesses and neighbors
- The amendment will provide an additional tool in the City's redevelopment tool box.

CITY OF SOUTHFIELD RESOLUTION OF ADOPTION

2022.82

AYES: Banks, Brightwell, Frasier, Hoskins, Mandelbaum, and Taylor

NAYS: None ABSENT: Crews

RESOLVED: That Ordinance No. 1750, Rezone 4.62 acres of land from R-1, Single Family to Residential Unit Development District (RUDD), property located at 21030 Indian Street, Sidwell Parcel 2431-376-033 (PZRRUDD22-0001) is hereby enacted.

I, Sherikia L. Hawkins, the duly elected and qualified City Clerk of the City of Southfield, County of Oakland, State of Michigan, do hereby certify that the foregoing resolution was adopted by the Southfield City Council at their Regular Council Meeting held on Monday, March 21, 2022, 26000 Evergreen Road, Southfield, Michigan.



Dated: March 25, 2022

Sherikia L. Hawkins, City Clerk

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CITY OF SOUTHFIELD RESOLUTION OF ADOPTION

2022.81

AYES: Banks, Brightwell, Frasier, Hoskins, Mandelbaum, and Taylor

NAYS: None ABSENT: Crews

RESOLVED: That the Amendment to the Sustainable Southfield Comprehensive Master Plan to include the John Grace Revitalization Plan supplement, Draft dated March 11, 2022, as amended, in accordance with Article 4, Section 5.59, Comprehensive Master Plan Procedure, Chapter 45, Zoning, of Title V, Zoning and Planning of the Code of the City of Southfield, and the Michigan Planning Enabling Act, Public Act 33 of 2008 be approved for the reasons set forth in the City Planner's recommendation; i.e.:

- The amendment, as prepared by the City of Southfield Planning Department, the City of Southfield Planning Commission and residents, has been thoroughly studied by the Planning Commission at their Planning Commission Study Meetings and Regular Meetings.
- 2. The amendment will serve to promote the adaptive re-use of the John Grace School for affordable senior housing and amenities as proposed in the Plan and makes public improvements near the subject site. The Plan provides for 60 affordable housing units in addition to a .62-acre public park and indoor community space available for reservation. The plan will provide for the transition from the single-family neighborhoods to the north into the more intensely developed areas along W Eight Mile Road and Grand River Avenue to the south. The improvements will likely activate continued investment from the City, businesses and neighbors
- The amendment will provide an additional tool in the City's redevelopment tool box.

BE IT FURTHER RESOLVED: That Resolution for the John Grace Revitalization Plan is hereby approved.

I, Sherikia L. Hawkins, the duly elected and qualified City Clerk of the City of Southfield, County of Oakland, State of Michigan, do hereby certify that the foregoing resolution was adopted by the Southfield City Council at their Regular Council Meeting held on Monday, March 21, 2022, 26000 Evergreen Road, Southfield, Michigan.



Dated: March 25, 2022

Sherikia L. Hawkins, City Clerk

Appendix B: RUDD Review

TO: Planning Commission

FROM: Terry Croad, AICP, ASLA, Director of Planning

DATE: February 4, 2022

RE: PZRRUDD22-0001 John Grace RUDD Rezoning

Review

Sidwell Number: 24-31-376-033 Current Zoning: R-1, Single Family

Dear Commissioners,

Attached are our comments as they relate to the proposed rezoning for the adaptive reuse of the historic John Grace High School (the "Site") for 60 multifamily units by Lockwood Companies (the "Applicant").

The John Grace Arms is a proposed multifamily community designed to provide affordable senior housing and a variety of recreational, social, cultural, and community-oriented opportunities for its residents and the John Grace neighborhood. The apartment community as proposed will consist of 51 one-bedroom apartments and 9 two-bedroom apartments. The existing historic John Grace School will be adaptively reused to house 18 residential units comprised of 14 one-bedroom apartment and 4 two-bedroom apartments. The kindergarten space will be transformed into a quiet reading and activities room. The gymnasium will serve as a community space for the residents and the surrounding neighborhood. The addition will consist of 42 residential units comprised of 37 one-bedroom units and 5 two-bedroom units. The design is intended to respect and complement the aesthetic of the existing John Grace School. The exterior of the new building is to be primarily brick and the windows will have a similar character to the existing windows.

RESIDENTIAL UNIT DEVELOPMENT DISTRICT (RUDD) REZONING STANDARDS:

1. PROJECT DESIGN STANDARDS:

A. Location.

The Site is currently zoned R-1, Single Family. The Applicant is proposing a zoning map amendment to trigger the RUDD overlay for the Site.

B.Permitted Uses.

Along with the residential uses authorized in the zoning ordinance, the Applicant proposes several eligible uses for the Site beyond multifamily residential, including:

- 1. Community space for RUDD resident and neighborhood use.
- 2. Parks and recreation areas for RUDD resident and neighborhood use.
- Accessory uses to the RUDD such as a reading/game room, laundry facilities, office space, and storage spaces.

C. Residential Density.

For comparison, the density standards for dwelling units (DU) and lot area (SF) set forth in Article 7 of the zoning ordinance for Multiple Family Residential Districts (RM) are considered. The density of the proposed plan is as follows:

RM Standard Proposed

DU per acre: 29 DU (Maximum) 60 DU / 4.62 acres = **12.9**

DU/acre

Lot area per DU: 1,500 SF (Minimum) 201,247 SF / 60 DU

= 3,354 SF/DU

Based on the above information, the proposed development does not breech any existing density requirements of the zoning code, will not impose undue burden on existing city services, and will not be out of character within the neighborhood as a low-rise, multiple family adaptive reuse.

D. Applicable Base Regulations.

Unless waived or modified in accordance with the procedures and standards set forth in the zoning ordinance, the yard and bulk, parking, loading, landscaping, lighting, and other standards set forth in Article 7 of the zoning ordinance for a Multiple Family Residential District (RM). Off-street parking requirements are set forth in Article 4.

Dimensional Standards:

RM Standard Proposed

Front Yard: 50 ft. (Minimum) 70.3 ft. (Existing)

Rear Yard: 50 ft. (Minimum) 42.7 ft.

Side Yard (Lesser):50 ft. (Minimum) 23 ft. (Existing)

Height: 30 ft. (Maximum) ~32.5 ft. (Existing)

Floor Area: 525 SF (1-bed, Minimum) 410 SF (Smallest)

700 SF (2-bed, Minimum) 850 SF (Smallest)

Elderly Residential Standard Proposed

Parking Spaces: 30 (Minimum) 62

The non-conforming side yard and building height dimensions indicated in the plan pertain to the existing historical building and are legally non-conforming. The non-conforming rear yard and square footage dimensions should be given special consideration in the approval of the RUDD.

The proposed rear yard setback variance is minimal. Proper landscape and fence screening, as explained later in this letter, can serve as a visual buffer between the proposed RUDD and the adjacent R-1, Single Family Residential lots. Regarding the minimum square footage of dwelling units, Article 7, Section 5.84(2) establishes standards for special approval concerning housing for the elderly from which the minimum standards were derived. Additionally, up to 25% of the dwelling units (15 DU) can be of an efficiency type between 425 and 525 square feet. Five units, all 1-bedroom, and all part of the existing building, fall outside of the standard minimum as proposed. Three can be considered under the efficiency standard, however, two units, one at 420 square feet, the other at 410 square feet, would continue to be out of compliance. When considering the historic nature of the building, the arrangement of the units, and the need for economy and efficiency to deliver affordable senior housing, the Commission should consider allowing the floor area variances for these two units. Through the RUDD agreement, the Commission can ensure all measures are taken to produce a high quality of development and maintain the accessibility and safety of these units.

E.Regulatory Flexibility.

Beyond those variances explained above, no other departures from the zoning code are evident in the proposed plan at this time. As the project progresses past preliminary approval, additional scrutiny shall be given to proposed landscaping, lighting, signage, utilities, and drainage.

F. Open Space Requirements.

The development as proposed meets the minimum open space requirement of 25 percent; approximately 57 percent of the site is pervious open space, which primarily consists of the front yard setback, the proposed public park and playground, and the proposed courtyard. The park accounts

for about 14 percent of the site. Additionally, within the courtyard, there appear to be two proposed pavilions for outdoor gathering and a dog walk area. The developer will dedicate this open space through an irrevocable conveyance, thereby ensuring its development and future use as open space in addition to the provision of its maintenance should it become a public nuisance.

G.Frontage and Access.

The Site is located on, and will maintain direct access to, Indian Road, a public thoroughfare. The proposed plan does not include construction of indirect access to any public road. Vehicular access is provided by Indian Road and adjacent thoroughfares. A pedestrian sidewalk currently exists on the site but is not contiguous with the broader sidewalk network at this time. Similarly, an on-street biking network is not currently available to the Site; however, the City's Non-Motorized Asset Management Plan indicates onstreet improvements targeted for the nearby Shiawassee and Inkster corridors. Further improvements to the nonmotorized pathway networks, including filling of sidewalk gaps, are expected with the reactivation of the Site. The proposed development includes 5-foot wide paths for pedestrian and bicycle circulation on-Site as well as 12 bicycle parking spaces.

H.Natural Features.

Above and beyond the open space requirement above, the Site is and will remain primarily open space, with a portion being dedicated to passive and active public park and recreation space.

I.Utilities. All utility lines serving the Residential Unit Development District (RUDD), whether designed for primary service from main lines or for distribution of services throughout

the site, shall be placed underground at all points within the boundaries of the site.

Provision and placement of all utilities will be reviewed and approved by the City Engineer prior to final approval.

J.Additional Considerations.

The Planning Commission shall take into account the following considerations, which may be relevant to a particular project: perimeter setbacks and screening; thoroughfare, drainage and utility design; underground installation of utilities; insulating the pedestrian circulation system from vehicular thoroughfares and ways; achievement of an integrated development with respect to signage, lighting, storm water management, green infrastructure, landscaping and building materials; and noise reduction and visual screening mechanisms from vehicular thoroughfares and ways.

Landscaping, Drainage, and Screening

A complete landscape plan and screening plan, including the method of screening for dumpsters, utilities, and adjacent residential lots; the landscaping of parking lots; and the provision of drainage controls and green infrastructure shall be included before final approval is granted. The landscape plan, drainage plan, and screening plan shall conform to the relevant section of Article 4 of the zoning ordinance.

Historic Preservation and Architectural Characteristics

The Site includes the John Grace High School building, which will be restored. Complete plans and renderings noting the materials, colors, finishes, and other architectural characteristics of both the existing building and the new addition will need to be included and shall conform to

Chapter 50 of the Southfield City Code governing historic preservation.

Lighting and Signage

A complete lighting and signage plan, including a photometric schedule, shall be included before final approval. Parking lots, walkways, and park facilities will need to be adequately lit to allow for safety and accessibility within the Site. Signage should include all directional marking for the safe and efficient flow of traffic and pedestrians through the Site. All lighting and signage shall conform to Section 5.22-4 of the zoning ordinance.

Public Art

The proposed plan shall include the provision of public art or donation to the public art fund before final approval and shall conform to Section 5.22-5 of the zoning ordinance.

Utilities

Provision for utilities within the Site shall comply with the Southfield City Code and will require final approval by the city engineer.

2. DEVELOPMENT STANDARDS AND REQUIREMENTS:

A.Conformance with the Residential Unit Development District (RUDD) Concept. The overall design and all uses proposed in connection with a Residential Unit Development District (RUDD) shall be consistent with and promote the intent of the Residential Unit Development District (RUDD) concept as described in Section 5.22-3-1(A), as well as with specific project design standards set forth herein.

1) Minimum Lot Size.

The proposed lot size for the development is **4.26 acres** and meets the minimum requirements for a Residential

Unit Development District of **3.75 acres** of contiguous land.

2) Compatibility with Future Land Use Plan.

According to the Low Density Multiple-family Residential land use as described in *Sustainable Southfield*, as amended, the "development should include high-quality design that emphasizes pedestrian connections with surrounding uses, provides alternative housing options, and act as a buffer between single-family neighborhoods and higher intensity uses."

The proposed development will adaptively reuse an existing historic school building and will include an addition of such a quality that matches the original character of the building, thus being seamlessly integrated into the neighborhood. Additionally, the development will emphasize pedestrian connections through a dedicated park and its inherent density allowing for greater access and transition from the single-family uses to the north and west to the more intense uses along Eight Mile Road. The affordable senior housing options will allow for "aging in place" and accommodate Southfield's aging population.

3) **Economic Impact**.

The proposed development will provide positive economic impact to the community through the reuse of a vacant lot, the provision of park and community spaces, and the increased economic activity from additional residents. Property values can be expected to increase with time as the development progresses.

4) Usable Open Space.

The proposed development provides a variety of usable open space including:

- a. An approximately .6 acre public park and playground.
- b. A residential courtyard and two pavilions with a dog walk area.
- c. Ample front yard space that could host gardens or art installations.

The dwelling units in the new addition will also have private balconies for resident use.

5) Unified Control.

The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.

The Applicant shall provide Proof of Ownership prior to final approval.

6) Legal Documentation.

The applicant shall provide legal documentation of single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors. These legal documents shall bind all development successors in title to any commitments made as a part of the documents. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is given to the City Clerk & City Attorney.

All legal documentation is to be reviewed and approved by the City Attorney prior to final approval.

B. Compatibility with Adjacent Uses. The proposed Residential Unit Development District (RUDD) shall set forth specifications with respect to architectural integrity, height, setbacks, density, parking, circulation, green infrastructure, landscaping, views, and other design and layout features which exhibit due regard for the relationship of the development to surrounding properties and the uses thereon. In determining whether this requirement has been met, consideration shall be given to:

1) Access to major thoroughfares.

The Site has direct access to Indian Road, which feeds into Eight Mile Road, a major 8-lane thoroughfare, approximately 630 feet south of the lot and into Shiawassee Street approximately 500 feet north of the lot. From Eight Mile Road, there is direct access to two additional 8-lane thoroughfares: Telegraph Road 1.7 miles to the east and Grand River Avenue less than 3,000 feet to the west. From Telegraph Road, access to interstates I-696 and I-96 provide connection to the greater Detroit Metropolitan Area.

2) Estimated traffic to be generated by the proposed development.

An estimated traffic plan has not been proposed. Due to the primary use of the Site as a senior living establishment, along with the park and recreation space, minimal daily traffic increases can be expected.

3) Proximity and relation to intersections.

Major intersections described above in item #1.

4) Adequacy of driver sight distances.

For the access drive on the north end of the Site, the sight distance to the nearest intersection (Emmett and Indian) is approximately 100 feet. From the main access drive on the south end of the Site, the sight distance to the nearest intersection (Byron and Indian) is approximately 260 feet. Landscaping shall be maintained so as not to obstruct the sight of a driver along Indian Road or that of a driver entering or exiting the Site.

5) Location of and access to off-street parking.

The proposed development provides sufficient offstreet parking in two lots, one lot to the east of the new addition composed of 29 parking spaces and one lot to the north of the existing building composed of 33 parking spaces.

7) Required vehicular turning movements. The plan shows that both standard vehicles as well as Fire Trucks can maneuver around the site as needed.

8) Provisions for pedestrian circulation.

The proposed plan maintains and enhances pedestrian circulation through the Site. Additional 5-foot walkways will be added to circumnavigate the new addition as well as to access the park space directly from the public right-of-way. Additional details for circulation through the courtyard will need to be provided.

9) Access and connection to non-motorized pathways & public transit.

The closest non-motorized pathways lie along Shiawassee Road, about 500 feet north of the lot. This includes paved shoulders/bike lanes and shared use paths. These feed into more complete networks of bicycle lanes and sidewalks along Nine Mile and Beech Road. The regional transit service, SMART, has a fixed route along Telegraph Road and a portion of Eight Mile, with the nearest stop just over one mile away from the Site. Detroit Department of Transportation (DDOT) also has a fixed route along Eight Mile, though no stops are available near the Site.

C. Protection of Natural Environment.

No regulated woodlands or wetlands exist on the site. There are 20 trees located on the site, including four landmark trees. Care should be taken to preserve or replace all trees on site. Additional plantings should be considered for the park space and rear yard to provide shading, screening, and beautification. The development must be in compliance with all applicable environment protection laws and regulations.

D. Compatibility with the Future Land Use Plan.

The proposed development touches on all six principles guiding *Sustainable Southfield*, as amended, and is consistent with several objectives related to each principle, including:

1) Livable Build Environment

- Encourage design standards appropriate to the community context.
- Provide accessible public facilities and spaces.
- Conserve and reuse historic resources.

2) Harmony with Nature

• Provide for renewable energy use.

3) Resilient Economy

Encourage community-based economic development and revitalization.

• Provide and maintain infrastructure capacity in line with growth or decline demands.

4) Interwoven Equity

- Provide a range of housing types.
- Plan for the physical, environmental, and economic improvement of at-risk, distressed, and disadvantaged neighborhoods.
- Plan for improved health and safety for at-risk populations.
- Provide accessible, quality public services, facilities, and health care to minority and lowincome populations.
- Upgrade infrastructure and facilities in older and substandard areas.

5) Healthy Community

- Plan for physical activity and healthy lifestyles.
- Provide accessible parks, recreation facilities, greenways, and open space near all neighborhoods.
- Plan for access to healthy, locally grown foods for all neighborhoods.
- Plan for equitable access to health care providers, schools, public safety facilities, and arts and cultural facilities.

6) Responsible Regionalism

- Coordinate local and regional housing plan goals.
- Delineate designated growth areas that are served by transit.
- Enhance connections between local activity centers and regional destinations.
- Include regional development visions and plans in local planning scenarios.
- Encourage consistency between local capital improvement programs and regional infrastructure priorities.

E. Compliance with Applicable Regulations. The proposed Residential Unit Development District (RUDD) shall be in compliance with all applicable Federal, state, and local laws and regulations.

The Applicant shall furnish a statement of the project's compliance with all Federal, State, and local laws.

Appendix C: Lockwood Documents



27777 Franklin Rd, Suite 1410 Southfield, MI 48034-2337 248.203.0991

Proximity to Amenities

Please find the scoring criteria and the correlating amenity below:

- a) Full-Service Grocery/Supermarket
 - Busch's CARES Market 27835 Shiawassee Street, Farmington Hills
 - ➤ Spartan Foods 25850 Grand River Avenue, Redford Charter Township
- b) Pharmacy
 - Walgreens 27750 Grand River Ave, Farmington Hills
 - Beaumont Pharmacy 28100 Grand River Avenue, Suite 101, Farmington Hills
- c) General Medicine Physician/Clinic
 - Beaumont Urgent Care by WellStreet 27810
 Grand River Avenue, Farmington Hills
 - ➤ Farmington Village Family Practice 28100 Grand River Avenue, Farmington Hills
- d) Public School
 - Stuckey Center 26000 Fargo, Redford Charter Township
 - Beech Elementary School 19990 Beech Daly Road, Redford
- e) Community Organization & Food Pantry
 - Salvation Army Church & Community Center 27500 Shiawassee Street, Farmington Hills
- f) Employment Center

- ➢ Beaumont Hospital, Farmington Hills 28050 Grand River Avenue, Farmington Hills
- g) Public Park
 - Seminole Public Park Seminole Street, just North of Shiawassee Street
 - Olde Town Park Crossroads of Independence Street & Waldron Street
 - Beech Woods Recreation Center & Park 22200 Beech Road, Southfield
- h) Job Training Center
 - CARES of Farmington Hills 27835 Shiawassee Street, Farmington Hills
- i) Food Pantry
 - Salvation Army Church & Community Center –
 27500 Shiawassee Street, Farmington Hills
 - CARES 27835 Shiawassee Street, Farmington Hills

Full-Service Grocery/Supermarket (Points: 5)

Busch's CARES Market is a fully stocked, local grocery store. From fresh fruits and vegetables, refrigerated and frozen foods, canned goods, and drinks galore, Busch's CARES has anything one might need or want. Busch's CARES Market accepts Bridge Card, debit or credit card, or cash. Every purchase helps to support a local food pantry. Please use the linked website below to find out more information.

http://caresfh.org/buschs-cares-market/

Spartan Foods is a locally owned grocery store where fresh produce and dairy is brought in every day. Please use the linked website below to find out more information.

https://spartan-foods.com/

Pharmacy (Points: 3)

Walgreens has been in neighborhoods servicing the community as a local pharmacy for 120 years. Their history and longevity speak volumes to the quality of service they provide, and how important

their impact is on the community. Please use the linked website below to find out more information.

https://www.walgreens.com/locator/walgreens-27750+grand+river+ave-farmington+hills-mi-48336/id=6313

Beaumont Pharmacy Located on the Beaumont Hospital, Farmington Hills Campus. Please use the linked website below to find out more information.

https://www.beaumont.org/locations/pharmacy-south-medical-building-farmington-hills

General Medicine Physician/Clinic (Points: 3)

Beaumont Urgent Care by WellStreet provides immediate care for ailments and illnesses alike. Having an urgent care locally can help alleviate bigger hospitals and can result in quicker doctor visits for patients. Beaumont Urgent Care by WellStreet can handle illness, injuries, and testing/vaccines. Please use the linked website below to find out more information.

https://www.wellstreet.com/office-locations/beaumont-farmington-hills-urgent-care/

Beaumont Farmington Village Family Practice Place your family's health in the hands of the Beaumont doctors at Farmington Village Family Practice, and you'll get more than just highly qualified health care professionals. Beaumont doctors are most preferred in Southeast Michigan and provide access to our connected network of experts. Please use the linked website below to find out more information.

https://www.beaumont.org/locations/farmington-village-family-practice

Public School (Points: 2)

Stuckey Center is a public school located nearby to John Grace Senior Apartments. The Stuckey Center is incorporated with Redford Union School District. Please use the linked website below to find out more information.

https://www.redfordu.k12.mi.us/stuckey-student-services/?nc272299 ArchiveToggle=False

Beech Elementary School is a public school located within a 1-mile radius of John Grace Arms. This school is part of the Redford Township School District. Please use the linked website below to find out more information.

https://www.redfordu.k12.mi.us/beech/

Community Organization (Points: 2)

Salvation Army Church and Community Center provides so many different offerings. The most congruent option for John Grace Senior Apartments is "Senior Camp", a summer camp for seniors. Other options available include: Rent, Utility, and Mortgage assistance, Emergency Food, Automobile, and Hope repair. For families with children under 18 years old, they offer "Pathway of Hope for Families", which helps create self-sufficiency for families that are struggling. Please use the linked website below to find out more information.

https://centralusa.salvationarmy.org/farmingtonhills/

Pathway of Hope for Families

Pathway of Hope is a holistic Salvation Army approach to create a path out of poverty. We provide targeted services to families with children under the age of 18, both traditional and non-traditional family structures, that desire to break the cycle of crisis. Through case management, we focus on a family's capabilities and raise hope by empowering them to overcome barriers on the path to self-sufficiency. Families set their own goals, and we partner with them to provide the resources needed to accomplish each one.

Rent, Utility, Mortgage, Emergency Food, Automobile, and Hope Repair Assistance

Assistance is available for southwestern Oakland County. Please fill out this form to make an appointment with us.

Food Pantry

- Drive thru on Wednesday starting at 10 am
- Emergency food available upon need

Community Meal

- The 2nd Tuesday of every Month we offer a Senior Luncheon at 11:30 am. Please call to RSVP 248-477-1153 •
- During the Summer months we offer Breakfast and Lunch to School age youth. Please call for dates and times. (248-477-1153)

Holiday & Seasonal Assistance

The Salvation Army celebrates the birth of Christ by spreading His hope, love and joy to less fortunate members of our community. In fact, our gift-giving programs and fundraising initiatives are a direct answer to God's calling to care for the poor, hungry, sick, and displaced. From physical needs such as grocery, utility and gift assistance, to emotional experiences including holiday events and traditions, to spiritual guidance that provides healing and hope, we work to assist the whole person through gifts that serve the body, mind and soul.

Assistance available:

- Thanksgiving Baskets
- Angel Tree
- Toy Shop
- Adopt-a-Family
- Coats for Kids
- Back to school supplies
- Easter Baskets

Employment Center (Points: 1)

Beaumont Hospital, Farmington Hills currently has 2,380 employees and 623 physicians. Beaumont employs individuals who have completed high levels of education, but also those who may not

have. Please use the linked website below to find out more information. There are 1,498 full-time employees. Please see a letter from Beaumont Hospital.

https://www.beaumont.org/locations/beaumont-hospital-farmington-hills

Public Park (Points: 1)

Seminole Public Park is a park located on Seminole Street, just North of Shiawassee Street. Seminole Park is complete with a play structure and a large open field.

Olde Town Park is located at the intersection Independence Street & Waldron Street. Olde Town Park has tennis courts, multiple play structures, and an open field. While this is the park being highlighted within the neighborhood, there are numerous more in the vicinity: Hearthstone Park and William Grace Dog Park.

The Beech Woods Recreation Center & Park features 17,000 square feet of recently renovated gymnasium space. The Center has the capability to run three collegiate basketball games simultaneously. If volleyball is more your game, the gym has the ability to run four volleyball games at once.

The Beech Woods Recreation Center hosts a number of Southfield Parks & Recreation programs including youth basketball leagues in the fall, winter, and spring beginning in September, January and April. For more information on our basketball leagues please contact the Beech Woods Recreation center office at (248) 796-4670.

Beech Woods Recreation Center also offers sporting opportunities for people with disabilities and for adults ages 50 years and over. Adaptive programs include wheelchair basketball, golf and tennis. Senior adult programs include bounce volleyball, tennis, pickleball and golf. Check out the Senior Activities page of this site or call (248) 796-4670 for more details.

The park is the City's former golf course and will be completed May of 2022.

https://www.cityofsouthfield.com/departments/parks-recreation/facilities

https://www.cityofsouthfield.com/departments/parks-recreation/beech-woods-park-master-plan2021

Job Training Center (Points: .5)

CARES of Farmington Hills is a community service group to seeks to assist those that are financially disadvantaged. There is a whole slew of resources, services, events, etc. CARES provides to the community. According to their website, one of the services they provide is job training. Please use the linked website below to find out more information. http://caresfh.org/

Food Pantry (Points: .5)

Salvation Army Church and Community Center is a recognized community organization. Additionally, they also have a food pantry to serve the community. In conjunction with the food pantry, there is also a Senior Luncheon once a month. Please use the linked website below to find out more information.

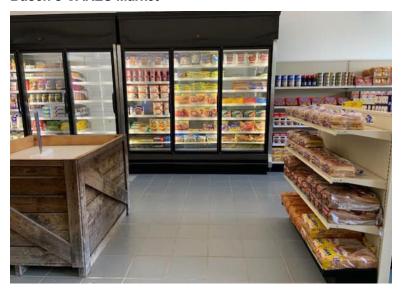
https://centralusa.salvationarmy.org/farmingtonhills/

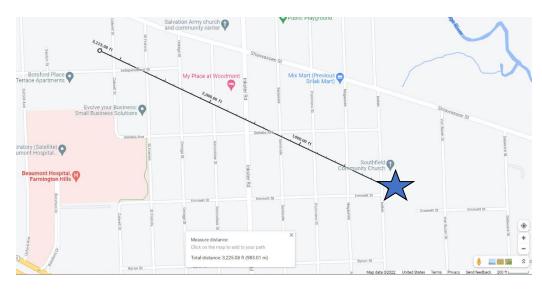
The CARES in Farmington Hills food pantry serves the needs of well over 400 families that have come to depend upon this much needed resource every month. Due to the COVID-19 pandemic, the pantry is only open by appointment.

https://caresfh.org/services/

Please find photos of the amenities located within 1 mile of John Grace Senior Apartments.

Full Service Grocery Busch's CARES Market









John Grace Senior Apartments

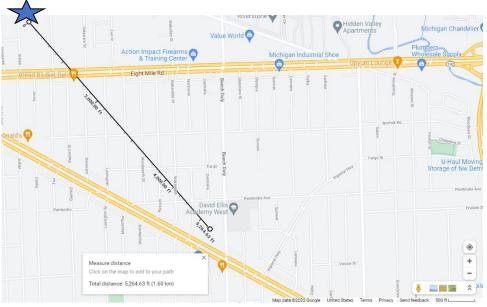


Busch's CARES Market

Full Service Grocery Spartan Foods









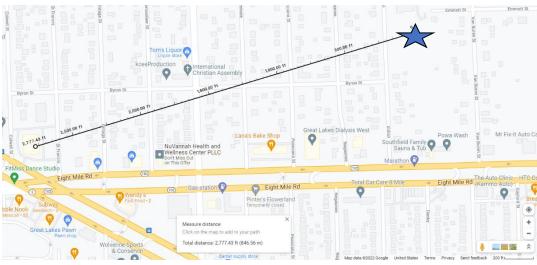
John Grace Senior Apartments



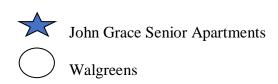
Spartan Foods

Pharmacy Walgreens



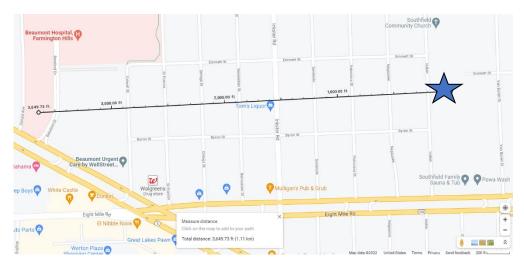






Pharmacy Beaumont Pharmacy







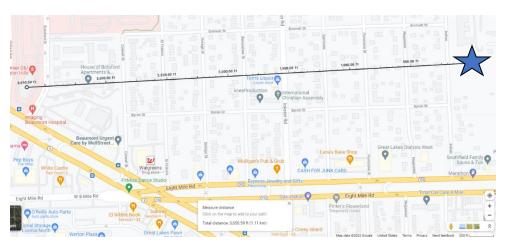


John Grace Senior Apartments

Beaumont Pharmacy

<u>General Medicine Physician/Clinic</u> Beaumont Urgent Care by WellStreet







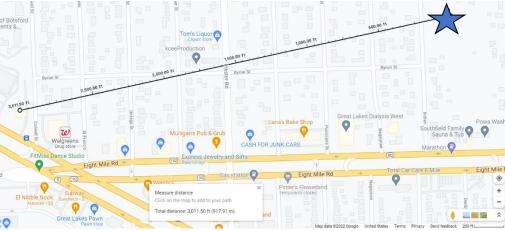


John Grace Senior Apartments

Beaumont Urgent Care by WellStreet

<u>General Medicine Physician/Clinic</u> Beaumont Farmington Village Family Practice









John Grace Senior Apartments

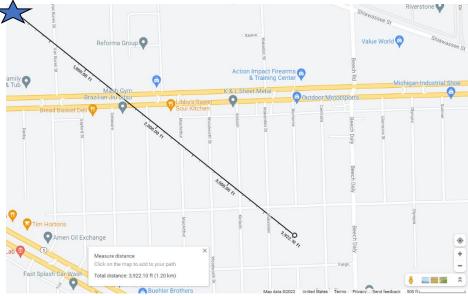


Stuckey Center

Public School Stuckey Center









John Grace Senior Apartments



Stuckey Center

Public School Beech Elementary School









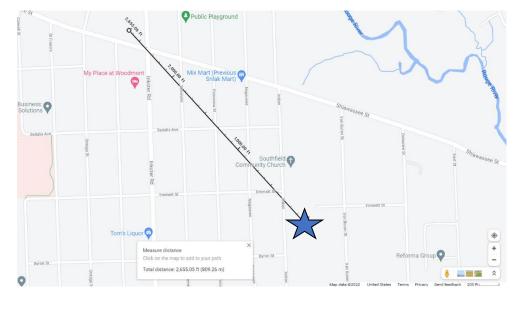
John Grace Senior Apartments



Beech Elementary School

<u>Community Organization</u> Salvation Army Church & Community Center









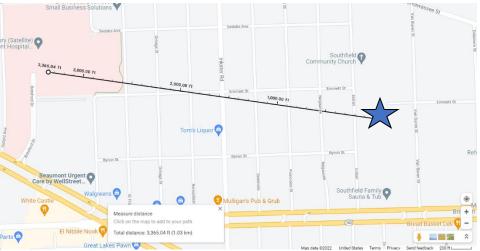
John Grace Senior Apartments

Salvation Army Church & Community Center

<u>Employment Center</u> Beaumont Hospital, Farmington Hills









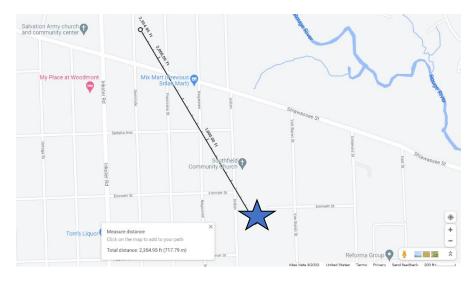
John Grace Senior Apartments

Beaumont Hospital, Farmington Hills

Public Park Seminole Public Park







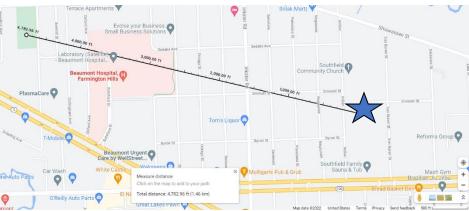


John Grace Senior Apartments

Seminole Public Park

Public Park Olde Town Park









John Grace Senior Apartments

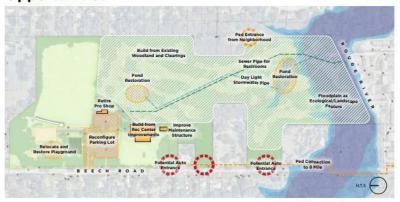
Olde Town Park

Public Park

Beech Woods Park and Recreation Center

Opportunities

Virtual Open House



City of Southfield Beech Woods Park Master Plan







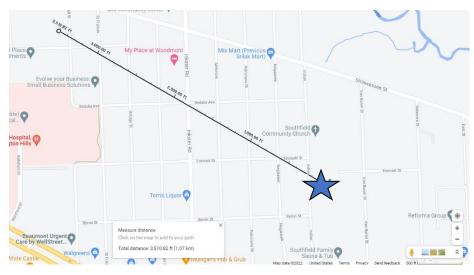




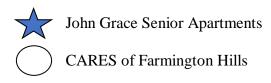


Job Training Center CARES of Farmington Hills









Food Pantry Busch's CARES Pantry and Market









John Grace Senior Apartments

Busch's CARES Pantry & Market



April 1 2022

Michigan State Housing Development Authority 735 East Michigan Avenue Lansing, MI 48909

Re: Transportation Commitment for the Residents of John Grace Arms 21030 Indian Street, City of Southfield

Dear Sir or Madam:

The residents of John Grace Arms will have four bus services available to them. These services include:
a.Lockwood Management - 15-passenger bus
b.Suburban Mobility Authority for Regional Transportation (SMART)
c.Transportation of Southfield Seniors (TOSS)
d.Program of All-Inclusive Care for the Elderly (PACE Southeast Michigan)

Lockwood Management, LLC

A property management representative from Lockwood Management will provide transportation services for tenants residing at John Grace Arms, which is located at 21030 Indian Street, Southfield. Lockwood Management will offer a Dial-A-Ride program, providing transportation services from 7 a.m. to 9 p.m. Monday through Sunday. Residents will notify Lockwood Management when they require transportation services.

The destinations provided by Lockwood Management will be located within 10 miles from John Grace Arms. Lockwood Management will entertain appointments made outside of the 10-mile destination guideline as long as they are made in advance and benefit the tenant's economic, cultural, health or social outcomes.

Residents will meet at the property manager's office for pickups and drop-offs. The manager's office is located on the first floor of the former historic school (please see the attached floor plan).

Additionally, upon the full occupancy of John Grace Arms, a Lockwood representative will meet with all residents to create a list of their transportation needs and locations. An existing schedule has been proposed for tenants; however, this schedule will be modified upon the input from the tenants. We will form a Resident Service Council Committee and one area of concern will be transportation services to educate and notify tenants of additional SMART, TOSS and PACE transportation services.

Lockwood Management, LLC

Note: All pickup and drop offs will be made at the rear entrance of the John Grace Arms former school building (please see the following page). Below is a proposed tenant schedule that can be modified per the tenant's requests. Lockwood Management owns a 15-passenger bus that will be available to John Grace Arms. This bus is ADA compliant.

Weekly Schedule:

Monday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Tuesday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Wednesday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Thursday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Friday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Saturday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Sunday: 7 a.m.; 9 a.m.; 11 a.m.; 1 p.m.; 3 p.m.; 5 p.m.; 7 p.m. and 9 p.m.

Note: All transportation services provided by Lockwood are free to the tenants. We will also modify and expand these service times upon requests from tenants.

The project sponsor hopes that MSHDA will determine the Lockwood 15-passenger bus is a comparable transportation solution. It will be available 7 days per week and have the capacity to adequately serve all the tenants in the development. Lockwood's bus will allow each tenant in the development to take at least two trips during the week and weekends.

All transportation services are free of charge. Tenants will not be charged for Lockwood's bus transportation services.

Suburban Authority for Regional Transportation (SMART)

The Suburban Mobility Authority for Regional Transportation (SMART) public bus services will provide additional bus services to the tenants of John Grace Arms. All vehicles are equipped with lifts to accommodate wheelchairs and scooters, as well as for those using canes and walkers. Floor plans for the SMART bus are on the following page.

The City of Southfield in partnership with SMART offers a SMART Connector Service. The SMART Connector service is a curb-to-curb bus service. Passengers will be picked up from John Grace Arms and transported to full service public bus stops and destinations. There are three fixed SMART bus routes located less than 3/4 of a mile from John Grace Arms. The fixed routes are:

1.Route 305

2. Route 805

3.Route 280

At the intersection of Grand River Avenue and Poinciana Street, approximately 0.4 miles southwest of John Grace Arms, there is a public bus stop for Routes 305 and 805. Please see the enclosed map. Route 305 and 805 connects to Grand River and downtown Farmington plus Farmington Hills, Southfield, Redford and Downtown Detroit.

Also included is a SMART bus route map and schedule for Route 280 which offers services on Grand River, Beech Daily and Middlebelt south connects Dearborn Heights, Garden City, Romulus and Taylor. SMART's connector and TOSS services will connect tenants to these routes from Monday through Friday

Service hours are Monday through Friday from 6 a.m. to 6 p.m. Residents can make reservations from Monday through Friday from 7 a.m. to 4 p.m. Connected trips can be booked up to six days in advance for medical trips and two days in advance for general trips.

Please see a brochure plus a letter prepared by Daniel Whitehouse of SMART regarding their Connector Service. The three fixed bus routes are included as well.

Transportation of Southfield Seniors (TOSS)

The City of Southfield and SMART also offer TOSS (Transportation of Southfield Seniors), which can be contacted Monday through Friday from 8 a.m. to 1:30 p.m. Like the SMART Connector Service, riders can transfer to other bus services. TOSS is available for any persons aged 55 and older.

Per the City of Southfield's website, please find detailed information regarding the TOSS service.

https://www.cityofsouthfield.com/visitors/transportation

TOSS

Mobility is critical to people of all ages. It provides independence. Those without the ability to drive often feel "trapped" in their homes. The City of Southfield and SMART are continuously working together to improve community transit service to accommodate the needs of Southfield's senior citizens and those with disabilities.

TOSS is currently taking reservations for medical appointments, offices, banks, shopping and grocery trips.

Properly worn facemasks are required for all riders, including assistants and drivers. Buses are cleaned after each ride.

Appointments are scheduled on a first-come, first-serve basis. If there are questions or to schedule an appointment please call (248) 796-4658. Leaving a name, phone number and a short message will be best when looking to schedule an appointment.

If you need other transportation services, please call the SMART Connector at (866) 962-5515. TOSS uses lift-equipped buses to transport senior residents (age 60+) who reside in Southfield or Lathrup Village within the boundaries of Fourteen Mile Rd. to the north, Eight Mile Rd. to the south, Middlebelt to the west, and Coolidge to the east.

TOSS accommodates permanently physically challenged persons of any age. TOSS does not provide same day or next day transportation.

For information and arrangements please call the TOSS office at (248) 796-4658, Monday through Friday from 8:00 a.m. - 1:30 p.m. or leave a message after hours and we will get back to you as soon as possible, within business hours. A donation of \$5 per round trip is suggested. Additional donations are welcome.

Ascension Health and Beaumont Hospitals, CDBG (Community Development Block Grant), the City of Southfield and SMART, jointly make this transportation possible by grants."

TOSS' service times are Monday through Friday from 8:30 a.m. to 3:30 p.m. (https://www.myride2.com/transit_providers/toss-transportation-of-southfield-seniors/)

At any time, residents are unable to use the SMART Connector Service or TOSS transportation services, Lockwood Management will offer free bus services. Residents must notify management within 24 hours of their planned trips.

PACE Southeast Michigan

Per PACE's website: https://www.pacesemi.org/supportive-services

"Our goal is to provide our frail senior community members with the care, medical treatment and support they need to achieve the highest quality of life — while staying independent as long as possible. Our elder care experts offer an alternative to nursing home placement that features comprehensive, coordinated care for a senior's medical, social and physical needs, while also providing peace of mind for family caregivers."

"In addition to the main PACE services we offer, our expert elder care team helps coordinate other supportive services determined necessary to improve and maintain your overall health – while offering support to you and your caregivers.

Our supportive services include:

Skilled home health and home care services

- Wound care
- Patient and caregiver education
- Intravenous or nutrition therapy
- Injections
- Monitoring serious illness and unstable health status

Medical transportation services

- •Non-emergency rides to health care visits
- Coordinated by our transportation manager

Family / caregiver support services

- Caregiver support group
- Respite

Rehabilitation and durable medical equipment

- Wheelchairs
- Oxygen
- Diabetic testing supplies

Personal care needs

- Incontinence supplies
- •Assistance with Activities of Daily Living in our center and your home"

Please see a brochure regarding PACE of Southeast Michigan.

Funding for free transportation has been a long-term commitment of Lockwood Management and no tenants will be charged for utilizing Lockwood Management's bus services.

Respectfully Submitted,

Janay Eisenmenger Director of Acquisitions

John Grace Arms - On-Site Bus Stop Shelter



Lockwood- Passenger bus to be Used for Transportation Services



Appendix D: MSHDA Guidelines



Low-Income Housing Tax Credit Program 2019 - 2020 Qualified Allocation Plan www.michigan.gov/mshda City of Southfield John Grace Revitalization Plan 39 DRAFT 9/12/18 *for discussion purposes only* 2019-2020 QUALIFIED ALLOCATION PLAN

2019-2020 QUALIFIED ALLOCATION PLAN STATE OF MICHIGAN LOW-INCOME HOUSING TAX CREDIT PROGRAM

I. INTRODUCTION

The Low-Income Housing Tax Credit (LIHTC) program offers a financial incentive to construct, rehabilitate, and operate rental housing for low-income tenants. Under federal law, LIHTC is required to be allocated according to a Qualified Allocation Plan (QAP). The QAP is required to set forth selection criteria used to determine housing priorities appropriate to local conditions in Michigan.

II. TAX-EXEMPT FINANCED PROJECTS NOT SUBJECT TO HOUSING CREDIT CEILING

In accordance with Section 42 of the Internal Revenue Code (IRC), tax-exempt bond financed projects are

required to satisfy certain basic requirements for allocation of LIHTC and are subject to the QAP. These

projects are not, however, subject to the LIHTC allocation limits, other QAP requirements from which they

are expressly excepted, or as determined by the Michigan State Housing Development Authority (MSHDA)

(see Tab W - Policy Bulletins).

III. APPROVAL AND MODIFICATION OF THE QUALIFIED ALLOCATION PLAN

A. QAP APPROVAL

Pursuant to federal and state law, the QAP (including the LIHTC Scoring Criteria) shall be prepared by

MSHDA, submitted to the legislature, and approved by the Governor after notice to the public and public

hearing. Notice of the public hearing will be published on MSHDA's website and in newspapers of

general circulation throughout the state at least fourteen (14) days prior to the public hearing. MSHDA

will hold one informational hearing prior to publication of proposed changes to the QAP. After proposed

changes have been published, MSHDA will conduct at least three public hearings, held at such time and

place as determined by MSHDA; however, MSHDA shall give priority to locations that provide the greatest

opportunity for public comment. Comments received shall be taken into consideration, and a written

summary of such comments shall be provided to the Governor together with the request for approval of

the QAP. The QAP, once approved, is valid until it is changed by MSHDA.

B. QAP MODIFICATION

To the extent necessary to facilitate the award of LIHTCs that would not otherwise be awarded, the QAP

may be modified by MSHDA from time to time pursuant to State law. This modification process will

follow the approval process delineated above unless specifically stated otherwise in this document.

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IV. AUTHORITY DISCLAIMER AND ANTI-DISCRIMINATION OBLIGATION

MSHDA shall administer the QAP and the allocation of LIHTC in a manner consistent with both federal

housing policy governing non-discrimination and MSHDA's statutory non-discrimination requirements.

The allocation of LIHTCs is made at the sole discretion of MSHDA. MSHDA and its board members,

directors, employees, and agents shall not be liable for any matters arising out of or in relation to the

allocation or administration of LIHTC.

MSHDA may waive any requirements and/or conditions that are not mandated by Section 42 of the IRC

on a case-by-case basis, including project-specific deadlines, as deemed necessary to facilitate the

administration of the LIHTC Program, to address unforeseen circumstances, and that it determines are in

the best interest of the State of Michigan. In the event a waiver is granted under any of these or other

circumstances, a fee may be charged. Additionally, MSHDA may make adjustments to standard

policies/procedures, if needed, to resolve any administrative errors made in the evaluation of an

application brought to MSHDA's attention following conclusion of a funding round. Potential remedies

may include, but are not limited to making an allocation of credit from a future funding round to a project

that would have otherwise received an award of credit. To the extent that anything contained in this QAP

does not meet the minimum requirements of federal law or regulation, or state law or regulation, such

law or regulation shall take precedence over the QAP.

V. FUNDING ROUND AND PRIORITIES

A. FUNDING ROUNDS

The Authority intends to hold two competitive funding rounds for both 2019 LIHTC and for 2020 LIHTC,

both of which, will be publicized on the Authority's website (www.michigan.gov/mshda).

Prior to each funding round, the following items must be completed:

- (1) Permanent Supportive Housing projects must have their initial meeting with the Continuum of Care (CoC)
- (2) All applicants will be required to submit a request for market study in accordance with the

requirements found in Exhibit I.VI. attached hereto and the guidelines found in Tab C of MSHDA's

Combined Application for Rental Housing Programs,

(3) Preservation projects will be required to submit documentation prior to the funding round

deadline to determine if the project is competitive under the MSHDA Gap Financing Program

(please see Section B.1. for further information on this process)

(4) Developments that are proposing the complete a 4%/9% Mixed Transaction will be required to

submit documentation to MSHDA prior to the funding round deadline

(5) Any projects requesting a waiver of any QAP provisions as part of an application for a competitive

funding round must submit their request in writing prior to the funding round deadline

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(6) Permanent Supportive Housing projects that are applying for the first time will be required to

meet with the Addendum III Review Team prior to the deadline highlighted below

(7) Affordable Assisted Living (AAL) projects must submit a review packet to the AAL Steering

Committee for review and approval prior to the funding round deadline.

(8) Projects applying for Section 811 assistance must submit a Section 811 application by the deadline shown below.

A timeline of applicable deadlines leading up to and including each funding round is included below:

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STAGE OF PROCESS DUE DATE

Initial Meeting with CoC Deadline (PSH Only) Friday, July 16, 2018 Market Study Request Due Date Monday, July 16, 2018 Waiver Request Due Date Wednesday, August 1, 2018

Preservation Level 1 Review Due Date Wednesday, August 15, 2018 4%/9% Mixed Transaction Level 1 Review Due Date Wednesday, August 15, 2018

Addendum III Initial Concept Letter Due Date (PSH Only)

Wednesday, August 15, 2018

Affordable Assisted Living Steering Committee Review

Packet Due Date Wednesday, August 15, 2018

Section 811 Application Deadline Friday, September 21, 2018

Funding Round Due Date Monday, October 1, 2018

Expected Award Notification Date January of 2019

Initial Meeting with CoC Deadline (PSH Only) Monday, December 3, 2018

Market Study Request Due Date Tuesday, January 15, 2019

Waiver Request Due Date Friday, February 1, 2019

Preservation Level 1 Review Due Date Friday, February 15, 2019 4%/9% Mixed Transaction Level 1 Review Due Date Friday,

February 15, 2019

Addendum III Initial Concept Letter Due Date (PSH Only) Friday, February 15, 2019

Affordable Assisted Living Steering Committee Review

Packet Due Date Friday, February 15, 2019

Section 811 Application Deadline Friday, March 22, 2019

Funding Round Due Date Monday, April, 1, 2019

Expected Award Notification Date July of 2019

Initial Meeting with CoC Deadline (PSH Only) Monday, June 3, 2019

Market Study Request Due Date Monday, July 15, 2019

Waiver Request Due Date Thursday, August 1, 2019

Preservation Level 1 Review Due Date Thursday, August 15, 2019 4%/9% Mixed Transaction Level 1 Review Due Date Thursday,

August 15, 2019

Addendum III Initial Concept Letter Due Date (PSH Only) Thursday, August 15, 2019

Affordable Assisted Living Steering Committee Review

Packet Due Date Thursday, August 15, 2019

Section 811 Application Deadline Friday, September 20, 2019

Funding Round Due Date Tuesday, October 1, 2019

Expected Award Notification Date January of 2020

Initial Meeting with CoC Deadline (PSH Only) Monday, December 2, 2019

Market Study Request Due Date Wednesday, January 15, 2020

Waiver Request Due Date Monday, February 3, 2020

Preservation Level 1 Review Due Date Tuesday, February 18, 2020 4%/9% Mixed Transaction Level 1 Review Due Date Tuesday.

February 18, 2020

Addendum III Initial Concept Letter Due Date (PSH Only) Tuesday, February 18, 2020

Affordable Assisted Living Steering Committee Review

Packet Due Date Tuesday, February 18, 2020

Section 811 Application Deadline Friday, March 20, 2020

Funding Round Due Date Wednesday, April 1, 2020

Expected Award Notification Date July of 2020

Fall 2018 Funding Round

Spring 2019 Funding Round

Fall 2019 Funding Round

Spring 2020 Funding Round

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Applications must be received in either MSHDA's Lansing office or MSHDA's Detroit office no later than

5:00 pm on the applicable application due date shown above.

Applications may be sent via delivery

service (e.g., post, overnight, and courier) or personal hand-

delivered service. Applications received after

the due date and time will not be processed. No waiver of the delivery time will be granted.

B. FUNDING PRIORITIES

MSHDA will award LIHTCs to different Categories of housing, as well as to meet Statutory Set-Asides (as

further defined below) of the state's total credit ceiling.

Funding Priorities Percentage

Categories

Preservation Category 25%

Permanent Supportive Housing (PSH) Category 25%

Open Category 25%

Strategic Investment Category 10%

Undesignated 15%

1. PRESERVATION CATEGORY

Allocated to Preservation projects meeting the requirements found in Section VII.B., Exhibit II attached

hereto, and that follow the process outlined below:

For a preservation project to be eligible to apply for 9% LIHTC, it must first be submitted to MSHDA in

order to evaluate whether the project is likely to be competitive under the MSHDA Gap Financing

Program. Please note that existing United States Department of Agriculture Rural Development ("USDA"

RD") financed preservation projects that are composed of 49 units or less will not be required to submit

to MSHDA under the process outlined below before applying under the 9% Preservation Category. The

Gap Financing Program makes available a certain amount of gap financing to be used in combination with

MSHDA tax-exempt bond financing. To perform its evaluation, MSHDA will consider the following:

1. The financial viability of a project based on the pro-forma analysis, site, and preliminary market analysis;

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- The overall capacity and experience of the development team;
- 3. The likelihood that the project will be competitive and be able to proceed with the funds available

in the Gap Financing Program. To determine how competitive a project is likely to be, MSHDA

will primarily evaluate a project's soft to hard debt ratio, which is used to rank the proposals in

the Gap Financing Program, to determine if the project appears to be competitive as compared

to the current or most recent Gap Financing Program funding round. Applicants are encouraged

to view rankings of recent Gap Financing rounds on MSHDA's website to determine with more

certainty whether or not their project has a competitive soft to hard debt ratio. All Preservation

projects (with the exception of existing Rural Development financed preservation projects that

are composed of 49 units less) will be required to submit under the MSHDA Gap Financing

Program regardless of their soft to hard debt ratio. Applicants should note that MSHDA is now

allowing all developments that have a low soft debt to hard debt ratio (the number will be

updated by MSHDA from time to time) to submit for MSHDA Tax Exempt Bond/4% Credit/Gap

Funding at any time, without being required to submit as part of the competitive Gap Financing Round.

Following the analysis above, if, based on MSHDA's determination, a project appears to be a strong

candidate for the Gap Financing Program, the project will need to be completed using the Gap Financing

Program and will be ineligible for 9% LIHTC. However, if, based on MSHDA's determination, a

preservation project is unlikely to be competitive in the Gap

Financing Program; the project will be eligible

to submit for consideration as part of a 9% funding round under the Preservation Category. Additionally,

following an evaluation based on the process outlined above, preservation projects that do compete

under the Gap Financing Program, but that cannot move forward using gap financing with a MSHDA taxexempt

loan (as determined by MSHDA as part of the Gap Financing Program) will be able to submit an

application for credit as part of Preservation Category for 9% LIHTC in a future round. An applicant will

not be able to submit a preservation project for 9% credit unless the project has been submitted to

MSHDA, reviewed based on the criteria above, and MSHDA has determined that the project is unlikely to

be competitive using the available gap funding paired with a taxexempt bond loan.

The Preservation Category will be made available in both the October and April 9% LIHTC funding rounds

of each year. Because of this timeline, an applicant may be evaluated by MSHDA at any time as long as

the submission of the required documentation takes place at least 45 days in advance of the 9% funding

round in which the applicant intends to apply. In order to complete the review outlined above, the

applicant must submit the LIHTC Application and the documents listed under the Preliminary Project

Assessment portion of MSHDA's Addendum IV Exhibit Checklist. MSHDA's determination of the project

as it relates to this assessment and the project's eligibility for 9% LIHTC will be good for a period of one

year provided that there are no changes made to the project that would cause it to be materially different

from what was originally reviewed under the determination. After one year or in the case where there

are material differences in the application, another assessment would need to be made by MSHDA to

determine a project's eligibility for future 9% LIHTC funding rounds. For further clarity, "material

differences" generally includes, but is not limited to, any differences in land and building costs, site work

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and hard construction costs, soft costs, income projections,

operating expense projections, replacement

reserve projections, equity pricing, soft sources, seller financing, and any other funding sources from

interim operations or transfers of existing escrows. MSHDA is aware that there are programmatic

differences between the 9% LIHTC Program and MSHDA Gap Financing Program regarding developer fee

calculations, financing fees, and capitalized reserve requirements and will generally not consider

differences in these areas to be material differences if they are solely a result of the project taking

advantage of differing program requirements.

Projects that are ultimately eligible to be submitted in the 9%

Preservation Category portion of the funding

round will be evaluated and awarded based on the scoring criteria, requirements, and process outlined in

this Qualified Allocation Plan.

2. PERMANENT SUPPORTIVE HOUSING (PSH) CATEGORY Allocated to projects setting aside at least the greater of 15 units or 35% of the units in the development

for new tenants that are PSH-eligible or that are preserving an existing PSH project for which the project

will remain a PSH project; and that also meet the requirements of Addendum III. A project that has more

than 75 PSH units is not eligible to be submitted unless a waiver is granted by MSHDA. Projects meeting

the definition of a PSH project, according to the Addendum III, must be submitted in this Category.

3. OPEN CATEGORY

Allocated to projects not meeting the requirements for either the Preservation Category or the PSH Category.

4. STRATEGIC INVESTMENT CATEGORY

Projects applying in any of the three Categories above can also apply in this Strategic Investment Category

by submitting the documentation necessary to satisfy the requirements outlined in Exhibit III attached

hereto. Projects funded under this Strategic Investment Category will not be subject to the standard

Scoring Criteria and will be evaluated solely based on the sufficiency of the proposal based on Exhibit III

attached hereto and the usual threshold requirements. If MSHDA determines that not all of the credit

under this Strategic Investment Category will be used, the credit will be moved to the "Undesignated

Credit" below for the funding rounds in which the Undesignated Category is applicable. It is anticipated

that very few, if any, projects will meet the requirements to be funded under this Category.

5. UNDESIGNATED CREDIT

The Undesignated Credit in the April 2019 and 2020 funding rounds will be awarded in the following order:

a. MSHDA will use its discretion to place projects awarded from the Categories (including the

Strategic Investment Category) in both the October and April funding rounds into the Statutory

Set-Asides, with the only goal being to fill the Statutory Set-Asides from the projects already

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awarded. If any Statutory Set-Asides remain unmet, Undesignated Credit will be used to fill the

remaining Statutory Set-Asides. Following the conclusion of each funding round, MSHDA will

post a list of awards, which will include an indication regarding which Statutory Set-Aside each

project was awarded from.

b. After all Statutory Set-Asides have been met, any remaining Undesignated Credit will be

allocated to the highest scoring unfunded projects in the round. In performing its analysis of credit to be awarded in the Undesignated Category, MSHDA will not take into

consideration any points for Permanent Supportive Housing awarded in Section F of the LIHTC Scoring

Criteria. All other criteria outlined in the LIHTC Scoring Criteria will apply. PSH projects awarded from

the Undesignated Credit will not be eligible to reduce the number of PSH units in the development or

make changes to areas of the project for which points under the PSH section of the scoring criteria were awarded.

C. STATUTORY SET-ASIDES

- Nonprofits, 10% Qualified nonprofit organizations as required by Section 42 of the IRC and that meet the requirements outlined in Addendum I.
- Rural Housing, 10% Proposed or existing housing projects that fall into one or more of the

following categories: a) financed by a loan guaranteed by Rural Housing Services or a successor

agency; b) funded by a federal program for the development of rural housing; or c) is located in

an area other than a metropolitan area. A list of non-eligible rural communities can be found

on MSHDA's website: Rural Communities List

- **Elderly, 10%** Projects in which 100% of the units serve tenants that conform to the federal agency(s) definition of elderly or the MSHDA definition of elderly under the MSHDA Act.
- Eligible Distressed Areas, 30% Housing projects in eligible distressed areas, which include

proposed or existing housing projects in distressed areas pursuant to MCL 125.1411(u). A list of

Eligible Distressed Areas can be found on MSHDA's website at Eligible Distressed Areas List

With the exception of the nonprofit set-aside, if the LIHTC allocated falls below the set-aside threshold by October 1 of the year in which that credit amount is authorized, MSHDA may reapportion unallocated LIHTC amounts thereafter.

D. LIHTC ALLOCATION LIMITS

- 1. Maximum award per project: \$1,500,000
- 2. Maximum award per Principal (annual credit ceiling): \$3,000,000

Co-developers will be allocated tax credits against the per-Principal limit based upon the percentage of interest in the cash-paid (non-deferred) portion of the development fee, including any costs or other fees that would typically be included in and paid from the developer fee as described in Section X below. For example, if co-developers retain a fifty percent (50%) interest each in the cash-paid (non-deferred) portion of the developer fee, fifty percent (50%) of the tax credits will be counted against each of the developer's per-Principal caps. Parties that have an identity of interest may be treated as a single developer (or Principal) for purposes of the cap if MSHDA concludes, based on the relevant City of Southfield John Grace Revitalization Plan

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facts and circumstances, that the submission of an application by one or more of the applicants is intended, in whole or in part, as a means of circumventing the annual credit ceiling per-Principal cap. If a Principal has not exceeded its annual cap, and there is enough credit under the per Principal cap limits to fund 80% of the proposed project, then MSHDA, in its discretion, may consider 1) fully funding that project; 2) awarding an amount less than the amount requested, but that still makes the project feasible; or 3) awarding only the remaining 80% if it is enough credit to make the project financially viable.

For this purpose, a Principal is defined as any person or entity receiving a portion of the development fee, which shall also be reflected in the Development Team Information portion of the Low-Income Housing Tax Credit Program Application.

3. If the credit remaining in a Category is sufficient to fund 80% of the credit amount approved for

the next highest scoring project in the corresponding Category. MSHDA may 1) consider fully

funding that project by taking the remaining credit from the 15% **Undesignated Credit described**

above; 2) awarding an amount less than the amount requested, but that still makes the project

feasible; or 3) award only the remaining amount of credit to a project if it is shown to be financially

viable. Otherwise, MSHDA will either skip the project to fund the next highest scoring project

that is financially viable with lesser credit or move the balance of the credit to the Undesignated

Credit or the following funding round as applicable, at its sole discretion.

E. WAIVER REQUESTS

Applicants requesting a waiver of any QAP provisions as part of an application for a competitive funding

round must submit their request in writing at least 60 days in advance of all competitive funding rounds.

Any waiver request not submitted within these timeframes will not be considered. While it is not

anticipated that many requests will be granted, MSHDA will endeavor to provide responses to all waiver

requests no later than 30 days in advance of all funding rounds.

NOTE: This waiver request process does

not apply to projects seeking the use of alternative underwriting standards other than those published by

MSHDA. Requests for the use of alternative underwriting standards may be made as part of a funding round submission.

VI. LIHTC FUNDING ROUND PROCESS

MSHDA will hold two funding rounds for both 2019 credit and 2020 credit as outlined below. In each of

the funding rounds, allocations will be made to the highest scoring projects in each of the Categories:

regardless of which Statutory Set-Aside(s) a project otherwise qualifies for. Any credit that is not utilized

in any of the Categories from the October Funding Round will be moved to the April Funding Round for

each respective year. Amounts below are based on an estimated annual credit ceiling of \$26 million.

A. FUNDING ROUND #1: OCTOBER 2018 & 2019 (APPRX 45% OF ANNUAL CREDIT CEILING)

Preservation Category - \$3,900,000 (approx. 15%)

- Permanent Supportive Housing Category \$3,900,000 (approx. 15%)
- Open Category \$3,900,000 (approx. 15%)

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B. FUNDING ROUND #2: APRIL 2019 & 2020 (APPRX 45% OF ANNUAL CREDIT CEILING)

- Preservation Category \$2,600,000 (approx. 10%)
- Permanent Supportive Housing Category \$2,600,000 (approx. 10%)
- Open Category \$2,600,000 (approx. 10%)
- Undesignated \$3,900,000 (approx. 15%)

C. STRATEGIC INVESTMENT CATEGORY - (APPROX. 10% OF ANNUAL CREDIT CEILING)

The Strategic Investment Category may be used to fund qualifying developments from any competitive

funding round at any time at MSHDA's discretion. If MSHDA determines that not all of the credit under

this Strategic Investment Category will be used, the credit will be moved to the "Undesignated Credit" in

the April Funding Round of the corresponding year.

VII. ELIGIBILITY REQUIREMENTS

Certain threshold requirements must be met for all projects, unless otherwise stated in any Addenda or

Policy Bulletins, or waived. Proposals not meeting threshold requirements will not be processed further.

A. GENERAL THRESHOLD REQUIREMENTS

The following Threshold requirements, described in greater detail in Exhibit I attached hereto, will apply

to all projects:

- 1. Application Completeness
- 2. Project Narrative
- 3. Site Control
- 4. Zoning
- 5. Utilities
- Market Study

- 7. Environmental
- 8. Title Insurance Commitment
- 9. Financing
- 10. Acquisition Transfer
- 11. Equity Investor Letter
- 12. Green Policy
- 13. Development Team Capacity
- 14. Affirmative Fair Housing Marketing Plan
- 15. Ownership Formation
- 16. Waiver of Qualified Contract
- 17. Vouchers and Public Housing
- 18. MSHDA Financing Signage

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- 19. Minimum Hard Construction Costs
- 20. Maximum Total Development Cost Per Unit Limit
- 21. Michigan Products
- 22. Phased Developments in the Same Building

B. THRESHOLD REQUIREMENTS – PRESERVATION PROJECTS 'Preservation' applies to the acquisition and renovation of existing affordable properties, which are

currently subject to a low income use restriction. For purposes of determining which category to apply

under, adaptive reuse projects, entirely vacant residential buildings, and projects requiring demolition will

be ineligible to apply under the Preservation category, regardless of whether or not project-based rental

subsidies are being preserved. Only Preservation projects that meet this definition and the threshold

requirements outlined in Exhibit II attached hereto, in addition to the General Threshold Requirements

may receive points for Preservation and apply under the Preservation Category.

VIII. SELECTION CRITERIA

MSHDA will evaluate applications for LIHTC in accordance with the requirements of federal and state law

and the QAP (including any related Policy Bulletins and Addenda) based on the Scoring Criteria. The

Scoring Criteria is incorporated herein as though it were a part of the body of this QAP. The general

areas where projects can receive points in the Scoring Criteria include, but are not limited to: project

location, project financing, project characteristics, and development team characteristics. For further

information on the scoring criteria and specific point values, please refer to the **Scoring Criteria**. Under

no circumstances will any application subject to a competitive scoring process give rise to an entitlement

or legal right to an allocation of LIHTCs. The allocation of LIHTCs shall be entirely at the discretion of MSHDA.

A. HOUSING IN AREAS OF OPPORTUNITY & OTHER NOTES As is outlined in greater detail throughout this QAP, the Scoring Criteria, and other applicable policy

documents, many of the policies that are in place within the 2019-2020 QAP are designed with the intent

of ensuring that affordable housing is available in areas of high opportunity. To accomplish this, the

2019-2020 QAP places a great amount of emphasis on the strength of a project's location by considering

many factors as further highlighted below. It is the intention of these policies to develop and revitalize

housing in areas that have a significant quantity of community amenities, offer tenants access to mobility

and jobs, and that will be a focal point for further future investment.

The following are key criteria within the QAP and other related policies that have a direct correlation to

creating and/or preserving affordable housing and allowing lower income residents to live in areas of greater opportunity:

- 1. Proximity to Transportation
- 2. Proximity to Amenities

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- 3. Education, Health and Well-Being, Economic Security, and Jobs, Goods, and Services
- 4. Developments located within an Opportunity Zone and/or a Rising Tide Community
- 5. Developments near Downtowns/Corridors
- 6. Developments near an Employment Center
- 7. Neighborhood Investment Activity Areas
- 8. Affordable/Market Rent Differential
- 9. Mixed Income Development
- 10. Rural Set-Aside

The QAP has a heavy emphasis on location because strong locations have significant benefits for residents.

Among these benefits are the potential for enhanced quality of life, proximity to employment, and

reduced transportation costs associated with living in walkable areas. Residents desire to live and work

in locations where there is a high quality of life and where there are a multitude of opportunities to

continue to better their current situation. Residents that are in need of affordable housing are no

different in what they desire and affordable housing should be no different in what it offers them. It is

for these reasons that the QAP intentionally focuses on areas of opportunity.

Additionally, on March 7, 2013, the Violence Against Women Reauthorization Act (VAWA) of 2013 was

signed into law. The reauthorization contained several updates to the housing provisions including a

number of legal obligations for owners and managers of rental properties funded by LIHTC. The

Authority is committed to working closely with property owners to ensure onsite compliance and enforcement when necessary.

B. TIEBREAKERS

If, after evaluating projects based on the Scoring Criteria, two projects have identical scores, MSHDA will select between them according to this order of priority: lowest actual amount of credit per unit; highest

sum total score under Section A. Opportunity Criteria of the Scoring Criteria; lowest total development cost per unit.

C. RE-EVALUATION PROCESS

Following completion of a competitive funding round, if an applicant believes there was an error made

during the review process or that an application was not evaluated correctly, an applicant may contact

MSHDA to have a specific portion of the application that was submitted re-evaluated. Any such request

must be made to MSHDA in writing within 7 days of MSHDA making the awards public by posting a list of

awards to the MSHDA website. For purposes of this re-evaluation, MSHDA will not consider any

additional documentation that was not provided with the application, but may consider information

provided by an applicant intended to clarify portions of the application. MSHDA, in its sole discretion,

will determine whether or not the re-evaluation of an application submission should warrant an award of LIHTC.

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IX. UNDERWRITING STANDARDS & APPLICATION OF BASIS BOOST

In making its determination of the LIHTC dollar amount necessary for the financial feasibility of a project

and its viability as a qualified low income housing project throughout the initial credit period, MSHDA will

consider the sources and uses of funds and the total financing planned for the project, and any proceeds

or receipts expected to be generated by reason of tax benefits.

HOWEVER, SUCH A DETERMINATION OF

FEASIBILITY BY MSHDA SHALL NOT BE CONSTRUED TO BE A REPRESENTATION OR WARRANTY AS TO THE

FEASIBILITY OR VIABILITY OF THE PROJECT. Please see Exhibit IV attached hereto for further information

on the underwriting process and standards to be used.

A. APPLICATION OF BASIS BOOST

The "basis boost" has historically been applied to projects in two ways:

- i. Buildings located in a difficult to develop area (DDA) or in a qualified census tract (QCT)
- ii. Section 42(d)((5) provides that state housing credit agencies may award up to a 30 percent

"basis boost" to buildings that States determine need the boost to be economically feasible,

effective for buildings placed in service after July 30, 2008. This additional increase is not

available to buildings located in a Qualified Census Tract, HUDdesignated Difficult

Development Areas, or tax-exempt bond financed projects; and it must be awarded prior to

the issuance of 8609s, subject to tax credit ceiling being available. The Protecting Americans from Tax Hikes (PATH) Act of 2015 made permanent the fixed 9% credit rate.

As a result of that change, in an effort to ensure the efficient allocation of the LIHTC resource, the QAP is

limiting the maximum allowable basis boost for any 9% LIHTC project to 20% based on the criteria outlined in Exhibit V.

Properties meeting any of the criteria found in Exhibit V attached hereto are eligible for a basis boost up

to the percentages listed therein, although they are still subject to the usual evaluation of minimum

credits needed to achieve feasibility.

X. FEE LIMITS

A. DEVELOPMENT FEES

The total amount of any (i) developer fees, (ii) developer guaranty fees, and (iii) consulting fees (excluding

fees to a third party, non-related construction manager included and paid from the construction contract),

will be no more than the maximum development fee allowed to a project as outlined below.

1. DEVELOPMENT FEE - TAX-EXEMPT BOND FINANCED PROJECTS

For projects financed with tax-exempt bonds eligible for 4% credit, the maximum development fee shall

be calculated as follows:

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- a. For projects of 49 units or fewer, the development fee will be the sum of the following:
- i. 7.5% of acquisition costs
- ii. 7.5% of project reserves
- iii. 20% of all other development costs, excluding developer fee, developer overhead, and developer consulting fee.
- b. For projects of 50 units or more, the development fee will be the sum of the following:
- i. 7.5% of acquisition costs
- ii. 7.5% of project reserves
- iii. 15% of all other development costs, excluding developer fee, developer overhead, and developer consulting fee.

NOTE: Tax-exempt bond financed projects seeking gap financing from MSHDA will be eligible to receive a

maximum developer fee based on the calculations above. However, please note that for purposes of

sizing the amount of gap financing that the project is eligible to receive, the maximum developer fee will

be based on the lesser of the applicable calculation outlined above or \$2.100.000.

2. DEVELOPMENT FEE - 9% LIHTC PROJECTS

For all projects eligible for 9% LIHTC, the maximum development fee shall be the lesser of \$1,500,000 or

the sum of the following:

- a. 7.5% of acquisition costs
- b. 7.5% of project reserves
- c. 15% of all other development costs, excluding developer fee, developer overhead, and developer consulting fee.
- 3. DEVELOPMENT FEE OTHER CONSIDERATIONS

In addition to the fee limits outlined above, the following considerations must also be given with regard to the development fee:

- If either 1) a new building or physical structure is split into two or more phases, or (2) an existing project, building, or physical structure is split into two or more phases, the aggregate
- development fee for all phases shall not exceed the limitations stated above.
- For projects involving acquisition and rehabilitation, an amount equal to at least 5% of the acquisition cost of the land and building(s) must be allocated to the acquisition of the property

(and the acquisition eligible basis, if applicable) for purposes of attribution to the development

fee.

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- Up to 50% of the total development fee can be deferred to cover a gap in funding sources as long
- as the entire amount will be paid within fifteen (15) years. If the proforma in the application

indicates that cash flow is insufficient to repay the deferred development fee within 15 years, the

Applicant must provide an explanation in the narrative as to how the deferred development fee will be repaid.

B. CONSTRUCTION CONTRACT ITEMS

- General Requirements 6% of construction costs, exclusive of builder profit, builder overhead and general requirements.
- Builder Overhead 2% of construction costs, exclusive of builder profit and builder overhead.
- Builder Profit 6% of construction costs, exclusive of builder profit.
- C. CONSTRUCTION MANAGEMENT

If a construction manager or a consultant serving a similar capacity (as determined by MSHDA) is not

included in the construction contract, then any construction management or consulting fee must be

included in and paid from the developer's fee. If a construction management or consultant fee (paid to

a related or unrelated third party) is included in the construction contract, it must be included in and

subject to the above fee limits relating to General Requirements, Builder Overhead, and Builder Profit.

Excess fees will be deducted from total development costs when performing the gap calculation.

D. IDENTITY OF INTEREST FEES

If an identity of interest exists between the Applicant and the General Contractor, incentive fees may only

be paid to the extent that they are included in the above mentioned fee limitations. A general contractor

may act as a subcontractor and may be entitled to additional overhead and profit otherwise payable to

an independent subcontractor as long as the overhead and profit is determined to be within industry

standards at the sole discretion of MSHDA. However, the general contractor's overhead, profit, and

general requirements that may be included as allowable project costs are limited to the percentages noted above.

XI. FIRST EVALUATION AND AWARD OF RESERVATIONS

Project applications that include all required information and documentation in a form and manner

acceptable to MSHDA, and that meet or exceed the QAP's threshold requirements and underwriting

standards will be eligible to be evaluated for receipt of a Reservation and Carryover Allocation of LIHTC.

However, applications will only be evaluated if MSHDA determines that the application is in a position to

be competitive for an award of credit.

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Following the award of credit, projects are expected to move forward with closing on financing sources

and commencement of construction in a timely manner. While a project will not need to demonstrate

closing and commencement of construction until the 10%

Certification deadline shown below, to allow

MSHDA to monitor the progression of projects, owners will be required to submit progress reports to

MSHDA regularly during this period of time. Failure to submit accurate progress reports on a timely

basis may result in negative points on future projects or a loss of credit to the project.

XII. SECOND EVALUATION

All projects receiving an allocation of 9% LIHTC must provide evidence, acceptable to MSHDA and in

accordance with any applicable federal regulations, from a Certified Public Accountant that more than

10% of the taxpayer's reasonably anticipated basis in the project (as of the close of the second calendar

year following the calendar year of the allocation) is incurred within 12 months of the allocation date.

Additionally, a second financial review of the project based on updated project sources and uses as well

as updated project income and expenses will be conducted at the time this certification is submitted in

accordance with the procedures described in Exhibit IV attached hereto.

In conjunction with the submission of the above items to satisfy the federal 10% Certification

requirements, all Applicants, including those with projects with only 4% credits, must submit to MSHDA

acceptable evidence of the following items which can be found in the 10% Certification Exhibit Checklist

on MSHDA's website. Failure to provide such documentation may result in the allocation being rescinded.

The items required to be submitted are:

- · Partnership Agreement or Operating Agreement.
- Documentation of the equity price to be paid to the owner, if not identified in the Partnership

Agreement or Operating Agreement.

- · For all projects that are relying on tax abatement for financial feasibility, a copy of the projectspecific resolution, if not provided at the time of application.
- · Record of the disbursement of the equity or construction loan.
- · Recorded notice of commencement (or evidence that the notice has been received for recording) unless on tribal land.
- · Recorded deed to the property (or evidence that the deed has been received for recording) or longterm lease on tribal land.
- All building permits necessary to begin construction, or a letter from the municipality stating that the permits will be issued upon payment of fees.
- · Appraisal for all projects having an acquisition cost as a part of the total project costs, consistent

with Policy Bulletin #8 to ensure the most effective and efficient use of LIHTC. For scattered site

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projects, this requirement will be evaluated on a case-by-case basis.

· Capital Needs Assessment dated within 1 year of the 10% Test application due date. All Capital

Needs Assessments must be completed in accordance with Exhibit II attached hereto, and Tab Z of

MSHDA's Combined Application.

- · Updated project schedule, pro-forma financial information, and sources and uses statement.
- · Fully executed copy of the MSHDA Green Policy Certification and, if required by MSHDA Green

Policy, proof of project registration with either Enterprise Green Community Partners or U.S Green

Building Council.

 An Independent Accountant's Report on Applying Agreed-Upon Procedures, certifying that 10% of

the project's costs will have been incurred by the due date. (Not applicable to projects financed

with tax-exempt bonds utilizing 4% credits not subject to the annual housing credit ceiling)

XIII. FINAL EVALUATION

MSHDA will further evaluate the project following the date all of the buildings in a project are placed in

service, including a site visit if deemed necessary by MSHDA, to ensure that all program requirements

have been met and to review the project prior to issuance of IRS Form 8609. To begin this process, a

request for a LIHTC Regulatory Agreement must be submitted to MSHDA no later than November 1st of

the year a project places in service.

In addition to the issuance of the LIHTC Regulatory Agreement, when the project/building is placed in

service and prior to the issuance of a Form 8609, the owner must submit to MSHDA acceptable evidence

of the items listed below. The placed in service application must be submitted to MSHDA on or before

February 1st of the year after the project is placed in service.

Applicants are also encouraged to refer to

the LIHTC Placed in Service Exhibit Checklist, which can be found on MSHDA's website for further detail

regarding these requirements. The documentation required is as follows:

- 1. Copy of executed and recorded deed to property showing partnership as owner (or long-term
- lease showing partnership as lessee if on tribal land), including correct property description.
- 2. Copy of updated ownership entity formation records approved by the Department of Licensing
- and Regulatory Affair's Corporations Division
- 3. First Year Credit Statement
- 4. Updated application.
- 5. Independent, third party final owner's and contractor's cost certifications for all projects.

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6. Certificates of occupancy (or their equivalent for rehabilitation work). Additionally, owners

must also submit a copy of the same to MSHDA Compliance for each building in the development

within five (5) business days after each certificate becomes available.

- 7. Final executed limited partnership agreement or operating agreement and all attachments.
- 8. Copy of executed and recorded permanent mortgage and other permanent financing sources.
- 9. Color photograph of project.
- 10. Form 8821, Tax Information Authorization naming MSHDA as the appointee to receive tax information.
- 11. A check for Compliance Monitoring Fees.
- 12. Assignment or transfer agreement of the rental subsidy that has been approved by the

appropriate agency, if applicable.

- 13. A copy of the project's latest financial audit (if available).
- 14. Fully executed copy of the MSHDA Green Policy Certification and, if required by MSHDA Green

Policy, proof of project Certification with either Enterprise Green Community Partners or U.S

Green Building Council.

- 15. Updated Environmental and/or Marketing documentation, if applicable.
- 16. Fully executed Michigan Based Product certification, Visitable Units Certification, Barrier Free

Units Certification, Total Project Square Footage Certification, and as-built drawings of the

accessible community space.

17. Subsidy Layering Review application and HUD 2880 form (if applicable).

XIV. HOUSING CHOICE VOUCHERS

This QAP awards LIHTC through a competitive process that can also serve as a form of competitive

selection for purposes of applications for project-based vouchers and other forms of assistance. In

particular, MSHDA will continue to make project-based vouchers available on a case-by-case basis to

projects that agree to set-aside at least five units for Permanent Supportive Housing.

XV. PROJECT OR DEVELOPMENT TEAM CHANGES

Owners will not be allowed to make changes to a project that would result in a change to any of the

specific items for which points were awarded, unless extraordinary and well-documented circumstances

would warrant it. Any such changes to a project that require a rescoring or re-evaluation which causes

the project's position to fall below its original position may cause the allocation of LIHTC to be rescinded

or an assessment of negative points on future applications.

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Additionally, Reservations, and/or Carryover Allocations are non-transferable either to another entity or

within the same entity where there is a change in control or general partner interests, except with the

express written consent of MSHDA, it being the explicit intention of the QAP to prevent one party from

obtaining such a Reservation and/or Carryover Allocation in order to sell or broker its interest in the

proposal (except for syndication purposes). Because all

representations made with respect to the

owner, applicant, developer or related party or entity, or any member of the development team, their

experience and previous participation are material to the evaluation made by MSHDA, it is not expected

that MSHDA's consent will be granted for such transfers unless a new application is submitted and scores

no less than the original application, and the transfer is a benefit for the project.

XVI. EXCHANGE OF CREDIT

In certain unusual circumstances, delays may occur which will prevent the project from being placed in service at the end of the second calendar year after the date of the Carryover Allocation. In extremely

unusual circumstances that are beyond the control of the developer, MSHDA may allow the credit to be

returned and may issue a Carryover Allocation in the year in which the credit is returned without the

necessity of competing for funding provided certain conditions are met. Such a request will be evaluated

as a facts and circumstances test. Requests for an exchange of credit may not be applied for prior to

October 1st of the year in which the project was required to place in service, unless the Authority

determines that extenuating circumstances warrant an earlier exchange of credit. A fee equal to 10% of

the annual credit award will be assessed in conjunction with an exchange of credit.

At no time will any project be allowed more than three calendar years from the date of initial allocation

to project completion unless approved by MSHDA.

XVII. FEES

All applications must be accompanied by a check or money order in an amount equal to \$45 for each

proposed low-income unit, with a \$2,500 maximum limit. This fee is non-refundable and must be paid

in each funding round in which a project is seeking to be scored and/or evaluated. A fee of \$100 will be

assessed each time a check is returned to MSHDA for non-sufficient funds.

For any project that receives an award of credit, MSHDA will charge a fee equal to 6% of the annual LIHTC

dollar amount reserved for a project. A sum equal to 3% of the annual LIHTC dollar amount shall be

submitted to MSHDA at the time of Reservation. The remaining 3% shall be paid at the time of the

10% Certification, which is one year following the issuance of the Reservation.

In addition to the fees listed above, MSHDA may establish such other fees as may be necessary to

effectively administer the program. Such fees may include, but are not limited to, charges to process

waiver requests, changes in ownership, and site visits. MSHDA shall publish a schedule of such fees 60

days prior to implementation (see Fee Schedule Policy Bulletin). Compliance monitoring fees will be charged for the credit period as follows:

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 All units for which an allocation of credit was received on or after January 1, 2012 must pay the

sum of \$475 per low income unit, which amount will cover the initial 15 year compliance

monitoring period and is payable prior to issuance of Form 8609. Also, a fee of \$25 per LIHTC

unit will be charged annually during the extended use period.

• All units for which an allocation of credit was received on or after January 1, 2011, but before

January 1, 2012 must pay the sum of \$450 per low income unit, which amount will cover the initial

15 year compliance monitoring period and is payable prior to issuance of Form 8609. Also, a fee

of \$20 per LIHTC unit will be charged annually during the extended use period.

 All units for which an allocation of credit was received on or after January 2008, but before

January 1, 2011 must pay the sum of \$450 per low income unit, which amount will cover the entire

15 year compliance monitoring period and the extended use period and is payable prior to

issuance of Form 8609.

• All units for which an allocation of credit was received on or after January 1, 2001 but before

January 1, 2008 must pay the sum of \$300 per low income unit, which amount will cover the entire

monitoring period and is payable prior to issuance of Form 8609.

• All units that received an allocation of credit prior to January 1, 1993, and all projects financed by

MSHDA that received an allocation of credit before January 1, 1997, may elect to submit a sum

equal to \$15 per low income unit on an annual basis for the remainder of the compliance period,

or may opt to make one payment similar to that described above.

- With the exception of projects financed by Rural Development, all projects that received an
- allocation of credit prior to January 1, 2001 must pay an additional inspection fee of \$30 for each
- unit to be inspected once every three years. Projects financed by Rural Development must pay
- an additional fee of \$20 per each unit to be inspected once every three years. This fee shall be

paid at the time of submission of the annual owner certifications. Noncompliance Fees

- MSHDA will assess a fee of \$100 if an owner fails to have a representative present for a scheduled tenant file audit and/or physical inspection which results in the inability to conduct the file audit and/or physical inspection.
- MSHDA will assess a fee of \$50 per unit for significant and repeated noncompliance issues.

Failure to submit any compliance or inspection fee will be considered non-compliance.

Compliance monitoring fees are subject to change based on changes in costs associated with

administration of the compliance monitoring function by MSHDA and other changes in MSHDA and/or IRS

mandated monitoring requirements.

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XVIII. COMPLIANCE MONITORING

Owners receiving an allocation of LIHTC shall be required to meet minimum compliance requirements and to follow the requirements outlined in MSHDA's LIHTC Compliance Manual, which is available on MSHDA's website. Please see Exhibit VI attached hereto for further compliance monitoring

requirements.

XIX. COMBINED APPLICATION, POLICY BULLETINS AND ADDENDA

Additional program requirements are set forth in the Policy Bulletins, MSHDA's Combined Application,

and the applicable Addenda. MSHDA reserves the right to modify the Combined Application, Policy

Bulletins, and Addenda at its discretion following notice to the public. City of Southfield

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EXHIBIT I – GENERAL THRESHOLD REQUIREMENTS

I. APPLICATION COMPLETENESS

Submission of a complete and consistent application. This includes, but is not limited to, a fully completed

LIHTC Excel Application prepared in accordance with application instructions, submission of the required

application fee, and submission of all applicable exhibits. MSHDA will reject applications with multiple

material errors in documentation, incomplete information, and/or general inconsistencies found within

the entire application submission. Decisions for rejection under this threshold requirement are

intentionally made on a subjective basis and are entirely under MSHDA's discretion.

II. PROJECT NARRATIVE

A detailed and complete narrative description of the project which includes, at a minimum, the type of

project; location; prior LIHTC status, if any; type of financing; tenants served; bedroom mix; local, federal

or state subsidies, if any; number of jobs created, including an explanation/analysis for how this number

was determined; tenant relocation strategy and budget, if applicable; and any other relevant descriptive

information. Additionally, applicants should submit a map and site plan detailing the proposed project

site. Applicants are encouraged to provide as much additional detail and background information about

the proposed project as possible; particularly for describing areas in the application involving unusual or complex elements.

III. SITE CONTROL

Evidence of site control by the Applicant, as evidenced by an option to purchase, land contract, offer to

purchase, purchase agreement, long-term lease or other appropriate documentation, and ability to keep

same for 120 days from the date of application due date, with the ability to provide additional extensions

as necessary to accommodate application processing timelines. If site control is vested in an entity other

than the anticipated owner, the control must be unilaterally assignable to the proposed owner. Site

control documents must clearly identify the physical location of the property (i.e. property address, full

legal description or plat map identifying street names) and be consistent with the rest of the development

information provided in the application including the title insurance commitment. If the site control

documentation does not clearly identify a detailed breakdown of the components of the purchase price

to be paid to the seller, a written narrative from the applicant providing additional detail may be

submitted to accompany the site control documentation.

IV. ZONING

Evidence from the municipality of the property's current zoning designation and what, if any, steps are in

process to obtain proper zoning for the proposed development, if it is not already properly zoned.

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V. UTILITIES

Evidence from the municipality and/or utility companies regarding the availability of all utilities and

confirming they will have the capacity to serve the property – electricity, gas, water and sewer.

VI. MARKET STUDY

A market study completed in accordance with MSHDA's guidelines (see Tab C of MSHDA's Combined

Application) that indicates the housing needs of low-income individuals in the area to be served. A

completed market study must be submitted with the application and dated within six months of the

application deadline. It is anticipated that it will take approximately 5 weeks from the time the market

study is ordered through MSHDA's process to receive a completed study. Potential applicants should be

aware of this timing when planning to submit an application as part of a competitive funding round.

VII. ENVIRONMENTAL

Submission of an environmental review in accordance with the current MSHDA Environmental Review

Standards (see Tab D of MSHDA's Combined Application) together with a remediation plan, if necessary,

with estimated costs outlined in detail and accounted for in the Sources and Uses Statement. Projects

may be rejected if the environmental review and/or supporting documentation do not meet MSHDA's

standards or if MSHDA determines additional testing or modifications to a remediation plan are necessary.

Environmental studies must be dated within six months of the application deadline.

VIII. TITLE INSURANCE COMMITMENT

All projects will be required to submit a title insurance commitment, dated within six months of the

application due date, at the time the application is submitted. For projects located on federally

recognized American Indian reservations, MSHDA may accept, in lieu of the title insurance commitment,

an attorney's opinion letter describing chain of title and land control. Applicants must assure that the name of the entity that owns the

property matches with the site control documents, that the entity to be insured is correct, and that all

parcels of property under land control

exactly match up, are properly identified, and agree with the application that was submitted. The title

insurance commitment must contain a signature of the authorized title insurance company agent or

employee, must indicate the availability of a title insurance underwriter, and must otherwise be complete and without defect.

NOTE: For proposed projects that contain multiple sites, Applicants must submit the Property

Identification form found in the **LIHTC Application** to accompany the title insurance documentation. The

title insurance documentation submitted must be organized in the same order as shown on this form.

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IX. FINANCING

All projects will be required to leverage a reasonable amount of financing sources, in addition to the LIHTC

being requested, based on what each project can support.

Applicants should not plan on using solely

LIHTC equity financing. If MSHDA determines that a project is not appropriately leveraging available

sources of financing, the project may be (1) rejected for not meeting threshold requirements, (2) required

to secure a reasonable amount of financing before the project is eligible to proceed, and/or (3) subject to

a reduction in the amount of credit that the project is awarded.

All projects are required to submit evidence of submission of application(s) to a mortgage lender(s) stating

the amount of the loan, terms, interest rate, and guarantors for all sources of financing. In the case of a

Rural Housing Service (RHS) project, an original letter signed by an official of RHS; in the case of

conventional financing, original documentation from the lender(s) stating that a formal application for

construction and permanent financing has been submitted and is under serious consideration; in the case

of Federal Historic tax credit, documentation indicating that Part I of the required application has been

made; and in the case of an Authority financed project, evidence that the project has passed initial determination.

The Authority understands that due to differing schedules of funding rounds for various government

financing sources, including but not limited to AHP or HOME funds, limited documentation or

confirmation of funding awards may be available at the time of LIHTC application. Because of the unique

timing of these types of sources of funding, the Authority is committed to being as flexible as possible.

Accordingly, MSHDA will accept and process LIHTC applications that are proposing to apply for funding

sources that are only available as part of a funding round held by another entity. If, at the time LIHTC

awards are made, it cannot be determined that the specific funding source has been applied for and that

there is a strong likelihood of funding availability, the funding source will not be considered, which may

result in the disqualification of the application. Applications submitted that are planning on the use of

these types of competitive funding in this way should also identify a contingency plan as a part of the

submission to demonstrate how the project will proceed in the event the competitive funding in not

received. Contingency plans may include the deferral of developer fee if the deferral is within the limits

outlined in the 2019-2020 QAP. In this way, applicants are encouraged to take note of this flexibility,

but are also cautioned to list only those funding sources in their initial application that they are confident

will meet the requirements noted above prior to the LIHTC award.

X. ACQUISITION TRANSFER

For acquisition/rehabilitation involving properties currently regulated by another government body

(including HUD, RHS, or MSHDA), statement from the Applicant of the requirements for such approval and how the Applicant intends to meet them consistent with the LIHTC timetables.

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XI. EQUITY INVESTOR LETTER

At the time of application, the applicant must submit an equity investor letter from the proposed

syndicator or investor that includes all of the following:

- The amount, price, and terms of the investment.
- · The planned equity pay-in schedule.
- Investment underwriting and financial forecast pages compiled by investor (sources and uses of funds,

development budget, draw schedules, rental income and operating expenses, cash flow analysis,

lease-up schedule, tax credit analysis, capital account analysis, etc.).

- Certification that investor has conducted financial review of development team, including identification of which entities and/or individuals will be provided.
- identification of which entities and/or individuals will be providing guarantees.
- Clear statement of any conditions for investment that need to be met.

Failure to provide sufficient and thorough documentation from the equity investor as outlined above may result in disqualification of the application.

XII. GREEN POLICY

All projects applying for and receiving LIHTC will be required to incorporate one of three available green

standards referenced in the Green Policy which can be found in Tab M of the Combined Application.

XIII. DEVELOPMENT TEAM CAPACITY

Each Applicant shall submit information regarding its entire

Development Team. The Development

Team is defined as any of the following (without limitation): (i) the Applicant entity, (ii) the proposed

owner, (iii) principal(s) of the owner or Applicant, (iv) the developer, (v) the general contractor, (vi) the

property management company, (vii) any third party development consultant, (viii) any related party(ies)

or entity(ies) in the seller of any land or property. For this purpose, a related party or entity is considered

to be related if one party or entity directly or indirectly has the ability to control the other party or exercise

significant influence over the other party in making financial and operating decisions.

The Development Team must demonstrate professional and financial capacity to plan, build, market, and

operate the proposed development. The performance record of the Applicant, consultant, architect,

management agent and contractor will be measured by the quality and quantity of previous

development(s); design, construction and property management efforts; and affirmative action records.

Each team member is expected to demonstrate satisfactory prior experience on projects of similar scale

and complexity; to have satisfactory professional references; and to devote sufficient staffing and

resources, including financial resources, to complete the proposed development. To demonstrate

capacity, the Development Team will be evaluated based on the following:

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 Applicants will be required to submit a certification regarding their previous experience in the

development and ownership of affordable housing, which includes at a minimum: (a) a list of all

affordable housing developments the Development Team has participated in during the three (3)

years preceding the application, and (b) a statement concerning any felony criminal convictions,

indictments, and pending criminal investigations of all Development Team members, and details of each circumstance, unless otherwise prohibited by court order, statute or regulation.

• The Applicant and contractor will be evaluated for creditworthiness and financial capacity.

Specifically, financial statements will need to be submitted for the Applicant and contractor that

meet the requirements of **MSHDA Policy Bulletin #7** and demonstrates adequate professional and financial capacity.

If a Development Team member does not have satisfactory prior experience or adequate financial

capacity, a written plan must be submitted for review by MSHDA to outline how these deficiencies in

experience and financial capacity will be rectified.

Proposals submitted wherein any member of the Development Team (v) has failed to pay any fee or

expense due to the Authority in connection with any Authoritysponsored program (w) has been

determined to be in default or in major non-compliance with LIHTC or any other MSHDA program, (x) has

been debarred or suspended from any MSHDA, HUD, or Rural Housing programs, (v) is in foreclosure or

been foreclosed, or (z) is under felony investigation, indicted or been convicted of a felony, will

automatically be disqualified until the event or events of default, debarment, suspension, foreclosure,

non-compliance, or other legal action are corrected or resolved. To assist in its evaluation of these

criteria, MSHDA may contact other local, state, and/or federal housing agencies to solicit feedback related

to a specific development team member.

MSHDA has the sole and absolute discretion to determine those parties ineligible for LIHTC due to lack of

capacity, non-compliance, or disqualification status.

XIV. AFFIRMATIVE FAIR HOUSING MARKETING PLAN

Submission of an Affirmative Fair Housing Marketing Plan consistent with MSHDA requirements (see Tab

P of MSHDA's Combined Application).

XV. OWNERSHIP FORMATION DOCUMENT

Copy of the most recent version of the certificate of limited partnership (or limited liability company) and

any amendments on file with the Department of Licensing and Regulatory Affairs, Corporations Division,

which accurately reflects the entities involved in the project ownership shown in the application. Outof-

state entities must submit a copy of an endorsed application for certificate of authority to transact

business or conduct affairs in Michigan, along with the supporting documentation submitted with the application.

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XVI. WAIVER OF QUALIFIED CONTRACT

By submitting an application for LIHTCs, all Applicants waive the right to request a qualified contract under

Section 42(h)(6)(E)(i) of the Internal Revenue Code. Thus, MSHDA's required extended use commitment

shall not terminate at the end of the compliance period, but is instead a minimum of 30 years.

XVII. VOUCHERS AND PUBLIC HOUSING

A written statement signed by the Applicant stating:

• it will give priority to persons whose names are on appropriate

Public Housing or Housing Choice

Voucher waiting lists maintained by a Public Housing Commission (PHC) or Public Housing Authority

(PHA) in the area in which the project is located, and

• it will make ongoing efforts to request that the PHC and/or the

PHA make referrals to the project, or

place the relevant project information on any listing the PHC or PHA makes available to persons on

their waiting lists.

A copy of the written statement and documentation of ongoing efforts as evidenced by a referral

agreement or other appropriate memorandum of commitment must be kept on file at the development's

office and available for compliance inspection and review at all times.

XVIII. MSHDA FINANCING SIGNAGE

A statement of certification that if the Applicant is awarded LIHTC it shall post signage at the project

construction site listing MSHDA as a financing source.

XIX. MINIMUM HARD CONSTRUCTION COSTS

All applications for 9% credit must indicate a need for at least \$20,000 per unit in hard rehab or

construction costs (including both building and site costs, but excluding allowable amounts for General

Requirements, Builder Overhead, Builder Profit, contingencies, etc.) and must include this amount in the

construction budget. Projects seeking 4% credit to be used in conjunction with tax-exempt bond

financing will only need to meet the minimum requirements found in Section 42 of the Internal Revenue Code.

XX. MAXIMUM TOTAL DEVELOPMENT COST PER UNIT LIMIT All projects will be subject to a maximum Total Development Cost per unit that cannot be exceeded.

The Maximum Total Development Cost per unit limit is determined by multiplying the average of the

Construction Cost Index for 2017, published by Engineering News-Record, by a conversion factor of 33.

Applicants seeking more information or clarification on this calculation are encouraged to view the Cost

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Reasonableness with Credit Efficiency section of the Scoring Criteria where projects will be evaluated to

determine whether they meet this test based on the information entered in the form.

XXI. MICHIGAN PRODUCTS

All projects must demonstrate the use of products and goods that are manufactured by Michigan-based

corporations and incorporate them into the proposed development. (Submit certification from architect;

See Tab HH)

XXII. PHASED PROJECTS IN THE SAME BUILDING

Developments that are proposing multiple 9% LIHTC phases within the same building will be required to

present a plan of financing in the event that only one of the phases is in a position to be funded in the

9% LIHTC funding round. Developments will be required to show a solid plan to avoid the situation

where 9% credits are allocated to a phase of a building that cannot begin construction until other

financing is secured or a 9% credit award can be obtained on the other phase(s) of the building. If the

plan is dependent on all phases receiving 9% LIHTC funding in the same funding round, then singular

phases will only be eligible for 9% LIHTC if all phases are in a position to be funded in the funding round.

The plan cannot be dependent on any phases receiving a 9% LIHTC award in future funding rounds. If,

in MSHDA's sole discretion, a solid and realistic plan is not presented, the development will not be eligible

for a 9% LIHTC award. Please note that this section only pertains to phased projects that are located in

the same building and does not pertain to phased developments that are spread out over a particular site.

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EXHIBIT II - PRESERVATION THRESHOLD REQUIREMENTS

I. ELIGIBLE PRESERVATION PROJECTS

Eligible Preservation projects include those with any of the following elements:

a. Government financing from HUD (including Section 236, Section

8, and Section 202), USDA Rural

Development (including 515), or MSHDA;

b. Other below-market financing, defined as a below market federal loan as defined in Section 42 of the IRC:

c. Rehabilitation of existing public housing provided the project will involve rehabilitation of existing

units, and not demolition and construction of new units; or d. *Year 15 LIHTCs*.

Projects with federal assistance must retain the assistance.

Prepayment of a HUD loan and conversion

to enhanced vouchers may qualify as retainer of assistance if the applicant demonstrates to MSHDA's

satisfaction that such conversion is necessary to enhance the property's long-term affordability and if the

property will remain viable even after normal attrition of enhanced vouchers.

II. MSHDA GAP FINANCING PROGRAM SUBMISSION

As outlined in Section V.B.1. of the QAP, an applicant will not be able to submit a preservation project for

9% credit unless the project has first been submitted to MSHDA in order to evaluate whether the project

is likely to be competitive under the MSHDA Gap Financing

Program, using the available gap funding

paired with a tax-exempt bond loan. Based on MSHDA's

determination, if a preservation project is

unlikely to be competitive in the Gap Financing Program, the project will be eligible to submit for

consideration as part of a 9% competitive funding round under the Preservation Category.

Additionally, applications for preservation projects that are ultimately eligible to be submitted for the

Preservation Category may not materially differ from the same project application that was submitted as

part of the Gap Financing Program; otherwise MSHDA, in its sole discretion, may determine the project

to be ineligible for an award of 9% LIHTC.

III. PROJECT MUST BE 'AT RISK'

Projects must either:

a. Be within five years of any permitted prepayment or equivalent loss of low income use

restrictions; or

b. Preserve occupied and restricted low income units provided the rehabilitation will repair or replace components that are:

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i. In immediate need of repair or replacement; or

ii. Either substantially functionally obsolete or being improved to provide modifications or

betterments consistent with new building code requirements and MSHDA's Design

Requirements.

IV. PROPERTIES INELIGIBLE FOR PRESERVATION

Preservation projects are ineligible if they:

- a. Are deteriorated to the point of requiring demolition, or
- b. Have completed a full debt restructuring under the Mark to Market process within the last five (5)

years.

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EXHIBIT III – STRATEGIC INVESTMENT CATEGORY REQUIREMENTS

There may be extraordinary circumstances where the evaluation of an application by the standard review

process outlined in the Qualified Allocation Plan does not necessarily take into consideration the

contribution that a development would make to the state's overall economic and community

development strategy. These situations may include, but are not limited to, applications that

demonstrate transformative neighborhood revitalization, and/or unique financial funding and leveraging

opportunities, and/or the opportunity to promote significant job growth in proximity to such housing.

The Strategic Investment Category has been created to attempt to address these circumstances.

As part of its review for projects submitting an application for the Strategic Investment Category, MSHDA

will give consideration to the following:

- · Level of community impact, including economic and social impact
- Unique financing opportunities
- Job growth
- Coordination with other site amenities to enhance the overall neighborhood
- Coordination with an overall community revitalization effort In addition to the usual threshold requirements, at a minimum, to qualify for this Category, the application must include:
- Evidence of a Neighborhood Plan adopted by the municipality that delineates target properties

(new construction, rehabilitation, demolition, for example) and that explains how housing related

amenities such as transportation and community services are or will be incorporated

- Evidence of significant municipal and/or state funding commitment(s) not including housing tax credits and any other unique sources of financing.
- Evidence of substantial outside private investment, within the past two years and/or planned and committed in the following two years - not including investment in housing tax credits
- Demonstration of proximity to job growth/new sources of employment

Projects applying in any of the three Categories outlined in the QAP can also apply in this Strategic

Investment Category. MSHDA, in its sole discretion, will make the determination of which, if any,

applications shall receive an award from this Category. It is anticipated that very few applications will

meet the criteria to apply in this Category, and that there may, in fact, be none in a given funding round.

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EXHIBIT IV – UNDERWRITING STANDARDS

I. PROJECT FEASIBILITY

In determining the feasibility of a project over the compliance period, MSHDA has established minimum

standards for operating expenses, vacancy rates, increases in operating costs and expenses, project

income, debt service coverage ratio, operating reserves, and replacement reserves. Requests for use of

alternative standards other than those established by MSHDA must be supported by written explanation

and appropriate documentation. For developments seeking only competitively allocated 9% credits

without financing from MSHDA, applicants may request waivers from these standards based on the

submission of written documentation indicating that the alternative underwriting standards have been

reviewed and approved in advance by both the debt and equity providers for the project. The use of the

MSHDA minimum standards or any alternative standards for determining financial feasibility of a project

is at the sole discretion of MSHDA. If MSHDA determines that the project is not financially feasible using

MSHDA's minimum standards or the alternative standards at the time of initial application review, the

project will not be eligible for an allocation of LIHTC.

In addition to reviewing a project to assess its feasibility, MSHDA will also evaluate each project to ensure

there is no over-subsidization and that the appropriate amount of resources are being used, in particular

the amount of LIHTC being allocated. In conducting this analysis, MSHDA will consider the amounts and

terms of other funding sources being planned for the project and the amount of cash flow generated by

the project, among other things. MSHDA, in its sole discretion, may allocate fewer credits if the

determination is made that the project could be completed by adjusting one or more of the other

components of the underwriting (e.g. more hard debt could be supported resulting in fewer credits needed for feasibility).

MSHDA will review a project's feasibility over the 15 year compliance period at three different stages as

required by Section 42 of the Internal Revenue Code: 1) prior to making an award of credit, 2) at 10%

Certification, and 3) at Placed in Service. The following is a breakdown of how this provision will apply

to each of the underwriting stages in the allocation process and what this provision will mean in practice:

• Initial Application/Prior to LIHTC Award – In order to receive an initial award of credit, the

project must be financially feasible for the 15-year compliance period utilizing the underwriting

standards as applied to the proforma.

• 10% Certification – MSHDA will review the sources and uses of funds and the total financing

planned for the project to ensure that the amount of credit being allocated to the project does

not exceed the amount necessary for the project to be financially feasible during the entire initial

15-year compliance period. MSHDA will continue to monitor a project's income and expenses

during this phase of the allocation process, but will not hold up the issuance of Carryover

documentation because of this portion of the review.

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• Placed in Service/Issuance of 8609 – MSHDA will review the sources and uses of funds and the

total financing planned for the project to ensure that the amount of credit being allocated to the

project does not exceed the amount necessary for the project to be financially feasible for the

15-year compliance period. MSHDA will continue to monitor a project's income and expenses

during this phase of the allocation process, but will not hold up the issuance of 8609s to a project

because of this portion of the review.

For projects relying upon project-based rental assistance for financial feasibility – If the project-based

rental assistance ends due to events outside the owner's control, any rent and income restrictions on the

property that the owner agreed to for points as part of a competitive funding round will revert to the 50%

or 60% AMI level as selected by the owner.

The amount of credit awarded to a project will be that for which the value is the lesser of 1) the equity

gap calculation; 2) the amount of credit calculated based on using a 3.4% credit rate (used for acquisition

costs and for tax-exempt bond financing) or a 9%1 credit rate (used for rehabilitation or new construction

costs), the credit pricing identified in the Equity Investor Letter, and on its qualified basis; or 3) the amount

of LIHTC requested by the Applicant. If MSHDA, in its sole discretion, determines that the equity pricing

shown in the application and the Equity Investor Letter is unreasonable based on current market

conditions, MSHDA may use an alternative equity pricing that is more indicative of current market conditions.

Applicants should note that the tax credit rates outlined above may not be the exact monthly rate in effect

and that the actual tax credit rate may differ from this. The rates shown above are intended to allow for

some flexibility due to fluctuating monthly rates, while not allocating more credit to the project than is needed for feasibility.

II. RENT INCREASÉS

Rent increases on the tenant-paid portion of rent, for occupied units will be limited to no more than 5%

per year for the first three years. This limitation does not apply to occupied units protected by projectbased rental assistance or enhanced vouchers.

1 MSHDA will use the greater of the credit rates shown or the floating monthly credit rate published as of the time of application submission in its determination of the amount of credit to award.

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EXHIBIT V - STATE-DESIGNATED BASIS BOOST CRITERIA

Pursuant to Section IX.A., MSHDA will use the following criteria in awarding the basis boost.

For projects financed with tax-exempt bonds eligible for 4% credit, the following basis boost will be available:

1. Projects located in a QCT or DDA will be eligible for up to a 30% basis boost

For projects eligible for 9% LIHTC, the following basis boost will be available:

Up to 20% Basis Boost:

- 2. Projects located in a QCT or DDA
- 3. Permanent Supportive Housing projects
- 4. Deep income targeting Projects restricting 20% of the total units to 30% AMI or less (in order to

be eligible for the boost under this criteria, the 30% AMI units must not also have project based

rental assistance associated with them)

- 5. Projects that receive points under the Developments near Downtowns or Corridors section of the Scoring Criteria
- 6. Rural set-aside projects
- 7. Historic Projects Projects that are completing a certified rehabilitation of an existing certified

historic property listed, either individually or as part of a district, on the National or State Historic

Register; or that the State Historic Preservation Office expects to be listed on the National or State

Historic Register. Project must also incorporate the use of the Historic Credit.

- Affordable Assisted Living developments that qualify for the Affordable Assisted Living points in the Scoring Criteria
- 9. Projects that are located within an Opportunity Zone (as enacted under the 2017 Tax Cuts and Jobs Act) and/or a Rising Tide Community

Please note that MSHDA reserves the right to modify the State-Designated Basis Boost Policy on an asneeded

basis, should market conditions dictate the necessity for a revision. Should a revision be

necessary, MSHDA will work with stakeholders to come up with potential changes, with the objective of

ensuring the criteria allow for feasible transactions in the current market, and will post a notice of the

revision on its website in advance of the revision becoming active.

This streamlined approach will allow

for a quicker response to market forces and the changes to be effectuated in a timely manner.

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EXHIBIT VI – COMPLIANCE MONITORING & NOTIFICATION OF NONCOMPLIANCE

Owners (Applicants) receiving a LIHTC allocation shall be required to follow the requirements outlined in

MSHDA's LIHTC Compliance Manual (Compliance Manual or Manual) (available on MSHDA's website).

1. OWNER RESPONSIBILITIES

Within thirty (30) days of completion of Part II of the Form 8609 and filing of the form with the Internal

Revenue Service, a completed copy must be sent to MSHDA for its records. Failure to send a copy of the

completed form to MSHDA within the required timeframe shall be deemed as noncompliance.

The records for the first year of the credit period must be kept for six years after the due date (with

extensions) for filing the federal income tax return for the last year of the compliance period (a total of

21 years). Owners must keep subsequent records on file for six years after the due date (with

extensions) for filing the federal income tax return for that year.

These records must include:

 The total number of residential rental units in the building (including the number of bedrooms and the size in square feet of each unit);

- The percentage of residential rental units in the building that are low-income units:
- The rent charged and utility allowance for each residential rental unit in the building;
- The number of occupants in each low-income unit;
- $\boldsymbol{\cdot}$ The low-income unit vacancies in the building and information that shows when and to whom the

next available units were rented;

- Income certifications of each low-income tenant and the documentation to support the certification;
- The eligible basis and qualified basis of the building at the end of the first year of the credit period;
- The character and use of the nonresidential portion of any building included in the project's eligible basis; and
- Documentation regarding calculation of utility allowances.
 Owners must submit to MSHDA Compliance on an annual basis the following:
- An Owner Certification of Continuing Program Compliance (Owner Certification) Form certifying that for the preceding twelve month period the project met conditions outlined in Section 42;
- The original local health, safety or building code violation reports or notices that are issued by the state or local government unit. Copies of these reports or notices

must also be kept on-site at

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the development for review by MSHDA during the physical inspection. These reports may be

destroyed following a MSHDA inspection and the owner's notification to MSHDA that the

violations have been corrected. Code violation reports must be retained for uncorrected

violations.

Owners must submit to MSHDA electronically, on an on-going basis, data stating the number of qualifying

units, number of bedrooms in each unit, information on each low-income tenant household (including

income, rent amount, utility allowance, number of occupants, AMI % designation, etc.), and any other

information as set forth on the MSHDA website and in the Manual.

The tenant income and rent

information must be provided in the format required by MSHDA, which includes electronic submission via

a web-based reporting system.

Owners must submit to MSHDA in writing, responses to the physical inspections and tenant file audits

conducted, unless no inspection or file audit noncompliance findings are identified.

Owners must notify MSHDA in writing (Notice of Change in Management form) within five (5) business

days of any changes in the management of the project, including changes in the company managing the

project or in the address, telephone number or email address of the management agent company and/or contact person.

Owners must notify MSHDA in writing (Notice of Change in Ownership form) within five (5) business days

of any changes in the ownership of the project, including a foreclosure, deed in lieu of foreclosure, or any

other sale or disposition of the project or any portion of the project and any changes in the ownership

entity, including any changes in the name of the entity, address and telephone number of the entity.

percent of ownership changes, and changes in the principals comprising the ownership entity.

Owners must notify MSHDA immediately in writing (Notice of Building Casualty Loss or Damage form) of

any unit(s) or building(s) in the project that are anticipated to be unavailable for occupancy either

permanently or temporarily for a period of time anticipated to exceed 30 calendar days due to casualty

loss, damage, or any other reason.

2. MSHDA RESPONSIBILITIES

MSHDA will review the Owner Certification Forms and tenant data and income and rent reporting for compliance with program requirements.

MSHDA, or its authorized agent, will conduct a physical inspection of all buildings, common areas, and at

least 20% of the low-income units in a project. MSHDA, or its authorized agent, will conduct tenant file

audits consisting of a review of the low-income certification, the documentation the owner has received

to support that certification, and the rent record for 20% of the low income units.

Physical inspections and tenant file audits of LIHTC projects will commence no later than the end of the

second calendar year following the year the last building in the project is placed in service and will be

conducted at least once every 3 years thereafter throughout the initial 15 year compliance period.

City of Southfield

John Grace Revitalization Plan

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for discussion purposes only

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MSHDA will continue to conduct physical inspections and file audits throughout the extended use period.

MSHDA retains the right to perform an on-site inspection and/or file audit of any low-income building at

any time or frequency during the initial compliance period and the remainder of the extended use period.

MSHDA will retain records of noncompliance or failure to certify for a minimum of six years after the filing

of a Form 8823. MSHDA will retain all certifications and records for not less than three years from the

end of the calendar year in which they are received.

3. NOTIFICATION OF NONCOMPLIANCE

If any of the submissions required in Section I, are not submitted in a timely fashion, or should there be

omissions, MSHDA shall request such information from the owner. If the owner fails to provide the

required documentation within the specified time period, MSHDA shall notify the Internal Revenue

Service of the owner's failure to provide the required information. Should MSHDA discover, as a result of an inspection or audit, or in any other manner, that the project is

not in compliance with Section 42, or that credit has been claimed or will be claimed for units that are

ineligible, MSHDA will notify the owner. The owner shall have a minimum of 30 days from the date of

notification to cure the noncompliance. In extraordinary circumstances, and only if MSHDA determines

that there is good cause, an extension of up to six months to complete a cure for noncompliance may be granted.

MSHDA will notify the Internal Revenue Service, utilizing Form 8823, no later than 45 days after the end

of the correction period, and no earlier than the end of the correction period, of the nature of the

noncompliance and will indicate to the Service whether or not the owner has made appropriate corrections.

While MSHDA will notify the owner of compliance issues, neither a finding of noncompliance nor a

determination that noncompliance has been cured is binding on the Internal Revenue Service. Owners

who have received a notification from MSHDA that a project is in compliance may still be subject to an IRS

audit and the possibility of loss or recapture of Housing Credits.

Refer to the Internal Revenue Code for

additional information about federal compliance issues.

The absence of a notice of noncompliance should not be relied upon by any owners or their investors as

a warranty or representation by MSHDA that the project is in compliance with application requirements.

Appendix E: 2017-2022 Building Permits

(attached on the following pages)

Section 31 - Building Permits

Permit #	Contractor	Job Address	Fee Total	Const. Value	Date Issued
PB21-0463	BEAUTY BOX SFLD LI	.C 23023 BEECH RD	\$440.00	\$2,500	06/16/2021
Work Desc	eription: Construction of nev	w wooden dumpster enclosure with wood	d gate door.		
PB21-0729	MEYER, MARTIN & MO	ORRE: 24765 EDGEMONT	\$359.00	\$8,400	06/08/2021
Work Desc	eription: Deck extension to e	existing deck			
PB21-1249	HUTCHINS, GINA	23037 LAKE RAVINES	\$496.00	\$10,500	09/08/2021
Work Desc	eription: Remove back patio wing walls.	; leave existing wing walls (21x13) patio.	Build 2" high wing wa	all 9 linear ft conno	ection to existing
PB21-1296	JACKSON, KENNETH	& MIC 23471 LAKE RAVINES	\$467.00	\$16,516	08/19/2021
Work Desc	eription: -176' of waterguard -triplesafe -50' of exterior disc				
PB21-1338	JACK, TYRONE & CAR	EN 22801 TIMBERLINE	\$5,884.00	\$225,000	09/27/2021
Work Desc	cription: New single family r	esidence. 2482 SF New 2 story home			
PB21-1356	FOSTER, THOMAS/BE	RNAL 23121 THORNCLIFFE	\$222.00	\$8,000	09/02/2021
Work Desc	eription: Complete reroof				
PB21-1406	TROTTER, R & BAUGH	IMAN 23325 THORNCLIFFE	\$398.00	\$15,241	09/02/2021
Work Desc	cription: replacing 1 window	and 2 patio doors.			
PB21-1409	ERVES, CORA	22902 WREXFORD	\$513.00	\$22,951	09/02/2021
Work Desc	eription: replacing 5 existing	windows			
PB21-1610	MINGO, HORACE IV	23760 SAMOSET TRL	\$334.00	\$11,000	10/06/2021
Work Desc	eription: install interior water install new sumpp.	erproofing system on all 4 walls it and pump			
PB21-1628	LEAPHART, ELDON &	MICF 23680 OAK GLEN DR	\$351.00	\$12,108	10/13/2021
Work Desc	eription: 99 FT INTERIOR	WATERPROOFING			
PB21-1717	CEBRECO, XIOMARA	A 23400 OAK GLEN DR	\$196.00	\$3,885	10/26/2021
Work Desc	eription: REPLACING 256	FT OF GUTTERS			
PB21-1788	STRICKLAND, HERMA	.N & (23260 WREXFORD	\$450.00	\$20,400	11/30/2021
Work Desc	ription: tear off and re-roof Remove ridge vent	house and attached garage			

Work Description: tear off and re-roof house and attached garage

(flat roof not included)

PB21-1800	EHRICHMAN, DAVID	23036 THORNCLIFFE	\$395.00	\$16,746	11/01/2021
Work Desc	cription: Strip & re-roof house an	d Attached garage.			
PB21-1833	HARPOOTLIAN, JOHN M	23565 SAMOSET TRL	\$1,229.00	\$52,650	11/23/2021
Work Desc	cription: Kitchen/half bath remod	del			
PB21-1840	WHITE, SHARON	23659 LAKE RAVINES	\$340.00	\$11,400	11/08/2021
Work Desc	eription: 146ft interior basement	waterproofing and 1 sump pump			
PB21-1987	JEFFRIES, JOHN SR & ANG	E 26999 W 10 MILE RD	\$1,524.00	\$71,690	11/17/2021
Work Desc	cription: Installing 20 solar panels	, 7.40kw grid tied, onto ground moun	ated array.		
PB21-1988	GRENNE, EMMET N AND	E 24992 EDGEMONT	\$346.00	\$11,769	11/12/2021
Work Desc	cription: 9 basement anchors				
PB21-2005	BAPTISTE, AVERY	24688 GLENEYRIE	\$352.00	\$13,880	12/06/2021
Work Desc	cription: TEAR OFF AND RER	OOF TO CODE			
PB21-2008	JOHNSON, HENRY & LINE	DŁ 24500 SAMOSET TRL	\$2,149.00	\$109,000	11/30/2021
Work Desc	cription: ELECTRICAL FIRE /	INTERIOR REPAIRS TO BE HAN	IDLED		
PB21-2088	TAYLOR, JOHN F	24051 GLENEYRIE	\$285.00	\$7,890	12/09/2021
Work Desc	eription: Installing (14) replaceme	nt windows			
PB21-2128	SHAMSUD-DIN, MITCHELL	23820 OAK GLEN DR	\$287.00	\$8,000	12/09/2021
Work Desc	eription: Roof over existing 3 tab	roof with new Dimensional shingles			
PB21-2179	ASHFORD, EARL	23000 THORNCLIFFE	\$643.00	\$25,200	01/19/2022
Work Desc	cription: tear off and re-roof house	e and attached garage			
PB21-2223	WINEGARDEN, CHRISTOF	PF 24400 INKSTER RD	\$353.00	\$13,950	01/10/2022
Work Desc	cription: tear off and re-roof entir	e house only (no garage)			
PB22-0054	TAYLOR,TOMMIE & BARB	A 24163 GLENEYRIE	\$730.00	\$37,432	01/28/2022
Work Desc	eription: installing subsoil drain ti	les interior exterior basement waterpre	oofing		
PB22-0101	MCKINNEY, TALMADGE-I	LI 23185 TIMBERLINE	\$1,933.00	\$94,520	01/27/2022
Work Desc	eription: Bathroom remodeling, o	pening new exit door in the back with	n new ramp and sidewall	k up to the dri	veway.
PB22-0128	THOMPSON, MARY	26140 RANGEMORE	\$225.00	\$5,700	02/01/2022
		nouse only			
Work Desc	cription: Replace vinyl siding on h	louse only			

Work Description: Demolition of 24315 Edgemont. Sewer cap, foundation removal, backfill inspections required prior to final grading of site. Sod / seed & mulch required for final inspection.

Work Description: Residential generator. Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line. PB17-0520 05/02/2017 RILEY, MELVIN & CHANTE: 23310 WREXFORD \$125.00 \$19,000 Work Description: Install 27kW Standby Generator Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line. 06/14/2017 PB17-0573 WIEDENBECK, D L AND H/ 24259 SAMOSET TRL \$8,430.00 \$457,077 Work Description: New (3) bedroom home, (3 1/2) Bathroom, W/Loft space. Construct a new home footing, basement wall rebar, trench footing, bacfill, rough, sand, insulation and final inspections required. NOTE: Must have brick ledge elevations approved prior to placement of any concrete. PB17-0730 05/19/2017 WATERS, THOMAS & KAREI 22831 LAKE RAVINES \$304.00 \$14,000 Work Description: Strip and re-roof house and attached garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. 06/07/2017 PB17-0839 ADVANTAGE WIRELESS MI 22955 WREXFORD \$164.00 \$5,000 Work Description: Remove damage shingles on roof Replace rotted wood Install chimney flash Attic ventilating GAF shingles Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 PB17-0856 HERNANDEZ, MANUEL 26051 W 10 MILE RD \$296.00 \$11,800 06/13/2017

Work Description: 128' waterproofing & Sump Pump discharge to ditch.

Installation of 128 feet of interior sub soil drain system per contract, rough and final inspectiond required. Seperate

Plumbing permit and inspections required.

PB17-1071 HERNANDEZ, MANUEL 26051 W 10 MILE RD \$241.00 \$9,800 08/08/2017

Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles.

Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Mambrane required. Roofs 2.7

07/20/2017

\$2,200

\$238.00

2/12 pitch, Membrane required. R905.2.7

23601 OUTWOOD DR

Work Description: 12 x 16 Deck. Construct a wooden deck per approved plans. Footing, lateral restraint support & final inspection required.

PB17-1196 REYNOLDS, STEPHEN AND 23720 OAK GLEN DR \$250.00 \$10,430 08/04/2017

Work Description:

COLE, EARL L

PB17-1092

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1298 DAVIDSON, CALVIN & NOF 23009 LAKE RAVINES

\$285.00

\$12,700 08/18/2017

Work Description: Tear off roof down to roof boards and replace rotted wood

Install ice luster felt drip edge shingles

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1355 STRICKLAND, HERMAN & (23260 WREXFORD

\$781.00

\$25,988 09/19/2017

Work Description: Bath remodel-remove drywall, flooring, doors and casing. Repair drywall, prep floor for curbless shower entry. Widen both doors for ADA compliance. Rough and final inspections required. Smoke detectors and carbon monoxide

dectector required, per R314 and R319.

PB17-1388 WEBSTER, DORIS

23185 BEECH RD

\$125.00

\$7,195 09/15/2017

Work Description: Install 11 kw Generator in rear yard and 100 amp transfer switch.

Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line.

PB17-1407 CRITTENDEN, BERNARD & 23455 OAK GLEN DR

\$430.00

\$22,430 09/14/2017

Work Description: Strip and re-roof house and garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1441 HARPOOTILIAN LIVING TR 23710 SAMOSET TRL

\$527.00

\$18,315 09/14/2017

Work Description: Creating 2 non-load bearing walls in laundry room. Rough and final inspection required.

PB17-1768 MILESKIY, GEORGE A

24101 BEECH RD

\$670.00

\$29,800 11/09/2017

Work Description: Installation of 13 Helical Piers per engineered specs. Installators log required before final inspection as detailed in

specifications.

PB17-1887 KIND, MATTHEW

24447 GLENEYRIE

\$218.00

\$6,800 12/07/2017

Work Description: Install 10 vinyl replacement windows

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

inspection. Final inspection required

PB17-1978 WHITE, SHARON

23659 LAKE RAVINES

\$259.00

\$11,000 12/20/2017

Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections

required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch,

Membrane required. R905.2.7

PB17-1997 KNIGHT, ANDRE & VALARI 26140 W 9 MILE RD

\$152.00

\$2,746 01/11/2018

	Install windows per con inspection required.	tract. Fenestration lables must be left	on windows until after f	inal inspection	n. Final
PB18-0046	BLOCKER, OLIVER	25910 FOREST VW	\$134.00	\$1,543	01/30/2018
Work Desc	ription: Install 3 vinyl replaceme	nt windows			
	Install windows per con inspection required.	tract. Fenestration lables must be left	on windows until after f	inal inspection	n. Final
PB18-0202	BIGGS, WALKER V III & B	IG 23600 OAK GLEN DR	\$154.00	\$4,390	03/01/2018
Work Desc	ription: Install rolled liberty root	fing on back addition only, open roof	and final inspections requ	uired.	
PB18-0335	SMITH, ROBERT & CHRIST	TI 23100 THORNCLIFFE	\$297.00	\$13,500	03/16/2018
Work Descr	ription: Strip and re-roof house	with attached garage			
		15# felt Ice & Water Shield, Drip Edg s & Final. Roofs under 4/12 pitch, tw 05.2.7			
	Strip & Reshingle accord	ling to contract. Two inspections req	uired: Open/Progress an	d Final.	
PB18-0365	BANKS, RICHARD & CORI	JS 24644 GLENEYRIE	\$1,159.00	\$55,958	04/23/2018
Work Descr	ription: Construct a 491.5 sq. ft.	enclosed sun room. Footing, sand, ro	ough and final inspection	s required.	
PB18-0372	PYE SHAQUITA Q	23105 LAKE RAVINES	\$375.00	\$18,743	03/28/2018
Work Desc	Flashing & Shingles. To	oof house and garage. Strip & Reshin vo inspections required: Open/Progre 2/12 pitch, Membrane required. R905	ss & Final. Roofs under		
PB18-0457	COLLINS, VICKI	23685 SAMOSET TRL	\$350.00	\$6,500	04/13/2018
Work Desc	ription:				
PB18-0483	STANBROUGH, BEVERLY	J 22520 STAUNTON DR	\$126.00	\$1,080	04/30/2018
Work Desc	ription: Install (2) vinyl replacen	nent windows.			
PB18-0605	SMITH, LAMAR & MARTH.	A 24833 SAMOSET TRL	\$315.00	\$9,500	06/19/2018
Work Desc	ription: Residential Pool Demo-	complete removal of gunite inground	pool, backfill, place tops	oil	
PB18-0848	HELD FAMILY TRUST	25875 FOREST VW	\$208.00	\$7,720	06/11/2018
Work Descr	ription: Strip and re-roof house	only			
		15# felt Ice & Water Shield, Drip Edg s & Final. Roofs under 4/12 pitch, tw 05.2.7			
	Strip & Reshingle acco	rding to contract. Two inspections re-	quired: Open/Progress a	ınd Final.	
PB18-0862	TROTTER, R & BAUGHMA	N 23325 THORNCLIFFE	\$341.00	\$8,785	06/22/2018
Work Desc	ription: Construct a 16 x 16 rear	deck			
	Construct a wooden de required.	ck per approved plans. Footing, open	joist, lateral restraint sup	oport & final i	nspection

23330 OAK GLEN DR

PB18-0949

STOVALL, TANYA

Work Description: Strip and re-roof house complete.

\$7,300 06/26/2018

\$262.00

Work Description:	Tear off and re-roof house	e and garage			
		# felt Ice & Water Shield, Drip Edge Vents & Final. Roofs under 4/12 pitch, two layers 5.2.7			
	Strip & Reshingle accordi	ing to contract. Two inspections required:	Open/Progress and	Final.	
PB18-1054 SECO	ORD, LYNN	24347 SAMOSET TRL	\$218.00	\$6,800	07/17/2018
Work Description:	Plumbing permit and inspe	nterior sub soil drain system per contract. rections required.Sump pump discharge shall City of Southfield's Engineering Departmen	l be to the storm dr		
PB18-1109 PER	RY, DERRYL & THERES.	23201 OUTWOOD DR	\$125.00	\$2,787	08/08/2018
Work Description:	Zoning compliance permit inspection required.	to install a shed on a concrete slab and rate	wall per approved p	lans. Sand	and final
PB18-1215 HICI	KS, CORNELIUS V & LO	23570 SAMOSET TRL	\$187.00	\$4,888	08/16/2018
Work Description:	Installing 7 replacment wir	ndows			
	Install windows and or doc inspection. Final inspection	or per contract. Fenestration lables must be on required.	e left on windows/c	loors until	after final
PB18-1241 WAT	SON, WILLIE & ROBIN	24122 EDGEMONT	\$293.00	\$13,280	08/13/2018
Work Description:	Tearoff and Re-roof house	e & garage.			
PB18-1322 DIX	ON, SAM & SHAWNTAY	23725 BEECH RD	\$119.00	\$2,172	09/14/2018
Work Description:	Gutter Replacement Installation of gutters per o	contract. Final inspection required.			
PB18-1338 BRIC	GGS, GARY & RHONDA	24500 INKSTER RD	\$245.00	\$10,057	09/10/2018
Work Description:		# felt Ice & Water Shield, Drip Edge Vents & Final. Roofs under 4/12 pitch, two layers 5.2.7			
PB18-1342 PYE	SHAQUITA Q	23105 LAKE RAVINES	\$355.00	\$11,035	10/09/2018
Work Description:	residential pool tence 1/1/	v 2013 ilitethational swiillining fool and s	pa Coue		
PB18-1381 MILI	ESKIY, GEORGE A	24101 BEECH RD	\$312.00	\$11,763	10/09/2018
Work Description:	required: Open/Progress &	# felt Ice & Water Shield, Drip Edge Vents & Final. Roofs under 4/12 pitch, two layers 5.2.7 Strip & Reshingle according to contra	s 15# required. Roo	ofs under 2	/12 pitch,
PB18-1473 BLY,	, ANTHONY & MADON1	23320 LAKE RAVINES	\$1,057.00	\$48,419	10/01/2018
Work Description:	Water damage repair per sp	pecs.			
PB18-1519 LON	IG, BERNETTA	23117 STAUNTON DR	\$349.00	\$15,000	09/28/2018
Work Description:					

PB18-1011 DIXON, SAM & SHAWNTAY 23725 BEECH RD

\$16,086 07/23/2018

\$335.00

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-1554	JV PROPERTIES & INVEST	M 26075 RANGEMORE	\$135.00	\$1,600 10/17/2018
Work Descri	iption: Replacement of 9 vinyl re	eplacement windows		
	Install windows and or do inspection. Final inspecti	oor per contract. Fenestration lables ion required.	must be left on windows	/doors until after final
PB18-1596	FLOYD, GARDELL	25823 FOREST VW	\$313.00	\$14,569 10/19/2018
Work Descri	Roof 15# felt Ice & Wate	ing to contract. Two inspections rec er Shield, Drip Edge Vents, Flashing 12 pitch, two layers 15# required. R	& Shingles. Two inspect	ions required: Open/Progress
PB18-1608	WEBSTER-JACKSON, WENI	C 24990 SAMOSET TRL	\$540.00	\$19,131 10/24/2018
Work Descri	ption: Replace valley and fixture	es, tud and natures and the noor and	i tuo surrouna.	
PB18-1648	SMART, RICHARD/MIRIAM	23251 WREXFORD	\$265.00	\$11,400 10/30/2018
Work Descri	iption: Tearoff and re-roof hous	e and garage.		
	required: Open/Progress	5# felt Ice & Water Shield, Drip Ed & Final. Roofs under 4/12 pitch, to 05.2.7 Strip & Reshingle according to	wo layers 15# required. R	Roofs under 2/12 pitch,
PB18-1679	PATE, MARK A	24600 EDGEMONT	\$458.00	\$17,213 11/13/2018
Work Descri	iption: Adding- 588 sq. ft. deck t	to rear of house.		
	Construct a wooden dec	k per approved plans. Footing, later	al restraint support & fina	ıl inspection required.s
PB18-1694	SMITH, LAMAR & MARTHA	24833 SAMOSET TRL	\$247.00	\$0 10/24/2018
Work Descri	iption: Tear off and re-roof hous	se only.		
	Roof 15# felt Ice & Wate	ing to contract. Two inspections rece er Shield, Drip Edge Vents, Flashing 12 pitch, two layers 15# required. R	& Shingles. Two inspect	ions required: Open/Progress
PB18-1834	HILL, DESHAUNNA	23251 BEECH RD	\$167.00	\$29,000 11/14/2018
Work Descri	ption: SHIP remodel on S-2100	includes: roofing, demo, and carpen	atry	
PB18-1857	MILESKIY, GEORGE A	24101 BEECH RD	\$967.00	\$46,000 11/29/2018
Work Descri	iption: Construct a wooden deck required.	x per approved plans. Footing, open	joist, lateral restraint supp	port & final inspection
PB18-1860	KLIEBER, RAYMOND	24229 GLENEYRIE	\$199.00	\$5,600 12/07/2018
Work Descri	iption: Install (2) vinyl replaceme	ent window & (2) doorwalls.		
	Install windows and or do inspection. Final inspect	oor per contract. Fenestration lables ion required.	must be left on windows	/doors until after final
PB18-1900	NORMAN, TWILA	23350 OAK GLEN DR	\$339.00	\$15,662 11/30/2018

Work Description:

and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

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PB18-1918 RO	WE, DASHAWN V	22767 TIMBERLINE	\$200.00	\$5,700 01/03/2019
Work Description	Install (3) vinyl replacement Install windows and or do inspection. Final inspection	or per contract. Fenestration lab	les must be left on windows/	doors until after final
PB19-0146 CO	X, SHERYL	26976 W 9 MILE RD	\$1,551.00	\$102,000 02/08/2019
Work Description	: Completion of new reside completed.	ntial construction, original buildin	ng permit PB16-1354. Job is	estimated to be 60%
PB19-0174 TO	MBELLI, CARLO & BLAC	23415 OAK GLEN DR	\$173.00	\$3,973 03/04/2019
Work Description	: Install windows and or do inspection. Final inspection	or per contract. Fenestration lab on required.	les must be left on windows/	doors until after final
PB19-0574 HE	NDERSON, TROY	22821 STAUNTON DR	\$569.00	\$30,000 05/31/2019
Work Description		or per contract. Fenestration lab on required. Install 20 vinyl repla		doors until after final
PB19-0577 JAC	KSON, KENNETH & MIC	23471 LAKE RAVINES	\$256.00	\$10,800 05/17/2019
Work Description		# felt Ice & Water Shield, Drip I & Final. Roofs under 4/12 pitch 5.2.7		
PB19-0592 GIE	SON, WILLIE B	24300 INKSTER RD	\$155.00	\$2,885 05/31/2019
Work Description		or per contract. Fenestration lab on required. 5 vinyl replacement		doors until after final
PB19-0628 WII	LIE D. JONES	26075 RANGEMORE	\$215.00	\$6,607 06/19/2019
Work Description		rglass) windows. Install windows fter final inspection. Final inspec		enestration lables must be l
PB19-0649 PO	ľTS, JOHN G & JEAN B	23030 LAKE RAVINES	\$652.00	\$30,544 05/20/2019
Work Description	: Install windows and or do inspection. Final inspection	or per contract. Fenestration lab on required.	les must be left on windows/	doors until after final
PB19-0795 SM	TH, JEFF JR	24701 SAMOSET TRL	\$487.00	\$24,500 06/19/2019
Work Description	: Interior waterproofing, 19 engineering, see notes on	08 Sq Ft crawlspace encapsulatio scope of work.	n to 3 sump pumps. Sump lo	ocation approved by
PB19-0864 STA	NBROUGH, BEVERLY J	22520 STAUNTON DR	\$147.00	\$2,377 06/27/2019
Work Description	: Install windows and or do inspection. Final inspection	or per contract. Fenestration lab on required. 2 windows	les must be left on windows/	doors until after final
PB19-0954 MA	HMOUD, EZZELDIN	23310 THORNCLIFFE	\$815.00	\$35,450 07/18/2019
Work Description	: Ship remodel per contract	:		
PB19-0987 KN	IGHT, ANDRE & VALARI	26140 W 9 MILE RD	\$221.00	\$6,990 08/05/2019
Work Description	: Interior basement waterpr tied into storm	oofing: installing 154' of 4" S & I	O pipe to an existing system.	sump discharge is currently
PB19-1075 BO	ZIN, KEITH & SCHWART	23565 OUTWOOD DR	\$490.00	\$24,721 07/29/2019

Work Description:

PB19-1162	JONES, SHAKIRA	23049 STAUNTON DR	\$3,308.64	\$175,000	09/30/2019
Work Descri	ption: construct an addition, ap construct ramps per plan	prox. 500 sq. 11. to an existing non s.	ie ioi an excercise fooin and	i re-ao beard	oom and bam,
PB19-1206	MILESKIY, GEORGE A	24101 BEECH RD	\$125.00	\$9,900	08/21/2019
Work Descri	ption: Installation of standby G	enerator			
PB19-1224	HELD FAMILY TRUST	25875 FOREST VW	\$317.00	\$13,200	08/28/2019
Work Descri		oor per contract. Fenestration lablion required. 26 vinyl replacement		/doors until :	after final
PB19-1349	CEBRECO, XIOMARA A	23400 OAK GLEN DR	\$320.00	\$15,050	09/06/2019
Work Descri	ption: Tear off old roof and ins	tall new roof			
PB19-1443	JOHNSON, MYRTLE, JACKS	SC 25877 BEECH CT	\$125.00	\$2,600	10/15/2019
Work Descri	ption: 12 x 16' concrete shed pa	nd w/24" ratwall CONCRETE ON	ILY PERMIT		
PB19-1516	HOFFMASTER, DAVID, MA	F 24154 ROUGECREST	\$178.00	\$4,285	10/07/2019
Work Descri	ption: Replacing 4 windows				
PB19-1602	HARPOOTILIAN LIVING T	R 23710 SAMOSET TRL	\$309.00	\$7,000	10/23/2019
Work Descri	ption: Bathroom remodel				
PB19-1718	COLLINS, VICKI	23685 SAMOSET TRL	\$341.00	\$14,790	12/09/2019
Work Descri	ption: 170 Ft of interior waterp	roofing, 2 sump pumps			
PB19-1726	JOHNSON, MYRTLE, JACKS	SC 25877 BEECH CT	\$100.00	\$5,000	11/07/2019
Work Descri	ption: Auu sneu				
PB19-1789	JKL REAL ESTATE CO LLC	25870 W 9 MILE RD	\$146.00	\$3,900	03/11/2020
Work Descri	ption: New roof/ Re-roof				
PB20-0231	PATRICK, KARL	23345 THORNCLIFFE	\$237.00	\$8,000	03/11/2020
Work Descri	ption: Install 22KW Generator				
PB20-0356	VEREEN, CHAMAYNE C	23825 OAK GLEN DR	\$444.00	\$21,687	05/08/2020
Work Descri	ption:	apsulation interior waterprooning s	ystem		
PB20-0385	HARRIS, DAVID JR	23336 THORNCLIFFE	\$364.00	\$13,000	05/12/2020
Work Descri	ption: Demolish in-ground poo	1			
PB20-0526	MOORE, DOUGLAS R	24730 GLENEYRIE	\$125.00	\$2,300	06/03/2020
	ption: 10' x 14' Concrete slab w			" /	
PB20-0589	MC LAMORE, DENNIS	23900 INKSTER RD	\$265.00	\$11,400	06/15/2020
	ption: Strip and re-roof house a		**	. ,	

Work Description: Remove staircase and replace with a deck and stairs		
PB20-0652 CRUMP, ARTHUR &JOHNSO 23130 STAUNTON DR	\$337.00 \$10),000 07/27/2020
Work Description: New composite deck construction.		
PB20-0662 AKRAM, MUHAMMAD, ZAH 26050 RANGEMORE	\$480.00	07/27/2020
Work Description: rebuild existing deck, Build 16 x 16 Extension. 7/16/20 addendum received and approved rw		
PB20-0859 LEBURG, SHEILA 23483 OUTWOOD DR	\$304.00 \$12	2,300 07/16/2020
Work Description: Strip and re-roof house and attached garage		
PB20-0914 JKL REAL ESTATE CO LLC 25870 W 9 MILE RD	\$757.00	5,000 07/28/2020
Work Description: Remodel interior per attached plans with new rear deck	per attached specs	
PB20-0975 BURRELL, JENEACE 22949 STAUNTON DR	\$125.00	1,068 08/04/2020
Work Description: Install a 10'x12' shed on a 12'x12'x4" concrete slab with	24" ratwall	
PB20-1252 MEYER, MARTIN & MORRE: 24765 EDGEMONT	\$232.00 \$4	4,092 09/11/2020
Work Description: Replace an existing 13'x14' deck. on a single family dwe	illing	
PB20-1699 HOWARD, ROOSEVELT & L 23241 OUTWOOD DR	\$212.00	3,000 12/03/2020
Work Description: Tear off roof back side only		
PB20-1786 PERRY, DERRYL & THERES. 23201 OUTWOOD DR	\$227.00	3,950 12/22/2020
Work Description: Roof replacement for house and garage		
PB21-0056 WINEGARDEN, CHRISTOPF 24400 INKSTER RD	\$208.00 \$6	5,184 01/28/2021
Work Description: Replacing patio door.		
PB21-0060 MILESKIY, GEORGE A 24101 BEECH RD	\$914.00 \$42	2,780 02/02/2021
Work Description: kitchen remodel		
PB21-0235 HESTER, ALLISON K 24347 SAMOSET TRL	\$449.00 \$21	1,986 03/23/2021
Work Description: installing subsoil drain tiles; interior/ exterior basement	waterproofing, sump pump	
PB21-0295 JELEZAROVA, VANYA 24452 SAMOSET TRL	\$350.00 \$11	,850 04/01/2021
Work Description: Remove inground swimming pool		
PB21-0374 DOUGLASS, JAMES & PAUL 23700 OAK GLEN DR	\$408.00 \$20),900 04/07/2021
Work Description: Roof replacement for house and garage		
PB21-0439 WICKLUND, ERIC 23420 OAK GLEN DR	\$1,359.40 \$68	3,381 04/20/2021
Work Description: 17'x14' 1 story addition to the rear of an existing 1 story	y single family dwelling	
PB21-0583 DOUGLASS, JAMES & PAULJ 23700 OAK GLEN DR	\$264.00 \$9	0,690 05/06/2021
Work Description: REPLACING 2 EXISTING PATIO DOORS.		
PB21-0586 HOLLAWAY-GLENN, EVET* 22901 WREXFORD	\$249.00	3,762 05/06/2021

ption: replacing 2 patio doors.				
MCKINNEY, JEREMY, JAC	K: 26060 W 9 MILE RD	\$297.00	\$13,350	06/03/2021
ption: Roof replacement for ho	ouse only			
JOHNSON, MYRTLE, JACK	CSC 25877 BEECH CT	\$413.00	\$17,900	07/12/2021
ption: Tear off and re roof hou	use and garage.			
WOODS, CHERYL A	23480 OAK GLEN DR	\$757.00	\$44,205	07/12/2021
		ace gutters and downspo	outs, add gutte	er gaurd.
ALTER, ALENA	23760 OAK GLEN DR	\$204.00	\$5,950	08/11/2021
ption: Install 120 lineal ft inter	ior waterproofing system, tie to existing	g sump pump.		
SMOLINSKI, DENNIS & JE	A: 23777 OAK GLEN DR	\$472.00	\$23,547	08/09/2021
ption: Strip and re-roof, install	new GAF Timberline Natural Shadow	v roof system on house a	and attached g	garage.
OWENS, RODNEY & LAUI	RE 24023 GLENEYRIE	\$179.00	\$1,237	08/17/2021
ption: replacement of exterior	door to garage			
WORTHEY, ALFRED/MCI	OC 22860 LAKE RAVINES	\$293.00	\$11,479	09/02/2021
ption: REPLACING 4 EXIST	TNG WINDOWS			
CHAPMAN, CHARLES	24001 GLENEYRIE	\$189.00	\$5,000	09/20/2021
ption: We are planning on rem	oving all old shingles then replacing w	ith new shingles, vents,	and flashing.	
MINGO, HORACE IV	23760 SAMOSET TRL	\$255.00	\$10,750	09/13/2021
ption: Install re-roof on house	and attached garage.			
SMITH, JOHN & DEBORAI	H 23056 TIMBERLINE	\$132.00	\$3,000	09/22/2021
ption: Replace lower part of ro	oof which is leaking and replace wood v	where needed.		
SMITH, JEFF JR	24701 SAMOSET TRL	\$487.00	\$26,192	10/06/2021
ption: tear off & re-roof				
FORGACIU, ALIN	24799 GLENEYRIE	\$221.00	\$7,000	10/06/2021
ption: Remove asphalt 3 tab sh	ningles, underlayments and Drip edge.			Edge,
WORTHEY, ALFRED/MCD	OC 22860 LAKE RAVINES	\$504.00	\$23,980	11/17/2021
WORTHEY, ALFRED/MCD	OC 22860 LAKE RAVINES	\$504.00	\$23,980	11/17/2021
		\$504.00 \$366.00	\$23,980	11/17/2021
ption: new roofing shingles	I 23865 BEECH RD	-		
ption: new roofing shingles GOTTSCHALK, DEBORAH	I 23865 BEECH RD	-		
ption: new roofing shingles GOTTSCHALK, DEBORAH ption: Deck replacement-Same	I 23865 BEECH RD e size. 24799 GLENEYRIE	\$366.00	\$8,826	12/01/2021
	ption: Roof replacement for her JOHNSON, MYRTLE, JACK ption: Tear off and re roof hou WOODS, CHERYL A ption: repair roof damage from tear off and re-roof hou ALTER, ALENA ption: Install 120 lineal ft inter SMOLINSKI, DENNIS & JE ption: Strip and re-roof, install OWENS, RODNEY & LAUF ption: replacement of exterior WORTHEY, ALFRED/MCE ption: REPLACING 4 EXIST CHAPMAN, CHARLES ption: We are planning on rem MINGO, HORACE IV ption: Install re-roof on house SMITH, JOHN & DEBORAI ption: Replace lower part of ro SMITH, JEFF JR ption: tear off & re-roof FORGACIU, ALIN ption: Remove asphalt 3 tab sh	ption: repair roof damage from fallen tree, attic insulation, R-49, replicated off and re-roof house and attached garage ALTER, ALENA 23760 OAK GLEN DR ption: Install 120 lineal ft interior waterproofing system, tie to existing smolinski, Dennis & Jea 23777 OAK GLEN DR ption: Strip and re-roof, install new GAF Timberline Natural Shadow OWENS, RODNEY & LAURE 24023 GLENEYRIE ption: replacement of exterior door to garage WORTHEY, ALFRED/MCDC 22860 LAKE RAVINES ption: REPLACING 4 EXISTING WINDOWS CHAPMAN, CHARLES 24001 GLENEYRIE ption: We are planning on removing all old shingles then replacing winding. Windows and attached garage. SMITH, JOHN & DEBORAH 23056 TIMBERLINE ption: Replace lower part of roof which is leaking and replace wood with the serior of	ption: Roof replacement for house only JOHNSON, MYRTLE, JACKSC 25877 BEECH CT \$413.00 ption: Tear off and re roof house and garage. WOODS, CHERYL A 23480 OAK GLEN DR \$757.00 ption: repair roof damage from fallen tree, attic insulation, R-49, replace gutters and downspote tear off and re-roof house and attached garage ALTER, ALENA 23760 OAK GLEN DR \$204.00 ption: Install 120 lineal ft interior waterproofing system, tie to existing sump pump. SMOLINSKI, DENNIS & JEA: 23777 OAK GLEN DR \$472.00 ption: Strip and re-roof, install new GAF Timberline Natural Shadow roof system on house: OWENS, RODNEY & LAURE 24023 GLENEYRIE \$179.00 ption: replacement of exterior door to garage WORTHEY, ALFRED/MCDC 22860 LAKE RAVINES \$293.00 ption: REPLACING 4 EXISTING WINDOWS CHAPMAN, CHARLES 24001 GLENEYRIE \$189.00 ption: We are planning on removing all old shingles then replacing with new shingles, vents, MINGO, HORACE IV 23760 SAMOSET TRL \$255.00 ption: Install re-roof on house and attached garage. SMITH, JOHN & DEBORAH 23056 TIMBERLINE \$132.00 ption: Replace lower part of roof which is leaking and replace wood where needed. SMITH, JEFF JR 24701 SAMOSET TRL \$487.00 ption: tear off & re-roof FORGACIU, ALIN 24799 GLENEYRIE \$221.00 ption: Remove asphalt 3 tab shingles, underlayments and Drip edge. Install new Ice and Water of the prior is the same of the prior is careful.	ption: Roof replacement for house only JOHNSON, MYRTLE, JACKSC 25877 BEECH CT \$413.00 \$17,900 ption: Tear off and re roof house and garage. WOODS, CHERYL A 23480 OAK GLEN DR \$757.00 \$44,205 ption: repair roof damage from fallen tree, attic insulation, R-49, replace gutters and downspouts, add gutte tear off and re-roof house and attached garage ALTER, ALENA 23760 OAK GLEN DR \$204.00 \$5,950 ption: Install 120 lineal ft interior waterproofing system, tie to existing sump pump. SMOLINSKI, DENNIS & JEA: 23777 OAK GLEN DR \$472.00 \$23,547 ption: Strip and re-roof, install new GAF Timberline Natural Shadow roof system on house and attached garage OWENS, RODNEY & LAURE 24023 GLENEYRIE \$179.00 \$1,237 ption: replacement of exterior door to garage WORTHEY, ALFRED/MCDC 22860 LAKE RAVINES \$293.00 \$11,479 ption: REPLACING 4 EXISTING WINDOWS CHAPMAN, CHARLES 24001 GLENEYRIE \$189.00 \$5,000 ption: We are planning on removing all old shingles then replacing with new shingles, vents, and flashing. MINGO, HORACE IV 23760 SAMOSET TRL \$255.00 \$10,750 ption: Install re-roof on house and attached garage. SMITH, JOHN & DEBORAH 23056 TIMBERLINE \$132.00 \$3,000 ption: Replace lower part of roof which is leaking and replace wood where needed. SMITH, JEFF JR 24701 SAMOSET TRL \$487.00 \$26,192 ption: tear off & re-roof FORGACIU, ALIN 24799 GLENEYRIE \$221.00 \$7,000 ption: Remove asphalt 3 tab shingles, underlayments and Drip edge. Install new Ice and Water Shield, Drip ption: Remove asphalt 3 tab shingles, underlayments and Drip edge. Install new Ice and Water Shield, Drip

WOIK Descri	iption.	inspection. Final inspection	n required.	is must be left off windows	doors unui i	arter miai
PB18-1710	COL	LINS, VICKI	23685 SAMOSET TRL	\$282.00	\$12,500	10/30/2018
Work Descri	iption:		# felt Ice & Water Shield, Drip Ed & Final. Roofs under 4/12 pitch, 2.2.7			
		Strip & Reshingle accordi	ng to contract. Two inspections	required: Open/Progress as	nd Final.s	
PB19-1391	JONI	ES, VERA ROSETTA	24780 SAMOSET TRL	\$442.00	\$23,212	09/20/2019
Work Descri	iption:	Tear off and reroof house.	Remove/replace gutters.			
PB20-1189	BEN'	TON, EARLETTE & MAI	24479 SAMOSET TRL	\$947.00	\$35,000	03/26/2021
Work Descri	iption:	Building a 30'x42' detached 5/19/21 ammended site p	l garage. Ian Add additional concrete drivev	way and patio rw		
PB20-1543	ALLI	EN, KENNETH	22903 STAUNTON ST	\$7,517.00	\$150,000	12/10/2020
WOIK DESCRI		Basement 1566 sq. ft. 1st Floor 1566 sq. ft. 2nd Floor 1519 sq. ft. Garage 450 sq. ft.	ingle family residence with an atta	aneu garage on a fuii baser	пен	
PB20-1736	BEAU	UTY BOX SFLD LLC	25830 W 9 MILE RD	\$1,105.00	\$15,500	01/29/2021
Work Descri	iption:	Hair Salon and Retail build	l-out			
PB21-0238	HEN	DERSON, TROY	22821 STAUNTON DR	\$294.00	\$9,980	03/19/2021
Work Descri	iption:	Replace flat roof				
PB21-0518	LEBU	URG, SHEILA	23483 OUTWOOD DR	\$893.00	\$48,250	05/03/2021
Work Descri	iption:	23 piers				
PB21-0617	WHI	TFIELD, STEPHEN	24940 WAYCROSS CT	\$341.00	\$7,650	05/12/2021
Work Descri	iption:	4 wall anchors and 3 crawl	space jacks			
PB21-0871	GRE	ENWELL, SCOTT & HE	24001 SAMOSET TRL	\$358.00	\$12,571	06/23/2021
Work Descri	iption:	REPLACING TEN WIN	DOWS, SIZE FOR SIZE			
PB21-0960	MOR	ALES, BELINDA	24448 GLENEYRIE	\$238.00	\$6,500	06/23/2021
Work Descri	iption:	Tear off 1 layer house attac	ched garage reshingle residence			
PB21-1341	LAST	TER, JEROME & MARGA	24391 SAMOSET TRL	\$354.00	\$12,300	08/23/2021
Work Descri	iption:	Roof replacement				
PB16-1354	COX	, SHERYL	26976 W 9 MILE RD	\$4,215.00	\$255,000	04/24/2017
Work Descri	iption:	New single family residence required.	e, 2332 sq. ft. with basement. Foo	oting, backfill, rough wall, in	nsulation and	final inspectio
		SEE PB19-0146 or house BOND to be used on new	L			
PB17-0006	HAY	ES, DALE AND AMING	23200 THORNCLIFFE	\$1,261.00	\$65,000	01/11/2017

Work Description: Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final

DD17 0272	MAZ	EV CAIL E	26441 W/ 10 MH E DD	\$212.00	\$9,000	03/21/2017
PB17-0272		EY, GAIL E	26441 W 10 MILE RD	\$212.00	\$8,000	
Work Descri	iption:	Open/Progress and F. Shingles. Two inspect	rage and flat porch roof. Strip & Reshi inal. Strip & Reshingle Roof 15# felt l tions required: Open/Progress & Final ch, Membrane required. R905.2.7	Ice & Water Shield, Drip 1	Edge Vents, F	lashing &
PB17-0276	TUR	NER, VIVIAN & UPS	HAV 23300 LAKE RAVINES	\$649.00	\$25,612	03/23/2017
Work Descri	iption:		erations. Fire repair per specs dated 3/e home office due to fire.	10/17.		
PB17-0293	VR H	OLDINGS & DEVEI	LOP 23175 OUTWOOD DR	\$6,612.00	\$353,238	09/05/2017
Work Descri	iption:	1446				
PB17-0464	COL	LIER, CASSANDRA	23100 LAKE RAVINES	\$192.00	\$5,200	04/25/2017
Work Descri	iption:	Install 13 vinyl replace	ement windows			
		Install windows and o inspection. Final insp	r door per contract. Fenestration lable ection required.	es must be left on window	s/doors until :	after final
PB17-0705	STEE	LE, MICHAEL/POR	TIA 23132 LAKE RAVINES	\$309.00	\$14,304	07/18/2017
Work Descri	iption:	Tear off/replace roof-	house and attached garage			
			of 15# felt Ice & Water Shield, Drip Edess & Final. Roofs under 4/12 pitch, t R905.2.7			
		Strip & Reshingle acco	ording to contract. Two inspections re	equired: Open/Progress ar	nd Final.	
PB17-0721	WILI	IAMS, HOWARD &	LIN 24611 SAMOSET TRL	\$247.00	\$10,200	05/22/2017
Work Descri	iption:		of 15# felt Ice & Water Shield, Drip Edess & Final. Roofs under 4/12 pitch, tR905.2.7			
PB17-0824	JOHN	NSON, MYRTLE, JAC	CKSC 25877 BEECH CT	\$165.00	\$650	06/02/2017
Work Descri	iption:	10 X 10 SHED INST.	ALLATION WITH CONCRETE SLA	AB		
		Zoning compliance per inspection required.	ermit to install a shed on a concrete slal	b and ratwall per approved	d plans. Sand	and final
PB17-1010	KNIC	GHT, ANDRE & VAL	ARI 26140 W 9 MILE RD	\$147.00	\$2,400	06/30/2017
Work Descri	iption:	48 x 48 ft Egress Wine	dow			
		Install basement egree	ss window per approved plans. Rough	and final inspection requi	ired.	
				\$561.00	\$18,000	11/20/2017
PB17-1846	FOR	GACIU, ALIN	24799 GLENEYRIE	\$301.00	\$10,000	//
		Relocate 2 non-bearing	g walls to add master bath next to mas ctions required. Replace 14 windows n	ster bedroom. Construct r	new bathroom	and closet.
PB17-1846 Work Descri PB18-0224	iption:	Relocate 2 non-bearin Rough and final inspe	g walls to add master bath next to mas ctions required. Replace 14 windows re tion.	ster bedroom. Construct r	new bathroom	and closet.

PB18-1045 PATE, MARK A 24600 EDGEMONT \$383.00 \$19,250 07/12/2018

Work Description: Strip and Re-roof house.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress

and Final.

PB18-1050 Walker, Victoria 22901 TIMBERLINE \$321.00 \$15,100 07/19/2018

Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch,

Membrane required. R905.2.7

PB18-1652 ANDREWS, OTIS & LISA 25870 FOREST VW \$434.00 \$21,000 10/23/2018

Work Description: House with attached garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-1965 CROSS, GENE & DIANE 22802 LAKE RAVINES \$205.00 \$3,469 01/16/2019

Work Description: Replacing front entry door.

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final

inspection. Final inspection required.

PB19-0328 MILESKIY, GEORGE A 24101 BEECH RD \$476.00 \$18,286 03/27/2019

Work Description: 7 Brute Force piers to be installed.

Installation of 7 Helical Piers per engineered specs. Installators log required before final inspection as detailed in

specifications.

CLOSED INCOMPLETE PROJECT. RW

PB19-0421 COLEMAN, GREGORY A & 23520 CHERIMOOR \$236.00 \$4,835 04/18/2019

Work Description: Partial strip and re-roof

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch,

Membrane required. R905.2.7

CLOSED INCOMPLETE PROJECT. RW $\,$

PB19-0549 LEWIS, TYRONE 22500 LAKE RAVINES \$337.00 \$10,000 05/10/2019

Work Description: Remove and replice brick on 2 chimneys from roofline up, replace caps and shingles

CLOSED INCOMPLETE PROJECT.

PB19-0763 WICKS-JOHNSON, LAKEISH 24789 SAMOSET TRL \$136.00 \$1,634 06/10/2019

Work Description: 1 door

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final

inspection. Final inspection required.

CLOSED INCOMPLETE PROJECT. RW

PB19-0855 GOSA, WILLIAM L 24655 SAMOSET TRL \$201.00 \$5,743 08/08/2019

Work Description:

on windows/doors until after final inspection. Final inspection required.

CLOSED INCOMPLETE PROJECT. RW

PB19-0858 WICKS-JOHNSON, LAKEISH 24789 SAMOSET TRL

\$272.00

\$10,169 08/08/2019

Work Description: Replacing 5 windows in existing openings.

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final

inspection. Final inspection required.

CLOSED INCOMPLETE PROJECT. RW

PB19-0885 TOMBELLI, CARLO & BLACI 23415 OAK GLEN DR \$273.00

06/25/2019 \$10,290

Work Description: Tear off and reroof house & attached garage.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress

and Final.

CLOSED INCOMPLETE PROJECT. RW

PB20-0008 RUCKER, GEOREIA

22955 WREXFORD

\$4,389.00

01/13/2020 \$250,000

Work Description: Interior fire Restoration and repair

PB20-0467 WICKS-JOHNSON, LAKEISH 24789 SAMOSET TRL \$310.00

05/28/2020 \$12,717

Work Description: Replacing 8 windows

CLOSED INCOMPLETE PROJECT. RW

PB20-0752

JONES, SHAKIRA

23049 STAUNTON DR

\$3,644.00

07/28/2020 \$206,600

construct an audition, approx. 200 sq. it. to an existing nome for an excercise foom and fe-uo bedfoom and dail, Work Description:

construct ramps per plans.

Total Permits For Type: 176

38

Total Fees For Type: \$110,559.04

\$4,770,808.49 Total Const. Value For Type:

\$1,647,945

Report Summary

Grand Total Fees:

\$110,559.04

Population: All Records

Permit.PermitType = Building

AND

Permit.DateIssued Between 1/1/2017 12:00:00 AM AND 2/25/2022 11:59:59 PM AND Property.ParcelNumber Contains 76-24-30

Grand Total Permits:

176

Grand Total Const. Value: \$4,770,808.49

Section 31 - Building Permits

Permit #	Contractor	Job Address	Fee Total	Const. Value	Date Issued
PB19-1318	SIGMAN, DONALD/D	OREE 26728 SHIAWASSEE RD	\$2,160.00	\$90,000	11/25/2019
Work Desc		d addition to rear of home. SHELL ONI	" /	" /	
PB20-1794	CITY OF DETROIT	20920 EAST	\$68,335.00	\$5,829,745	05/13/2021
Work Desc	ription: Construct a new 16 demolish 2 old wat	,426 sq. ft. pump house, 2 reservior tank er reserviors.	s at 25,447 sq. ft. each	and after new fac	ilities are built
PB21-1182	MOORE, ALJAMAALA	H K 22450 RIVERDALE	\$923.00	\$31,445	08/12/2021
Work Desc	ription: Handicap bathroon	n remodeling			
PB21-1269	E L ROBERSON PROP	ERTIE 21351 NEGAUNEE	\$622.00	\$16,500	08/17/2021
Work Desc	ription: Repair floor beams	and floor joist crawl space. New sheathin	ng and floor covering		
PB21-1803	WRIGHT, THERESA M	21872 SEMINOLE	\$239.00	\$8,100	10/25/2021
Work Desc	ription: New roof				
PB21-1822	HARRIS, RAQUELLE &	& BEN 21220 SEMINOLE	\$230.00	\$6,000	11/01/2021
Work Desc	ription: Roof Repair/Repla	cement			
PB21-2052	DRAKE, TAKEITA	22072 POINCIANA	\$639.00	\$17,500	12/27/2021
Work Desc	areas . HVAC to re	all to the garage. Complete additional bath emain intact. Labor only new flooring, in viously and plumbing was done also			
PB21-2053	D'ANGELO, MICHAEL	. & CA 22411 MAPLEWOOD DR	\$924.00	\$36,000	12/02/2021
Work Desc	ription: Bathroom renovati	on, see attached contract for details.			
PB21-2069	HARTOM, JEFFREY &	ALLIS 22147 SEMINOLE	\$223.00	\$5,590	12/06/2021
Work Desc	ription: Roof replacement				
PB22-0120	CARDONA-MORALES	, MAR' 26670 EMMETT	\$417.00	\$16,560	01/31/2022
Work Desc	ription: 120 FT INTERIO	R WATERPROOFING			
PB16-1586	IACOBAN, GHEORGH	E 20760 INDIAN	\$186.00	\$1,500	01/04/2017
Work Desc	required. Install wi	onstruct a wooden deck per approved pla ndows and or door per contract. Fenesti nal inspection required.			
PB17-0047	SOUTHFIELD NEIGH	BORH 20766 VAN BUREN	\$373.00	\$10,100	01/25/2017
Work Desc		66 Van Buren. Sewer cap, foundation rer	noval, backfill inspect	ions required prior	r to final grading
	of site. Sod / seed	& mulch required for final inspeciton.			

Work Description: Interior Demo of party storeInterior Demolition of NON load bearing walls, partions, grid ceiling and/or other non structural items. Required emergency and exit lighting must be maintained. Support of Ceiling Joists, bearing walls or other load bearing componants must be supported. Final Inspection required. No occupancy is allowed. Electrical and Plumbing permit required for terminations. Seperate permit required for tenant build out.

PB17-0230	SOUTHFIELD NEIGHBOR	H 21110 VAN BUREN	\$589.00	\$28,000	03/21/2017			
Work Description: 3290								
PB17-0239	CITY OF SOUTHFIELD	20816 DELAWARE	\$1,279.00	\$74,000	03/16/2017			

Work Description: NRI interior and exterior renovations as detailed on bid spec sheet. Seperate Plumbing, Electrical and Mechanical permits and inspections required. Progress (which may include footing, framing, insulation etc.) And Final inspections required. Electrical Permit Requried.

> Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final

inspection. Final inspection required.704.2.1.1 Single or multi-station smoke alarms are required in every bedroom and hallway in the vicinity of the bedrooms and every floor level including basement. C/O detector required in the vicinity of the bedroom.

PB17-0292 03/23/2017 HACKETT, RONALD & MAR 22419 MAPLEWOOD DR \$571.00 \$23,900 **Work Description:** 15 x 16 Pergola and 21 x 21 staped concrete slab 04/04/2017 PB17-0356 WICKLIFFE, DEEDRIA GILC 21130 SEMINOLE \$8,897 \$226.00

Work Description: Strip and re-roof house only.

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

05/05/2017 PB17-0595 \$7,900 WOLVERINE TRACTOR & E 25900 W 8 MILE RD \$310.00

Work Description: Installation of new concrete dumpster enclosure with woodside (gates on steel post). Footing, rough(masonry) and final inspections required.

05/10/2017 PB17-0617 MULLINS, RONDAL C & PAN 20906 VAN BUREN \$185.00 \$6,336

Work Description: Strip & Re-roof house only.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

05/15/2017 PB17-0627 OWENS, LOUISE D 21816 NEGAUNEE \$298.00 \$13,600

Work Description: Strip & re-roof house only

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

05/11/2017 PB17-0629 **BUCCILLI, KAREN** 21823 SEMINOLE \$172.00 \$5,500

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-0734 JOHNSON, JONATHAN & D. 20760 INDIAN \$672.00

05/25/2017 \$36,840

Work Description: Window replacement, gutters, siding and re-roof

Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final.

Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB17-0770 RUSH, RACHELE 21018 NEGAUNEE

\$172.00

05/25/2017 \$5.500

Work Description: Strip and re-roof house

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-0927 KUNYUANG, AMPORN-LIFI 21220 VAN BUREN \$205.00

\$5,034 06/22/2017

Work Description: Complete tear off and re-roof of house only

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1018 TARVER, TANISHA 21131 VAN BUREN

\$185.00

07/14/2017 \$6,335

Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1110 ROBERTS, LINDA MARIE 21319 NEGAUNEE

\$142.00

\$2,045 08/01/2017

Work Description: Install 5 vinyl replacement windows

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB17-1125

RAYTMAN, ROMAN

22215 ROUGEMONT DR

\$191.00

\$6,700 07/24/2017

Work Description: Strip and re-roof house only

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

08/22/2017 PB17-1226 PELEG, SAMUEL 21121 SEMINOLE \$369.00 \$9,000

Work Description: Therior anterauon/resocate kitchen/new tening/upgrade nearing and electrical systems. Rough and inial inspections required.

PB17-1374 LATORRE, VITO 21007 POINCIANA \$194.00 \$6,850 09/05/2017

Work Description: Strip and re-roof house and garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1535 DICK, CLYDE & STACEY 21770 MAPLEWOOD DR \$189.00 \$2,500 10/04/2017

Work Description: Install replacement doorwall in sunroom

Install or door per contract. Fenestration lables must be left on door until after final inspection. Final inspection required.

PB17-1557 WITMER, PHILIP & PAMELA 21716 SEMINOLE \$323.00 \$15,275 09/28/2017

Work Description: Remove old aluminum siding/gutters- install new on house and garage

Installation siding, trim & aluminum trim / gutters per contract. Final inspection required.

PB17-1741 BENSMILLER, LISA M 26051 W 9 MILE RD \$122.00 \$2,403 11/03/2017

Work Description: Installation of 120 Ln ft of gutters and 120 Ln ft of downspouts per contract. Final inspection required.

PB17-1764 PRESSOTTO, PHILIP J 21205 NEGAUNEE \$127.00 \$2,700 11/08/2017

Work Description: Strip and re-roof house only

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required.

R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1817 MORGAN DONALD AND CI 22295 MAPLEWOOD DR \$331.00 \$15,775 11/16/2017

Work Description: Tear off and re-roof house and garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1882 REMO,, LLC 22037 NEGAUNEE \$212.00 \$8,000 11/28/2017

Work Description: New shingles on roof.

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB17-1884 HALL II, DEWANE 21173 INDIAN \$263.00 \$11,190 12/15/2017

Work Description:

Install square fluted columns to front porch

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB17-1902 FREEMAN, DAVID & SUSAN 26851 EMMETT

\$233.00

\$7,750 12/01/2017

Work Description: Installation of 86 feet of interior sub soil drain system per contract, rough and final inspectiond required. Seperate Plumbing permit and inspections required..

CITY OF SOUTHFIELD PB18-0001

20917 DELAWARE

\$1,309.00

01/09/2018 \$76,000

Work Description: Habitat for Humanity; Remodel Kitchen Bathroom, Roof, interior repairs per contract and insulation. Install insulation per contract. Final inspection and certificate required. Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

LOCK BOX #2091

PB18-0053 KATZ BAKERY LLC 26000 W 8 MILE RD

\$8,340.00

01/19/2018 \$471,445

Work Description: Fire damage related restoration per the Michigan Rehabilitation Act as specified in the attached Heagon GC Services estimate. Rough, insulation, open ceiling and final inspections required.

22370 ROUGEMONT, SFLD I 22370 ROUGEMONT DR PB18-0129

\$205.00

02/13/2018 \$5,985

Work Description: Interior basement waterproofing, installing 15' of 4" SD pipe to discharge to the creek 55' from the house. Installation of 15 feet of interior sub soil drain system per contract, rough and final inspectiond required. Seperate Plumbing permit and inspections required.

PB18-0336

BASMAJIAN, SARA & LIZA 20774 WAKEDON \$304.00

\$13,980 04/04/2018

Work Description: Tear off re-roof house & garage. Install new gutters /Install siding on house. Strip & Reshingle according to contract.

> Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.

PB18-0362

Pacaitis, Mary Lynn

21591 POINCIANA

\$128.00

03/23/2018 \$2,727

Work Description: tear off and re-roof garage

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-0366

SOUTHFIELD NEIGHBORH 22037 POINCIANA

\$1,588.00

04/05/2018 \$78,500

Work Description: Repair drywall, siding, garage roof, trim & door, install dishwasher, new sump pumb. Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB18-0396 KATZ BAKERY LLC 26000 W 8 MILE RD

\$3,257.00

04/02/2018 \$165,244

inspections required.	ociates engineers report and diagra	21.01 114011119, 81.044, 101	g., open ee	and mu
ERSON, LACHARMINE	22515 BEECH RD	\$1,903.00	\$98,700	05/01/2018
тие цангаде геран 🗴 кеа	i 400 sq. it. addition.rooting, oper	ı joist, tougu, msulauon and	ппан шърест	ions required.
THFIELD NEIGHBORH	I 22037 POINCIANA	\$193.00	\$5,250	05/03/2018
Residential Waterproofing	g-Habitat for Humanity			
	, ,	contract. rough and final ins	pectiond req	uired. Seperat
QUES, JOHN & DEBRA	27347 SHIAWASSEE RD	\$695.00	\$28,316	05/01/2018
		v 12 x 18 sun room on new	footings and	slab. Footing
ES-SMITH, KIMBERLY	22370 ROUGEMONT DR	\$362.00	\$17,865	05/03/2018
required: Open/Progress	& Final. Roofs under 4/12 pitch,			
AN, PATRICIA DAVIS	26612 EMMETT	\$235.00	\$4,120	05/22/2018
Install (7) Vinyl replacem	nent windows.			
		es must be left on windows,	doors until a	after final
RIS, KEITH & JACKSON	N 21685 ROUGEWOOD DR	\$145.00	\$2,240	05/15/2018
Install (2) vinyl replaceme	ent windows			
ON, DONALD & RUTH	22330 ROUGEMONT DR	\$474.00	\$25,356	05/17/2018
required: Open/Progress	& Final. Roofs under 4/12 pitch,			
S, TYREE USHER	20782 NEGAUNEE	\$216.00	\$8,256	05/17/2018
required: Open/Progress	& Final. Roofs under 4/12 pitch,			
LISH, ALEXANDER & I	k 21416 INKSTER RD	\$125.00	\$2,300	05/24/2018
		ab and ratwall per approved	plans. Sand	and final
LELLAN, THOMAS & JO	26800 SHIAWASSEE RD	\$334.00	\$16,001	05/18/2018
Open/Progress and Final Shingles. Two inspection	l. Strip & Reshingle Roof 15# felt is required: Open/Progress & Fina	Ice & Water Shield, Drip E	dge Vents, F	lashing &
S, ALBERT B & LORET	I 21066 VAN BUREN	\$321.00	\$4,888	06/11/2018
	inspections required. ERSON, LACHARMINE THE GAINING T	inspections required. ERSON, LACHARMINE 22515 BEECH RD THE Gainage repair & Reat 400 Sq. 11. addition Produing, open THFIELD NEIGHBORH 22037 POINCIANA Residential Waterproofing-Habitat for Humanity Installation of 130 feet of interior sub soil drain system per Plumbing permit and inspections required QUES, JOHN & DEBRA 27347 SHIAWASSEE RD Tear down existing 10 x18 wood room and replace with new sand and final inspections required. SS-SMITH, KIMBERLY 22370 ROUGEMONT DR Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip E required: Open/Progress & Final. Roofs under 4/12 pitch, Membrane required. R905.2.7 AN, PATRICIA DAVIS 26612 EMMETT Install (7) Vinyl replacement windows. Install windows and or door per contract. Fenestration labl inspection. Final inspection required. RIS, KEITH & JACKSON 21685 ROUGEWOOD DR Install (2) vinyl replacement windows DN, DONALD & RUTH 22330 ROUGEMONT DR Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip E required: Open/Progress & Final. Roofs under 4/12 pitch, Membrane required. R905.2.7 S, TYREE USHER 20782 NEGAUNEE Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip E required: Open/Progress & Final. Roofs under 4/12 pitch, Membrane required. R905.2.7 LISH, ALEXANDER & K 21416 INKSTER RD Concrete slab 8 x 10 ft with rat wall with shed on top. Zoning compliance permit to install a shed on a concrete slainspection required. LELLAN, THOMAS & JC 26800 SHIAWASSEE RD Remove existing and installin new roof shingles. Strip & Res Open/Progress and Final. Strip & Reshingle Roof 15# felt	ERSON, LACHARMINE 22515 BEECH RD \$1,903.00 The camage repair & rear 1700 sq. 1r. aucunon. 1700 mg, open joist, 10 ugn, insuration and Residential Waterproofing-Habitat for Humanity Installation of 130 feet of interior sub soil drain system per contract, rough and final ins Plumbing permit and inspections required. RUES, JOHN & DEBRA 27347 SHIAWASSEE RD \$695.00 Tear down existing 10 x18 wood room and replace with new 12 x 18 sun room on new sand and final inspections required. SS-SMITH, KIMBERLY 22370 ROUGEMONT DR \$362.00 Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shin, required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. RMembrane required. R905.2.7 AN, PATRICIA DAVIS 26612 EMMETT \$235.00 Install (7) Vinyl replacement windows. Install windows and or door per contract. Fenestration lables must be left on windows, inspection. Final inspection required. RIS, KEITH & JACKSON 21685 ROUGEWOOD DR \$145.00 Install (2) vinyl replacement windows DN, DONALD & RUTH 22330 ROUGEMONT DR \$474.00 Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shin, required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. RMembrane required. R905.2.7 S, TYREE USHER 20782 NEGAUNEE \$216.00 Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shin, required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. RMembrane required. R905.2.7 LISH, ALEXANDER & P. 21416 INKSTER RD \$125.00 Concrete slab 8 x 10 ft with rat wall with shed on top. Zoning compliance permit to install a shed on a concrete slab and ratwall per approved inspection required. R905.2.7 LISH, ALEXANDER & P. 2480 SHIAWASSEE RD \$334.00 Remove existing and installin new roof shingles. Strip & Reshingle according to contract Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashingle according to contract Open/Progress and Final. Strip & Reshingle Roof 15#	ERSON, LACHARMINE 22515 BEECH RD \$1,003.00 \$98,700 The names repair as wear two set in authority orings open joins, rough, insuration and man inspects THFIELD NEIGHBORH 22037 POINCIANA \$193.00 \$5,250 Residential Waterproofing-Habitat for Humanity Installation of 130 feet of interior sub soil drain system per contract, rough and final inspectiond req Plumbing permit and inspections required. Puels, JOHN & DEBRA 27347 SHIAWASSEE RD \$695.00 \$28,316 Tear down existing 10 x18 wood room and replace with new 12 x 18 sun room on new footings and sand and final inspections required. Puels, JOHN & DEBRA 27347 SHIAWASSEE RD \$695.00 \$28,316 Tear down existing 10 x18 wood room and replace with new 12 x 18 sun room on new footings and sand and final inspections required. Puels, JOHN & DEBRA 27347 SHIAWASSEE RD \$695.00 \$17,865 Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two in required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2 Membrane required. R005.2.7 AN, PATRICIA DAVIS 26612 EMMETT \$235.00 \$4,120 Install (7) Vinyl replacement windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until a inspection. Final inspection required. RIS, KETTH & JACKSON 21685 ROUGEWOOD DR \$145.00 \$2,240 Install (2) vinyl replacement windows DN, DONALD & RUTH 22330 ROUGEMONT DR \$474.00 \$25,356 Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two in required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2 Membrane required. R005.2.7 S, TYREE USHER 2078 NEGAUNEE \$216.00 \$8,256 Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two in required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2 Membrane required. R005.2.7 LISH, ALEXANDER & 10 ft with rat wall with shed on top. Concrete slab 8 x 10 ft with rat wall with shed on top. Congress slad Final.

Work Description:

Services estimate and associates engineers report and diagram. Brick flashing, grout, rough, open ceiling and final

and final inspectiond required. Seperate Plumbing permit and inspections required.

Addendum:

Addendum #1 Adding 67 Ft. of Interior waterproofing to existing applie permit.

05/25/2018 PB18-0720 ROSE, CLIFTON AND LAJU / 21690 INDIAN \$8,000 \$351.00 Work Description: Replace existing glass sunroom roof with solid panel roof system, final inspection required. 06/05/2018 PB18-0757 WHITE, PHYLLIS 22431 MAPLEWOOD DR \$165.00 \$3,484 Work Description: Install 1 door wall Install door per contract. Fenestration lables must be left doors until after final inspection. Final inspection required. PORCHIA, PHILLIP & JOY 06/26/2018 PB18-0797 26635 SHIAWASSEE RD \$564.00 \$22,000 Work Description: Demolish existing garage and construct a new one on existing slab and ratwall. Rough and final inspections required. 06/27/2018 PB18-0863 BURRELL, STARLETT 27330 ARBORWAY # 18 \$173.00 \$4,000 Work Description: Install (3) vinyl replacement windows (1) doorwalls. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. 07/02/2018 PB18-0984 MAYS, TYREE USHER 20782 NEGAUNEE \$133.00 \$1,498 Work Description: Strip and re-roof garage only 08/02/2018 PB18-0995 SOUTHFIELD NEIGHBORH 22505 BEECH RD \$341.00 \$6,400 Work Description: Residential Demo-Habitat for Humanity Demolition of Square feet building. Sewer cap, foundation removal, backfill inspections required prior to final grading of site. Sod / seed & mulch required for final inspeciton. Protestive Fencing Required around site for all demolition. 08/13/2018 PB18-1019 KATZ BAKERY LLC 26000 W 8 MILE RD \$55,000 \$1,124.00 Work Description: Construct a 475 sq.ft. walkin cooler. Footing, slab, masonry and final inspections required. Special inspection report required for grout. 07/30/2018 PB18-1049 EKANAYAKA, SANDAMALI 27105 SHIAWASSEE RD \$1,048.00 \$30,000 Work Description: New heating & cooling New Electrical Some plumbing Replace damaged drywall New drop ceiling Paint building Floor plan of existing layout Tenant Buildout 07/13/2018 PB18-1072 BUELL, IDA LORAINE REV: 21200 NEGAUNEE \$192.00 \$6,750 Work Description: Tear off and Re-roof. Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle

KEJBO, WILLIAM AND GRE 21095 WAKEDON

\$191.00

\$1,782 08/10/2018

Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB18-1081

	mspection required.				
PB18-1111 BAR	RETT, RICHARD & ARLI	21110 VAN BUREN	\$140.00	\$1,945	01/07/2019
Work Description:		nt windows.Install windows and or doo final inspection. Final inspection requ		tration lables	must be left on
PB18-1124 RAM	IAN, PATRICIA DAVIS	26612 EMMETT	\$125.00	\$526	08/14/2018
Work Description:	Install (1) vinyl replacemen	nt window.			
PB18-1161 SOU	THFIELD NEIGHBORH	21346 INKSTER RD	\$400.00	\$10,000	08/13/2018
Work Description:	Residential Demo-Habitat	for Humanity			
		e feet building. Sewer cap, foundation in d & mulch required for final inspecitor.			
PB18-1197 JAM	ES, STEPHEN P JR	21706 INDIAN	\$237.00	\$2,992	08/06/2018
Work Description:	Replacing 4 windows				
	Install windows and or do inspection. Final inspection	or per contract. Fenestration lables mu on required.	ast be left on windows	/doors until	after final
PB18-1217 Brau	n, Ronald & Laura	21089 WAKEDON	\$910.00	\$34,000	08/09/2018
Work Description:	rehab of home per specs.				
PB18-1220 STE	PHAN, JACQUELINE	26400 SHIAWASSEE RD	\$317.00	\$9,108	08/13/2018
Work Description:	grading of site. Sod / see	d & mulch required for final inspecitor f house only at 26400 Shiawassee Road	n. Protective Fencing I		
PB18-1231 MEF	RRIMAN, SCOTT	27115 SHIAWASSEE RD	\$188.00	\$6,500	08/13/2018
Work Description:	Tear off and Re-Roof.				
	Roof 15# felt Ice & Water	ng to contract. Two inspections require Shield, Drip Edge Vents, Flashing & S 2 pitch, two layers 15# required. Roof	Shingles. Two inspect	tions required	: Open/Progres
PB18-1246 FIVI	E STAR ASSET MGMT LL	21560 POINCIANA	\$140.00	\$3,500	08/15/2018
Work Description:		# felt Ice & Water Shield, Drip Edge V & Final. Roofs under 4/12 pitch, two l 5.2.7			
PB18-1251 FIVI	E STAR ASSET MGMT LL	21560 POINCIANA	\$225.00	\$500	08/14/2018
Work Description:		exterior wall of dwelling and one rafter. work due to limited construction docu		pections requ	ired.
PB18-1262 JACI	KSON, HOWARD & PAT	22066 ROUGEWOOD DR	\$149.00	\$18,790	08/17/2018
Work Description:	Tear off and re-roof house	e and garage.			
	required: Open/Progress	# felt Ice & Water Shield, Drip Edge V & Final. Roofs under 4/12 pitch, two l 5.2.7 Strip & Reshingle according to co	ayers 15# required. F	Roofs under 2	/12 pitch,

PB18-1279 MONA, PAUL 27014 SHIAWASSEE RD \$218.00 \$6,793 08/30/2018

Work Description: Interior Basement Waterproofing Installing 120' of 4" S & D pipe to storm with a backwater valve

Installation of interior sub soil drain system per contract, rough and final inspections required. Sump pump discharge shall be to the storm drain when available, or to a location approved by the City of Southfield's Engineering Department. Seperate Plumbing permit and inspections required.

PB18-1387 ROBINETTE, WALLACE 21051 DELAWARE \$125.00 \$3,000 09/14/2018

Work Description: Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Sand and final inspection required.

Work Description: Correct and repairframing, subject to field inspection, new vinyl siding, windows and drywall.

21205 NEGAUNEE

PB18-1547 BROWN, EDWARD & TERES 21151 VAN BUREN \$131.00 \$1,400 10/22/2018

Work Description: Install (1) vinyl replacement window

TERRY, JENNY HOWARD

PB18-1536

PB18-1746

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

\$467.00

\$150.00

PB18-1593 SHAH, USHA & DEEPAK 21036 WAKEDON \$170.00 \$3,800 10/16/2018

Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch,

Membrane required. R905.2.7

21785 NEGAUNEE

Work Description: Tear off old shingles and re-roof.

IMHOFF, CHRISTINE E.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-1983 T.G. Homes, LLC 21895 INDIAN \$158.00 \$1,500 01/10/2019

Work Description: Installation of (6) Glass block windows. 1 with opening

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0020 TAYLOR, MARK AND BENF 22485 ROUGEMONT DR \$200.00 \$5,688 01/24/2019

Work Description: Install 6 windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB19-0025 POLITO, ROBIN 22012 NEGAUNEE \$179.00 \$4,400 01/24/2019

Work Description: Install 6 windows and 1 doorwall per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

mspection. Thia inspection required.

PB19-0052 HILLANT GROUP 21337 SEMINOLE \$184.00 \$6,259 01/14/2019

Work Description: Tear off and re roof house and garage.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress

and Final.

11/07/2018

10/31/2018

\$4,160

\$10,000

PB19-0157 T	G. Homes, LLC	21895 INDIAN	\$176.00	\$400	02/12/2019
Work Descripti		ls on both sides of existing basement. s Non-load bearing partitions. Rough wall	, open ceiling & Final insp	pections requir	ed
PB19-0167 F	RAD PROPERTIES I	II LLC 21040 DELAWARE	\$173.00	\$4,000	03/06/2019
Work Descripti		ment windows.Install windows and or door ntil after final inspection. Final inspection		on lables must	be left on
PB19-0177 F	ROST, JOYCE & ANI	DREA 27330 ARBORWAY 14	\$129.00	\$1,575	03/04/2019
Work Descripti		placement windows. nd or door per contract. Fenestration lable inspection required.	es must be left on window	rs/doors until	after final
PB19-0201 H	IUD	21408 INKSTER RD	\$215.00	\$6,638	03/01/2019
Work Descripti	on: Interior basement	waterproofing			
PB19-0288 C	LEAL, HUGH AND S	SONIA 21273 INDIAN	\$275.00	\$10,405	03/25/2019
Work Descripti		ws nd or door per contract. Fenestration lable inspection required.	es must be left on window	rs/doors until	after final
PB19-0395 H	TOTAL MARKET	20022 NEC ALDIEE			04/10/2019
1.017 0070 1.	IOETGER, MARTHA	20922 NEGAUNEE	\$156.00	\$4,129	04/10/2019
	on: Tear off and re ro Strip & Reshingle Roof 15# felt Ice		equired: Open/Progress and g & Shingles. Two inspec	nd Final. Strip	& Reshingle : Open/Progre
Work Descripti	on: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs ur	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashing	equired: Open/Progress and g & Shingles. Two inspec	nd Final. Strip	& Reshingle : Open/Progre
Work Descripti	ion: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs un VILKERSON, LAURA ion: Installation of inte- shall be to the store	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashin, nder 4/12 pitch, two layers 15# required.	equired: Open/Progress at g & Shingles. Two inspect Roofs under 2/12 pitch, N \$280.00 agh and final inspections to oproved by the City of So	nd Final. Strip etions required Membrane req \$10,750 required. Sum	o & Reshingle : Open/Progre uired. R905.2.7 04/17/2019 p pump dischar
Work Descripti PB19-0441 W Work Descripti	Son: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs un WILKERSON, LAURA Son: Installation of inte shall be to the stor Department. Sepo	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashin, nder 4/12 pitch, two layers 15# required. AND 7 21120 POINCIANA erior sub soil drain system per contract. rou rm drain when available, or to a location ap	equired: Open/Progress at g & Shingles. Two inspect Roofs under 2/12 pitch, N \$280.00 agh and final inspections to oproved by the City of So	nd Final. Strip etions required Membrane req \$10,750 required. Sum	o & Reshingle : Open/Progre uired. R905.2.7 04/17/2019 p pump dischar
Work Descripti PB19-0441 W Work Descripti PB19-0494 K	ion: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs un WILKERSON, LAURA ion: Installation of inte shall be to the stor Department. Sepon CUNYUANG, AMPOR-	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashin, nder 4/12 pitch, two layers 15# required. AND 7 21120 POINCIANA erior sub soil drain system per contract. rou rm drain when available, or to a location aperate Plumbing permit and inspections requ	equired: Open/Progress and g & Shingles. Two inspects Roofs under 2/12 pitch, N \$280.00 agh and final inspections reproved by the City of Souried. \$129.00 or door per contract. Fend	nd Final. Strip etions required Membrane req \$10,750 required. Sum uthfield's Engi	o & Reshingle : Open/Progre uired. R905.2.7 04/17/2019 p pump discharaneering
Work Descripti PB19-0441 W Work Descripti PB19-0494 K Work Descripti	ion: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs un WILKERSON, LAURA ion: Installation of inte shall be to the stor Department. Sepon CUNYUANG, AMPOR-	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashin, nder 4/12 pitch, two layers 15# required. AND 7 21120 POINCIANA erior sub soil drain system per contract. rou rm drain when available, or to a location age rate Plumbing permit and inspections required. RN-LIFF 21220 VAN BUREN placement windows. Install windows and o	equired: Open/Progress and g & Shingles. Two inspects Roofs under 2/12 pitch, N \$280.00 agh and final inspections reproved by the City of Souried. \$129.00 or door per contract. Fend	nd Final. Strip etions required Membrane req \$10,750 required. Sum uthfield's Engi	o & Reshingle : Open/Progre uired. R905.2.7 04/17/2019 p pump discharaneering
Work Descripti PB19-0441 W Work Descripti PB19-0494 K Work Descripti PB19-0506 T	ion: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs un WILKERSON, LAURA ion: Installation of inte shall be to the stor Department. Sepon CUNYUANG, AMPOR ion: Install (2) vinyl required windows/doors under the control of the	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashin, nder 4/12 pitch, two layers 15# required. AND 7 21120 POINCIANA erior sub soil drain system per contract. roo rm drain when available, or to a location age rate Plumbing permit and inspections requested. RN-LIFE 21220 VAN BUREN placement windows. Install windows and o ntil after final inspection. Final inspection	squired: Open/Progress and g & Shingles. Two inspections are generally selected with the selection of the se	nd Final. Striptions required Membrane required. Sum uthfield's Enginestration lables \$1,500	o & Reshingle : Open/Progre uired. R905.2.7 04/17/2019 p pump discharancering 05/20/2019 must be left of
Work Descripti PB19-0441 W Work Descripti PB19-0494 K Work Descripti PB19-0506 T Work Descripti	ion: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs un WILKERSON, LAURA ion: Installation of inte shall be to the stor Department. Sepon CUNYUANG, AMPOR ion: Install (2) vinyl required windows/doors under the control of the	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashin, nder 4/12 pitch, two layers 15# required. AND 7 21120 POINCIANA erior sub soil drain system per contract. roo rm drain when available, or to a location age rate Plumbing permit and inspections requested. RN-LIFE 21220 VAN BUREN placement windows. Install windows and o ntil after final inspection. Final inspection 21895 INDIAN	squired: Open/Progress and g & Shingles. Two inspections are generally selected with the selection of the se	nd Final. Striptions required Membrane required. Sum uthfield's Enginestration lables \$1,500	o & Reshingle : Open/Progre uired. R905.2.7 04/17/2019 p pump discharancering 05/20/2019 must be left of
Work Descripti PB19-0441 W Work Descripti PB19-0494 K Work Descripti PB19-0506 T Work Descripti	ion: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs un VILKERSON, LAURA ion: Installation of inte shall be to the stor Department. Sepon CUNYUANG, AMPOR ion: Install (2) vinyl rep windows/doors under the control of the cont	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashin, nder 4/12 pitch, two layers 15# required. AND 7 21120 POINCIANA erior sub soil drain system per contract. rou rm drain when available, or to a location aperate Plumbing permit and inspections requested. RN-LIFI 21220 VAN BUREN placement windows. Install windows and ontil after final inspection. Final inspection 21895 INDIAN side of north wall 28' tied into existing sum	squired: Open/Progress and g & Shingles. Two inspections are generally serviced by the City of Souried. \$129.00 or door per contract. Fencine required. \$133.00 p that is already tied into	stripetions required Membrane required. Sum uthfield's Engineses \$1,242 estration lables \$1,500 city storm according to the control of the co	o & Reshingle : Open/Progre uired. R905.2.7 04/17/2019 p pump discharancering 05/20/2019 s must be left of 05/14/2019 ording to owne
Work Descripti PB19-0441 W Work Descripti PB19-0494 K Work Descripti PB19-0506 T Work Descripti PB19-0518 B Work Descripti	ion: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs un VILKERSON, LAURA ion: Installation of inte shall be to the stor Department. Sepon CUNYUANG, AMPOR ion: Install (2) vinyl rep windows/doors under the control of the cont	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashin, nder 4/12 pitch, two layers 15# required. AND T 21120 POINCIANA erior sub soil drain system per contract. rou rm drain when available, or to a location ap- erate Plumbing permit and inspections required. RN-LIFI 21220 VAN BUREN placement windows. Install windows and o ntil after final inspection. Final inspection 21895 INDIAN side of north wall 28' tied into existing sum 21815 BEECH RD	squired: Open/Progress and g & Shingles. Two inspections are generally serviced by the City of Souried. \$129.00 or door per contract. Fencine required. \$133.00 p that is already tied into	stripetions required Membrane required. Sum uthfield's Engineses \$1,242 estration lables \$1,500 city storm according to the control of the co	o & Reshingle : Open/Progre uired. R905.2.7 04/17/2019 p pump discharancering 05/20/2019 s must be left of 05/14/2019 ording to owne
Work Descripti PB19-0441 W Work Descripti PB19-0494 K Work Descripti PB19-0506 T Work Descripti PB19-0518 B Work Descripti	ion: Tear off and re ro Strip & Reshingle Roof 15# felt Ice & Final. Roofs ur VILKERSON, LAURA ion: Installation of inte shall be to the stor Department. Septe CUNYUANG, AMPOF ion: Install (2) vinyl rep windows/doors ur i.G. Homes, LLC ion: Waterproofing install iunce Chimney repair ro ians ANKS, PETER ion: Remove and install	of house only. according to contract. Two inspections re & Water Shield, Drip Edge Vents, Flashin, nder 4/12 pitch, two layers 15# required. AND 7 21120 POINCIANA erior sub soil drain system per contract. roo rm drain when available, or to a location age rate Plumbing permit and inspections required. RN-LIFF 21220 VAN BUREN placement windows. Install windows and o ntil after final inspection. Final inspection 21895 INDIAN side of north wall 28' tied into existing sum 21815 BEECH RD ough and final inspections required	squired: Open/Progress as g & Shingles. Two inspections are generally selected and final inspections approved by the City of Souried. \$129.00 or door per contract. Fend required. \$133.00 p that is already tied into \$258.00 ows and or door per contract.	stration lables \$1,500 city storm acco	2 & Reshingle 2 Open/Progree 2 Open/Progree 2 Open/Progree 2 O4/17/2019 2 p pump discharge 3 of 20/2019 3 must be left of 2 ording to owner 2 O5/14/2019 3 ording to owner 3 of 20/2019

22300 SEMINOLE

PB19-0789

HILL, HAROLD

\$9,900 06/13/2019

\$242.00

Work Description: Tearoff and re-roof.

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

	& Final. Roots under 4/ 1.	2 piten, two layers 15# required. Roots und	ici 2/ 12 pitcii, wici	morane req	uned. 1003.2.7
PB19-0875 FRC	OM HOUSE TO HOME PR	21408 INKSTER RD	\$212.00	\$1,549	07/02/2019
Work Description	: Rebuild front porch				
PB19-0907 HU	CKLEBERRY, JUSTIN	20959 POINCIANA	\$204.00	\$2,500	08/20/2019
Work Description	: Construct a wooden deck required.	per approved plans. Footing, open joist, late	eral restraint suppo	ert & final i	nspection
PB19-0912 RUS	SH, RACHELE	21018 NEGAUNEE	\$261.00	\$9,500	07/05/2019
Work Description	: Interir Basement Waterpro which drains to a culvbert.	oofing: Installing 118' of 4" S& D pipe to a r	new sump that isch	arges to an	existing discharge
PB19-0927 KA	HLON, KARNAIL & SURI	21821 NEGAUNEE	\$125.00	\$605	08/08/2019
Work Description	: Install windows and or doc inspection. Final inspection	or per contract. Fenestration lables must be n required.	left on windows/c	loors until	after final
PB19-0966 ALF	FRED MUKOMEL REVOC	22403 ROUGEMONT DR	\$149.00	\$2,500	07/17/2019
Work Description		or per contract. Fenestration lables must be in required. 5 vinyl replacement windows	left on windows/c	loors until	after final
PB19-1003 O'K	EEFE, TERRENCE	27305 BYRON	\$100.00	\$1,000	07/15/2019
Work Description		# felt Ice & Water Shield, Drip Edge Vents & Final. Roofs under 4/12 pitch, two layers 2.2.7			
PB19-1128 KO	PACZ, JENNIFER & YOU	20975 NEGAUNEE	\$323.00	\$13,350	08/09/2019
Work Description	shall be to the storm drain	soil drain system per contract. rough and fir when available, or to a location approved b mbing permit and inspections required.			
PB19-1198 KA	NGAS, EDWARD & NANC	21335 NEGAUNEE	\$178.00	\$4,300	08/16/2019
Work Description		# felt Ice & Water Shield, Drip Edge Vents & Final. Roofs under 4/12 pitch, two layers 2.2.7			
PB19-1328 BRC	OWER, BETSY E.	26045 ROUGE CT	\$217.00	\$8,287	08/30/2019
Work Description		# felt Ice & Water Shield, Drip Edge Vents & Final. Roofs under 4/12 pitch, two layers 0.2.7			
PB19-1448 ME	RRILL, LINDA & DANIEI	21410 INDIAN	\$242.00	\$8,300	09/25/2019
Work Description	: re-roof				
PB19-1504 FRC	OM HOUSE TO HOME PR	21408 INKSTER RD	\$189.00	\$5,000	10/23/2019
Work Description	: Installl siding and 7 windo	ws			
PB19-1586 BEN	NTON, BUTLER & DAISY	26050 ROUGE CT	\$448.00	\$20,000	10/23/2019
Work Description	: 15 Wall anchors, 5 power	prace			

PB19-1683	FROM HOUSE TO HOME PR	21408 INKSTER RD	\$673.00	\$27,000	10/31/2019
Work Descr	ription: Remodel house				
PB19-1772	MATTISON, KRYSTAL J & JA	27272 EMMETT	\$174.00	\$5,606	11/14/2019
Work Descr	ription: Strip and re-roof				
PB19-1832	ANDERSON, JOE & LINDA	22520 RIVERDALE	\$168.00	\$3,665	12/05/2019
Work Descr	ription: Install 3 windows and 1 do	oorwall per contract.			
PB19-1869	ANOLICK, PENELOPE	22106 INKSTER RD	\$164.00	\$4,685	12/05/2019
Work Descr	iption: tear off and Re-roof				
PB20-0060	James, Stephen P. Jr	21706 INDIAN	\$176.00	\$4,198	01/29/2020
Work Descr	ription: Install 9 windows per con	tract.			
PB20-0062	MCMULLEN, D. & ZERVOS,I	21550 INDIAN	\$180.00	\$4,450	01/29/2020
Work Descr	ription: Install 4 replacement wind	ows			
PB20-0188	LEICHTWEIS, ADAM & REB	20747 DELAWARE	\$147.00	\$2,396	02/28/2020
Work Descr	iption: Install 6 replacement wind	ows			
PB20-0235	LG PROPERTY HOLDINGS	21119 INDIAN	\$259.00	\$5,600	03/16/2020
Work Descr	ription: Wood Deck 12' x 12' pre	ssure treated			
PB20-0269	WALTON, CHARLES/ERMA	21800 MAPLEWOOD DR	\$274.00	\$10,355	05/08/2020
Work Descr	ription: 49ft interior waterproofing	to existing sump pump and 11 48ft crawls	pace encapsulate		
PB20-0383	SADLER, JAMES S	21016 SEMINOLE	\$202.00	\$5,800	05/08/2020
Work Descr	ription: Strip and re-roof				
PB20-0396	Pacaitis, Mary Lynn	21015 WAKEDON	\$211.00	\$7,910	05/13/2020
Work Descr	ription: Tear off/re-roof house and	d detached garage			
PB20-0473	Lily Wang	21344 SEMINOLE	\$267.00	\$4,600	05/26/2020
Work Descr	ription: Complete basement remod	deling per written scope of work			
PB20-0503	RAMAN, PATRICIA DAVIS	26612 EMMETT	\$132.00	\$1,410	06/01/2020
	RAMAN, PATRICIA DAVIS ription: Install 1 vinyl replacement		\$132.00	\$1,410	06/01/2020
			\$132.00 \$222.00	\$1,410 \$7,032	06/01/2020
Work Descr PB20-0537	ription: Install 1 vinyl replacement	window			
Work Descr PB20-0537	ription: Install 1 vinyl replacement	window 26654 SHIAWASSEE RD			
Work Descr PB20-0537 Work Descr PB20-0586	ciption: Install 1 vinyl replacement CRUZ, MICHAEL ciption: Replace 10 windows	window 26654 SHIAWASSEE RD	\$222.00	\$7,032	06/29/2020
Work Descr PB20-0537 Work Descr PB20-0586	ciption: Install 1 vinyl replacement CRUZ, MICHAEL ciption: Replace 10 windows HP SNAP INVESTMENT LLC	window 26654 SHIAWASSEE RD 21485 INDIAN	\$222.00	\$7,032	06/29/2020
Work Description PB20-0537 Work Description PB20-0586 Work Description PB20-0601	ciption: Install 1 vinyl replacement CRUZ, MICHAEL ciption: Replace 10 windows HP SNAP INVESTMENT LLC ciption: Strip and re-roof HP SNAP INVESTMENT LLC	window 26654 SHIAWASSEE RD 21485 INDIAN	\$222.00 \$182.00 \$325.00	\$7,032 \$6,100 \$6,500	06/29/2020 06/16/2020

PB20-0646 21	1026 WAKEDON LLC	21026 WAKEDON	\$189.00	\$5,000	06/19/2020
	on: Strip and re-roof	21020 WINLISON	Ψ102.00	Ψ5,000	, ,
_		20752 D.HZCTED DD	ф 2.42 .00	Ф0.205	06/24/2020
	P SNAP INVESTMENT LLC		\$242.00	\$8,305	00/ 24/ 2020
work Description	on: 114 feet of interior waterpr	cooting			
	RM HOLDINGS, LLC	20749 INDIAN	\$318.00	\$7,500	06/24/2020
Work Description	on: Replace kitchen, new interi	or doors new front door.			
PB20-0954 B	RIGHT, CAROLYN	27272 ARBORWAY CLUBHSE	\$137.00	\$1,747	08/13/2020
Work Description	on: Replace 1 vinyl window				
PB20-0976 B	RAUN, RONALD C & LAUR	21089 WAKEDON	\$272.00	\$6,000	08/18/2020
Work Description	on: Install 7'x22'6" wood deck Repair front porch	at rear of dwelling			
PB20-1164 M	OTOR CITY CONSTRUCTI	26650 W 8 MILE RD	\$903.00	\$10,000	10/14/2020
Work Description	on: Add 1 restroom and mecha	nnical modifications.			
PB20-1166 M	OTOR CITY CONSTRUCTI	26700 W 8 MILE RD	\$230.00	\$1	10/14/2020
Work Description	on: Add 1 bathrooms and min	or alternation - Main Permit is PB20-11	164		
PB20-1197 A	RIZONA INVESTMENTS L	27212 W 8 MILE RD	\$366.00	\$1,790	09/28/2020
Work Description	on: Installation of 1 aluminum	tube frame fabric covered awning over	r front windows and	door - no sigr	nage on awning
PB20-1335 H	ALL SR , JOHNNY & PAME	20950 POINCIANA	\$132.00	\$3,000	09/28/2020
Work Description	on: Strip and re-roof				
PB20-1465 K	enny Investments LLC	21145 INDIAN	\$1,040.00	\$42,000	10/22/2020
Work Description		s, new flooring, bedroom wall frame w ll reverse gable roof to front of single f		w shingle.	
PB21-0011 M	IUNS, RONALD	20980 VAN BUREN	\$149.00	\$2,500	02/09/2021
Work Description	on: Installing (4) vinyl replacen	nent windows			
PB21-0034 B	ROWN, FENTON & JANET	20978 DELAWARE	\$181.00	\$4,500	01/20/2021
	ROWN, FENTON & JANET on: 2 helical piers	20978 DELAWARE	\$181.00	\$4,500	01/20/2021
Work Description	,	20978 DELAWARE 21706 INDIAN	\$181.00 \$133.00	\$4,500 \$1,527	01/20/2021
Work Description	on: 2 helical piers			·	
Work Description PB21-0102 JA Work Description	on: 2 helical piers AMES, STEPHEN P JR on: Installing (1) Doorwall	21706 INDIAN	\$133.00	\$1,527	02/05/2021
Work Description PB21-0102 JA Work Description PB21-0150 SI	on: 2 helical piers AMES, STEPHEN P JR on: Installing (1) Doorwall HAVERS, YOLANDA	21706 INDIAN 21351 SEMINOLE		·	
Work Description PB21-0102 JA Work Description PB21-0150 SI Work Description	on: 2 helical piers AMES, STEPHEN P JR on: Installing (1) Doorwall HAVERS, YOLANDA on: Installing (10) vinyl replace	21706 INDIAN 21351 SEMINOLE ment windows	\$133.00 \$185.00	\$1,527 \$4,780	02/05/2021
Work Description PB21-0102 JA Work Description PB21-0150 SI Work Description PB21-0466 G	on: 2 helical piers AMES, STEPHEN P JR on: Installing (1) Doorwall HAVERS, YOLANDA on: Installing (10) vinyl replace	21706 INDIAN 21351 SEMINOLE ment windows 26611 SHIAWASSEE RD	\$133.00	\$1,527	02/05/2021
Work Description PB21-0102 JA Work Description PB21-0150 SI Work Description PB21-0466 G	on: 2 helical piers AMES, STEPHEN P JR on: Installing (1) Doorwall HAVERS, YOLANDA on: Installing (10) vinyl replace	21706 INDIAN 21351 SEMINOLE ment windows	\$133.00 \$185.00	\$1,527 \$4,780	02/05/2021

Work Description:		place room. R & R drywall, insulation, tearpeting & flooring throughout main talls once cleaned.			
PB21-0577 BEN	EDICT, ROBERT AND E	22520 ROUGEMONT DR	\$125.00	\$990	05/03/2021
Work Description:	Replacement Windows 1	Basement window Hopper			
PB21-0675 MAN	INING, DAJUAN	26700 EMMETT	\$114.00	\$2,060	05/26/2021
Work Description:	82FT GUTTERS				
PB21-0985 PAPI	PAS, CONSTANCE	20909 SEMINOLE	\$156.00	\$2,955	07/01/2021
Work Description:	Installing (6) replacement v	vindows at 20909 Seminole and 27308	Byron (2 addresses for	or one house)	
PB21-1181 ABA	YOMI, DORCAS M	21023 SEMINOLE	\$449.00	\$15,109	07/30/2021
Work Description:		slab and foundation. Demo Interior of om the elements. repair existing chainli		s. repair exte	rior front porch
PB21-1196 WITT	MER, PHILIP & PAMELA	21716 SEMINOLE	\$202.00	\$7,400	07/28/2021
Work Description:	strip and reroof residential				
PB21-1216 STAV	/ROS, PAUL A	21574 POINCIANA	\$228.00	\$9,007	08/09/2021
Work Description:	Tear off and reroof house	and remove and replace complete gutte	er system		
PB21-1273 VAR	NER, MICHAIL & LIND	22396 MAPLEWOOD DR	\$283.00	\$12,572	08/09/2021
Work Description:	Roof replacement for house	se and garage			
PB21-1287 FRAM	NZEL, ROGER II	21121 SEMINOLE	\$196.00	\$6,997	08/11/2021
Work Description:	Tear off reroof house only				
PB21-1306 CHR	ISTENSEN, EMILY	22200 SEMINOLE	\$248.00	\$1,500	08/16/2021
Work Description:		nouse. ngles, replacing any weak boards, and per laminate paper underneath, as well a			
PB21-1351 DAV	IS, CLAIRE & LUBERGE	22085 POINCIANA	\$334.00	\$10,000	08/20/2021
Work Description:	Tearoff and re roof house	and garage and new gutters			
PB21-1684 INGI	RAM, KELLY	21736 NEGAUNEE	\$266.00	\$8,237	10/06/2021
Work Description:	Roof replacement for hous	se			
PB21-1752 YEG	ER HOLDINGS LLC	21995 POINCIANA	\$371.00	\$13,493	10/21/2021
Work Description:	Strip and reshingel roof, New gutters and downspo	uts			
PB21-2079 D'AN	INA, JOSHUA RAY	22022 INDIAN	\$200.00	\$9,000	12/06/2021
Work Description:	Strip and re-roof on house	only, install new GAF Timberline HD	Z roof system.		
PB21-2113 CHIS	MARK, LAWRENCE M	20956 DELAWARE	\$281.00	\$9,200	12/09/2021
Work Description:	Fascia & Overhang. Vinyl Soffit & Alum. Trim	. Gutter System & Guard.			

PB21-2170 BRANTLEY	Y, MARK & ROSAI	26488 SHIAWASSEE RD	\$204.00	\$7,5 00	12/10/2021
Work Description: New 1	roof				
PB22-0104 SHRUM, EI	OWARD & MADEI	27165 SHIAWASSEE RD	\$316.00	\$11,459	01/25/2022
Work Description: Strip a	and reroof house and	garage.			
PB17-1983 SANKOFA	HOLDINGS INC	22690 ROUGEMONT DR	\$671.00	\$11,308	01/04/2018
contra	act job set for specs a	oom and baths/joist repair Rough wand additional permits required. Add m. 4-25-19 AB. Rough, insulation a	dendum #1 Remove and	reconstruct :	
PB20-0819 WINFREE,	GUS B JR & DORI	27330 ARBORWAY # 10	\$242.00	\$8,310	07/14/2020
Work Description: Reside	ential 1 window and 1	patio door.			
PB20-0965 CAMPBELI	L, MARY	22114 INKSTER RD	\$133.00	\$1,527	08/05/2020
Work Description: Replace	cing garage entry doo	r.			
PB20-1091 JKL REAL	ESTATE CO LLC	27070 SHIAWASSEE RD	\$175.00	\$1,000	08/17/2020
Work Description: Siding	gwork				
PB20-1315 NADIAN 7	70	21746 SEMINOLE	\$248.00	\$5,535	04/26/2021
Work Description: Remo	ve and replace roof p	er code			
PB20-1334 2 STARS PF	ROPERTIES LLC	21581 INDIAN	\$231.00	\$4,500	09/28/2020
Work Description: Roofs	ng Replacement				
PB20-1643 WEBB, JOH	IN W AND JOAN	22419 MAPLEWOOD DR	\$500.00	\$23,700	12/04/2020
Work Description: Roof	Tear off and Roof Re	install and replace gutters & downsp	pouts		
PB20-1666 MIRIJANIA	N, MHER & NARI	21104 INKSTER RD	\$158.00	\$1,500	12/07/2020
Work Description: Replace	ce roof on garage - re	sidential			
PB20-1739 FORBES, Se	COTT & MCDANI	21768 NEGAUNEE	\$161.00	\$1,700	12/15/2020
Work Description: Roof	repair				
PB21-0231 SMITH, KA	TRINA	21081 EAST	\$339.00	\$11,300	03/23/2021
Work Description: install	120ft for interior wa	terproofing and 1 sump pump			
PB21-0676 MANNING	G, DAJUAN	26700 EMMETT	\$248.00	\$5,533	05/24/2021
Work Description: REPL	ACING 7 WINDO	WS, SIZE FOR SIZE			
PB21-0728 STROBL, H	IEIDI	21224 POINCIANA	\$198.00	\$4,000	05/28/2021
Work Description: New 1	roof, 1 layer tear off a	nd replaced with architectural shing	les shingles		
PB21-0937 HOANG, L	AM & TONG, SUC	20990 VAN BUREN	\$276.00	\$8,900	06/29/2021
Work Description: TEAF	R OFF SHINGLES I	REPLACE WITH NEW			
PB21-1024 CHISMARK	K, LAWRENCE M	20956 DELAWARE	\$504.00	\$23,994	07/07/2021
Work Description:					

	50FF11 AND 0.94 SQ	OF TRIM ON GARAGE			
PB21-1054 A	TINGUL, MARIA & ANDR	E 22335 MAPLEWOOD DR	\$166.00	\$2,000	07/12/2021
Work Descripti	on: 178 FT REMOVE AND	REPLACE GUTTERS WITH 5 DO	WNSPOUTS		
PB21-1071 F	RAD PROPERTIES III LLC	21040 DELAWARE	\$241.00	\$2,000	09/24/2021
Work Descripti	on: Roof Tear off and replac	ement			
PB21-1156 E	RWIN, JOYCE	21405 INDIAN	\$199.00	\$2,500	07/29/2021
Work Descripti	on: Roofing - Re-roof house	- Install new shingles			
PB16-1078 K	OREAN PRESBYTERIAN	C 27095 W 9 MILE RD	\$489.00	\$15,000	01/17/2017
Work Descripti		est Nine Mile Road. Septic tank must bundation removal, backfill inspections reinspeciton.			
PB17-0325 T	ATE, RUTHIE M TRUST	27330 ARBORWAY # 19	\$168.00	\$3,684	03/30/2017
Work Descripti	on: Install 2 vinyl replacemen	nt windows and 1 doorwall.			
	Install windows and or d inspection. Final inspect	oor per contract. Fenestration lables mion required.	nust be left on window	s/doors until	after final
PB17-0368 T	TKKANEN, N AND STASII	N 20990 SEMINOLE	\$166.00	\$5,100	05/04/2017
Work Descripti	on: Tear off and re-roof.				
	Strip & Reshingle accord	ling to contract. Two inspections requi-	red: Open/Progress ar	nd Final.	
		5# felt Ice & Water Shield, Drip Edge & & Final. Roofs under 4/12 pitch, two 05.2.7			
PB17-0754 K	ITCHEN, JILL	27330 ARBORWAY # 25	\$170.00	\$3,810	05/25/2017
Work Descripti	on: Install 3 vinyl replacemen	nt windows			
	Install windows and or d inspection. Final inspect	oor per contract. Fenestration lables mion required.	nust be left on window	rs/doors until	after final
PB17-0846 T	RIPLE J HOSPITALITY LL	C 21060 DELAWARE	\$304.00	\$14,000	06/06/2017
Work Descripti	Water Shield, Drip Edge	throom remodel, rough and final inspectivents, Flashing & Shingles. Two inspectivers 15# required. Roofs under 2/12 p	ections required: Open	n/Progress &	
PB17-1096 C	ONNER, LYNDON	21670 ROUGEWOOD DR	\$231.00	\$9,200	07/19/2017
Work Descripti	Edge Vents, Flashing &	recover/GFI Shield /Vent to codeStrip Shingles. Two inspections required: Op ofs under 2/12 pitch, Membrane require	pen/Progress & Final.		
PB17-1235 B	RANTLEY, MARK & ROSA	AI 26488 SHIAWASSEE RD	\$125.00	\$1,400	08/11/2017
Work Descripti	on: 8 x 10 ft shed with ceme	nt rat wall			
	Zoning compliance pern inspection required.	nit to install a shed on a concrete slab ar	nd ratwall per approve	d plans. Sand	and final
PB17-1264 G	GLASS, SHAYLA	22205 MAPLEWOOD DR	\$337.00	\$7,200	08/30/2017

Work Description:

Interior alterations Non-load bearing partitions. Rough wall, open ceiling & Final inspections required.

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

PB17-1336 ROBERTS, LINDA MARIE 21319 NEGAUNEE \$142.00 \$2,042 09/26/2017

Work Description: Install 5 vinyl replacement windows

Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required.

mspection. That inspection required.

PB17-1676 LOVE, JAMES & CAROL 20990 POINCIANA \$164.00 \$5,000 10/31/2017

Work Description: Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

PB17-1716 DRAKE, TAKEITA 22072 POINCIANA \$521.00 \$18,000 03/21/2019

Work Description: Acestucentian garage anteration conversion to 2 bedrooms, a fiving room and bath. Convert from single raining to a group

home

PB18-0005 DAVIS, ESTES O. 22210 ROUGEMONT DR \$255.00 \$10,752 01/11/2018

Work Description:

1 CATOH & IXC-1001.

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required.

Roofs under 2/12 pitch, Membrane required. R905.2.7 See violation list for required permitsStrip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

PB18-0084 BENGRY, CELIA 21528 NEGAUNEE \$471.00 \$15,000 02/06/2018

Work Description: 2018 - Kitchen Remodel, remove soffits. Rough and final inspections required.

PB18-0712 GRANITE SOURCE INC 26530 W 8 MILE RD \$1,634.00 \$80,000 05/29/2018

Work Description: Install membrane roof, minimum R-32 insulation required. Open roof and final inspection required.

work Description: Instan memorane root, minimum K-32 institution required. Open root and infan inspection required.

PB18-0779 WHITE, PHYLLIS 22431 MAPLEWOOD DR \$308.00 \$14,299 06/05/2018

Work Description: Strip and reroof house & garage. Replace gutters

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

CLOSED INCOMPLETE PROJECT. RW

PB18-0788 MISSION 1:17 21344 SEMINOLE \$330.00 \$5,400 06/21/2018

Work Description: Basement remodel. Rough, insulation and final inspections required.

PB18-0873 BELACHEW, YITIKAL H 22057 SEMINOLE \$266.00 \$6,000 06/29/2018

Work Description: Repair of a 7ft x 8ft wall and additional wall repair to staircase 8 x 10ft. Rough and final inspection required.

PB18-1131 STURDY BRIDGET 26137 W 9 MILE RD \$719.00 \$30.899 08/08/2018

PB18-1131 STURDY, BRIDGET 26137 W 9 MILE RD \$719.00 \$30,899 08/08/2018

Work Description: Kitchen Renovation (residential). New cabinets also. Rough and final inspections required.

\$1,200 08/21/2018 PB18-1276 MISSION 1:17 21344 SEMINOLE \$125.00 **Work Description:** Installation of of an 8 x 10 shed with rat wall Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Sand and final inspection required. 12/06/2018 PB18-1336 PETERSON, RAE 22101 POINCIANA \$233.00 \$9,333 Work Description: 10 sq. roofing R&R (house & garage) GAF Deck armor underlay. No structural changes. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. 10/24/2018 PB18-1520 MCCORMICK, RODNEY & 21793 NEGAUNEE \$214.00 \$1,710 Work Description: Residential Kitchen and Bathroom re-model 11/29/2018 STARK, HALONAN REVOCA 21801 POINCIANA PB18-1888 \$161.00 \$4,800 Work Description: Strip & Re roof with 60mil EPDM. Open and final inspections required. PB19-0250 BAKER, CYNTHIA 22015 BEECH RD \$219.00 \$6,900 03/14/2019 **Work Description:** Tear off complete roof and re-roof. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 CLOSED INCOMPLETE PROJECT. RW 03/22/2019 PB19-0264 MONTGOMERY, KAMARIA 21801 NEGAUNEE \$184.00 \$4,326 Work Description: Install (11) vinyl replacement windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. CLOSED INCOMPLETE PROJECT. RW 04/15/2019 PB19-0311 25900 W 8 MILE ROAD LLC 25900 W 8 MILE RD \$662.00 \$10,000 Work Description: Installation of a temporary office trailer, valid March 5, 2019 through March 5, 2020. CLOSED INCOMPLETE PROJECT. RW 05/07/2019 PB19-0453 PERRYMAN, REECE TRUST 26431 SHIAWASSEE RD \$347.00 \$15,200 **Work Description:** 138lf interior waterproofing tied to new sump pump. Approved by Engineering CLOSED INCOMPLETE PROJECT. RW 05/01/2019 PB19-0507 STOKES, DOROTHY 21755 MAPLEWOOD DR \$468.00 \$23,274 Work Description: Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required. CLOSED INCOMPLETE PROJECT. 05/03/2019 PB19-0511 SOUTHFIELD NEIGHBORH 21870 MAPLEWOOD DR \$2,041.00 \$108,575

Work Description:

and Mechanical permits and inspections required. Progress (which may include footing, framing, insulation etc.) And Final inspections required.

Work Description: Remove and replace roof

	CLOSED INCOMPLE	TE PROJECT.			
PB19-0606	FRANCE, ALEX D & DIAN	N 22405 RIVERDALE	\$251.00	\$5,171	05/22/2019
Work Descr	ription: Water damage repair				
	CLOSED INCOMPLE	TE PROJECT. RW			
PB19-0735	TOTH, STEPHEN & JANICI	E 26700 W 8 MILE RD	\$290.00	\$750	06/05/2019
Work Descr	ription: Demo only of flooring, o	drywall - no structural. NO PLANS	OR SPECS SUBMITTED.		
	CLOSED INCOMPLE	TE PROJECT. RW			
PB19-0736	TOTH, STEPHEN & JANICI	E 26650 W 8 MILE RD	\$290.00	\$750	06/05/2019
Work Descr	ription: Demo only - no structur	al -flooring and drywall. NO PLAN	NS OR SPECS SUBMITTEI	Э.	
	CLOSED INCOMPLE	TE PROJECT. RW			
PB19-0790	D'ANGELO, MICHAEL & C	A 22411 MAPLEWOOD DR	\$265.00	\$11,400	06/13/2019
Work Descr	Roof 15# felt Ice & Wat	se and garage. ling to contract. Two inspections reter Shield, Drip Edge Vents, Flashin /12 pitch, two layers 15# required.	g & Shingles. Two inspection	ons required	: Open/Progress
PB19-0869	EDWARDS, DORIS R LIVIN	IC 21574 POINCIANA	\$195.00	\$5,400	07/09/2019
Work Descr	ription: 130 Ft. Internal drainage	system/ Sub soil drain. New sump	pump and liner.		
	CLOSED INCOMPLE	TE PROJECT. RW			
PB19-1177	HALBANY, DANIEL	22072 SEMINOLE	\$180.00	\$6,000	08/13/2019
Work Descr	required: Open/Progress	15# felt Ice & Water Shield, Drip E s & Final. Roofs under 4/12 pitch, 05.2.7 Strip & Reshingle according	two layers 15# required. Ro	ofs under 2	/12 pitch,
	CLOSED INCOMPLE	TE PROJECT. RW			
PB19-1799	CRUDER, O C III & MICHA	E 21006 WAKEDON	\$1,597.49	\$80,000	12/11/2019
Work Descr	ription: Fire repair 1 story frame	residential			
	CLOSED INCOMPLE	TE PROJECT. RW			
PB19-1925	ABAYOMI, DORCAS M	21023 SEMINOLE	\$2,446.00	\$133,000	08/19/2020
Work Descr	ription: Interior & Exterior reno	vation, alterations and addition to si	ingle family residence		
PB20-0159	SAM, ELAINE	22012 INKSTER RD	\$284.00	\$9,347	02/06/2020
Work Descr	ription: Tearoff house roof and	re-roof			
PB20-0219	NICK & CO LLC	20941 EAST ST	\$993.00	\$7,800	09/28/2020
Work Descr	ription: Code Compliance Opgra	ues. Audendum #1, demondon of	connector and construct ne	w one.	
PB20-1008	G & R PROPERTIES & REN	C 22053 POINCIANA	\$142.00	\$3,600	08/19/2020

 PB20-1757
 HALL SR, JOHNNY & PAME 20950 POINCIANA
 \$283.00
 \$1,500
 \$12/18/2020

 Work Description:
 New back porch

 PB21-1427
 PERERA, H-D-ASHWIN-DIN. 26650 SHIAWASSEE RD
 \$90.00
 \$25,139
 09/02/2021

 Work Description:
 replacing 9 existing windows

Total Permits For Type: 218

Grand Total Permits:

Total Fees For Type: \$156,236.49

Total Const. Value For Type: \$9,125,491.51

Report Summary

Grand Total Fees: \$156,236.49

218

Population: All Records
Permit.PermitType = Building

AND

Permit.DateIssued Between 1/1/2017 12:00:00 AM AND 2/25/2022 11:59:59 PM AND Property.ParcelNumber Contains 76 24 21

76-24-31

Grand Total Const. Value: \$9,125,491.51

Section 32 - Building Permits

Permit #	Con	tractor	Job Address	Fee Total	Const. Value	Date Issued
PB20-1788	LION	N INVESTMENT GROUF	21477 BRIDGE G	\$1,332.00	\$35,000	02/08/2021
Work Descr	ription:	Alteration of interor space	for office. 21477 Bridge Suite G			
PB21-0792	ROB	ERTS, ERIK A	25340 SHIAWASSEE CIR 105	\$7,899.00	\$50,000	06/07/2021
Work Descr	ription:	Fire restoration to Bldg 4 to All fees on PB21-0792	o the common areas and Units 105,	106, 107, 108,205,	206, 207, 208	
PB21-0793	CON	ISTANTINE, FRANCES	25340 SHIAWASSEE CIR 106	\$130.00	\$50,000	06/07/2021
Work Descr	ription:	Fire restoration to Bldg 4 to All fees on PB21-0792	o the common areas and Units 105,	106, 107, 108,205,	206, 207, 208	
PB21-0794	SURI	E WAY HOMES INC	25340 SHIAWASSEE CIR 107	\$130.00	\$50,000	06/07/2021
Work Descr	ription:	Fire restoration to Bldg 4 t All fees on PB21-0792	o the common areas and Units 105,	106, 107, 108,205,	206, 207, 208	
PB21-0795	HEA	D HEAD HEAD & HEAI	25340 SHIAWASSEE CIR 108	\$130.00	\$50,000	06/07/2021
Work Descr	ription:	Fire restoration to Bldg 4 to All fees on PB21-0792	o the common areas and Units 105,	106, 107, 108,205,	206, 207, 208	
PB21-0796	VAN	ALSTINE, ERIKA	25340 SHIAWASSEE CIR 205	\$130.00	\$50,000	06/07/2021
Work Descr	ription:	Fire restoration to Bldg 4 to All fees on PB21-0792	o the common areas and Units 105,	106, 107, 108,205,	206, 207, 208	
PB21-0797	KAU	SHIKKUMAR, GANDHI	25340 SHIAWASSEE CIR 206	\$130.00	\$50,000	06/07/2021
Work Descr	ription:	Fire restoration to Bldg 4 to All fees on PB21-0792	o the common areas and Units 105,	106, 107, 108,205,	206, 207, 208	
PB21-0798	TAY	LOR, JEROME & DARLE	25340 SHIAWASSEE CIR 207	\$130.00	\$50,000	06/07/2021
Work Descr	ription:	Fire restoration to Bldg 4 to All fees on PB21-0792	o the common areas and Units 105,	106, 107, 108,205,	206, 207, 208	
PB21-0799	GAN	IDHI, KAUSHIKKUMAR	25340 SHIAWASSEE CIR 208	\$130.00	\$50,000	06/07/2021
Work Descr	ription:	Fire restoration to Bldg 4 to All fees on PB21-0792	o the common areas and Units 105,	106, 107, 108,205,	206, 207, 208	
PB21-1463	PAV	LIK, MICHAEL	22326 NANCY	\$876.00	\$30,141	09/03/2021
Work Descr	ription:	Repairs due to fallen tree. I	Replacement of roof and broken raft	er. Replacement o	f attic insulation.	
PB21-1483	FELI	X BANKS	22803 LEEWRIGHT	\$252.00	\$5,800	09/10/2021
Work Descr	ription:	Installing (9) replacement v	vindows			
PB21-1559	AT&	T MOBILITY	25753 W 9 MILE RD Antennae	\$615.00	\$25,000	09/22/2021
Work Descr	ription:	Dish Network collocation:	at existing telecommunication facility	y		

PB21-1582 GOC	DALL, SANDRA	21880 DAISY LN	\$319.00	\$11,670	10/06/2021
	Roof Replacement on hou			11 9	
					40/04/2024
	PRSKI, ALEXANDER	22309 PROSPER	\$421.00	\$16,800	10/01/2021
Work Description:	replace existing roof reside	ence and garage			
PB21-1745 LAM	B, KENNETH E AND D	22292 PROSPER	\$375.00	\$15,395	10/25/2021
Work Description:	re-shingle the roof				
PB21-2127 BOW	MAN, RYAN M	22753 NANCY	\$872.00	\$31,376	12/13/2021
Work Description:	Roof replacement, siding r damage	epair and interior drywall and pain	t due to a covered insuranc	e loss suffer	ed due to storm
PB21-2191 DUP	RE, MARLENE	22396 PROSPER	\$457.00	\$20,850	12/17/2021
Work Description:	tear off & re-roof				
PB16-0859 ACO	USTICAL LAND LLC	21342 BRIDGE	\$3,384.00	\$150,000	04/25/2017
Work Description:	Medical Marijuana Facility open trench / sand and fir	interior alt. 2 hour fire separation and inspections required.	wall, nonloadbearing partiti	ons. Rough	wall, open ceiling,
	PLANNING SIGN OFF	REQUIRED PRIOR TO ISSUIN	GCOFO mf		
PB17-0071 COT	HERY HOLDINGS LLC	22223 TELEGRAPH RD	\$465.00	\$8,000	02/15/2017
Work Description:		s and associated cabling to exisiting ork. Equipment modification to expection required.			
PB17-0124 SALA	MEH, LAITH & CLAWS	25200 SHIAWASSEE RD	\$204.00	\$5,950	03/07/2017
Work Description:	Install 16 vinyl replacement final inspection. Final insp	nt windows per contract. Fenestra section required.	tion lables must be left on	windows/do	ors until after
PB17-0299 LION	I INVESTMENT GROUF	21477 BRIDGE B	\$330.00	\$1,500	03/28/2017
Work Description:	Unit B-Interior Demo.				
	fire alarm, fire suppression	ON load bearing walls, partions, gri , emergency and exit lighting must erate permit required for tenant bu	be maintained. Final Inspe		
PB17-0300 LION	I INVESTMENT GROUI	21477 BRIDGE C	\$330.00	\$1,500	03/28/2017
Work Description:	Unit C-Interior Demo.				
	fire alarm, fire suppression	ON load bearing walls, partions, gri , emergency and exit lighting must erate permit required for tenant bu	be maintained. Final Inspe		
PB17-0301 LION	I INVESTMENT GROUF	21477 BRIDGE D	\$330.00	\$1,500	03/28/2017
Work Description:	Unit D-Interior Demo.				
	fire alarm, fire suppression	ON load bearing walls, partions, gri , emergency and exit lighting must erate permit required for tenant bu	be maintained. Final Inspe		
PB17-0302 LION	I INVESTMENT GROUF	21477 BRIDGE E	\$330.00	\$1,500	03/28/2017

PB17-0303 LI	ON INVESTMENT GRO	UF 21477 BRIDGE G	\$330.00	\$1,500 03/28/20	017
Work Description	on: Unit G-Interior Demo.				
	fire alarm, fire suppress	NON load bearing walls, partions, gr ion, emergency and exit lighting mus Seperate permit required for tenant b	t be maintained. Final Insp		uired
B17-0304 LI	ON INVESTMENT GRO	UF 21477 BRIDGE H	\$330.00	\$1,500 03/28/20	017
Work Description	on: Unit H-Interior Demo.				
	fire alarm, fire suppress	NON load bearing walls, partions, gr ion, emergency and exit lighting mus Seperate permit required for tenant b	t be maintained. Final Insp		aired
B17-0305 LI	ON INVESTMENT GRO	UF 21477 BRIDGE I	\$330.00	\$1,500 03/28/20	017
Work Description	on: Unit I-Interior Demo.				
	fire alarm, fire suppress	NON load bearing walls, partions, gr ion, emergency and exit lighting mus Seperate permit required for tenant b	t be maintained. Final Insp		uired
B17-0307 SC	OUTHFIELD NEIGHBOR	RH 25336 SHIAWASSEE CIR # 20	\$337.00	\$10,000 03/28/20	017
Work Description	permits and inspections required. 704.2.1.1 Single or mult	ns. ior renovations as detailed on bid spe s required. Progress (which may inclu ci-station smoke alarms are required in our level including basement. C/O de	de footing,framing,insulation every bedroom and hallw	on etc.)And Final inspectation of the	ction
B17-0378 CI	HANDLER, GRACE	22811 LEEWRIGHT	\$135.00	\$3,200 04/07/2	017
Work Description	on: New Roof- Tear down	to wood, then replace with new.			
	Strip & Reshingle accor	rding to contract. Two inspections re	equired: Open/Progress and	d Final.	
	Strip & Reshingle Roof required: Open/Progre Membrane required. R	15# felt Ice & Water Shield, Drip E ss & Final. Roofs under 4/12 pitch, 905.2.7	dge Vents, Flashing & Shin two layers 15# required. R	ngles. Two inspections toofs under 2/12 pitch,	
B17-0594 BA	AKER, JUSTIN	25175 W 9 MILE RD	\$132.00	\$3,000 05/05/2	017
Work Description	on: Roof tear off and re-sh	ingle.			
		15# felt Ice & Water Shield, Drip E ss & Final. Roofs under 4/12 pitch, 905.2.7			
	Strip & Reshingle accor	rding to contract. Two inspections re	equired: Open/Progress and	d Final.	
					017
B17-0671 CI	HANDLER, GRACE	22811 LEEWRIGHT	\$156.00	\$4,500 05/15/20	017
	HANDLER, GRACE		\$156.00	\$4,500 05/15/20	017
	on: New siding, gutters and			# .,.	017
Work Description	on: New siding, gutters and	electrical trim		# .,.	
Work Description	Installation of vinyl sidi AJOR, S DANOU & R on: 110' Interior waterproo	ng, trim & aluminum trim / gutters p	per contract. Final inspection \$322.00 tion of 110 feet of interior	on required. \$13,500 06/07/2	017

required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 \$3,000 06/09/2017 PB17-0860 LAWSON, ROBERT 22723 LEEWRIGHT \$125.00 Work Description: Installation of 12 x 16 stick built shed with shed pad Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. footing and final inspection required. 09/14/2017 PB17-1312 CITY OF SOUTHFIELD 22200 BEECH RD \$25,674.00 \$1,900,000 Work Description: Beechwoods Recreation Center-Interior Alterations and construction of an elevator. Footing, sand, rough, open ceiling and final inspections required. Special inspection reports required prior to C of O. 09/01/2017 PB17-1356 JENNINGS, BRIEANNA 24230 SARGENT \$219.00 \$8,460 Work Description: Tear off and re-roof house only-Gutter replacement Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Installation of gutters per contract. Final inspection required. 12/15/2017 PB17-1789 ALLISON JR, IRVING 22555 NANCY \$15,000 \$471.00 Work Description: Construct a deck and sunroom. Footings, rough and final inspections required. PB18-0211 MAHAN, TALIKA **22281 NANCY** \$2,077.00 \$109,220 02/28/2018 Work Description: Residential fire repairs-Room by Room spec sheet included. Fire repair per specs, rough and final inspections required. 03/06/2018 PB18-0217 MAXWELL, TERRENCE/CYi 22336 LEEWRIGHT \$125.00 \$1,200 Work Description: Replace shed and place on existing slab. Costruct a new 10' X 12' shed on exisiting slab and ratwall. Zoning compliance permit to install a shed on a concrete slab and ratwall per approved plans. Final inspection required. 05/22/2018 PB18-0658 LEWIS, NATHANIEL 22992 LEEWRIGHT \$238.00 \$8,047 Work Description: Tear and re-roof house and attached garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. 05/30/2018 PB18-0669 QUEZADA, CANDY 25319 W 9 MILE RD \$125.00 \$10,314 Work Description: Install 22kw generator & smart module transfer Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line.

25111 W 9 MILE RD

05/23/2018

\$9,400

\$259.00

Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections

Work Description:

RICH, RONALD B.

PB18-0705

Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

		omp & Resimigie accordi	ing to contract. Two inspections re	equired. Open/110gress and	a i mai.	
PB18-0716	ADA	MS, DENISE	22412 LEEWRIGHT	\$232.00	\$9,260	05/24/2018
Work Descri	iption:		i# felt Ice & Water Shield, Drip Ec & Final. Roofs under 4/12 pitch, t 5.2.7			
PB18-0897	LION	I INVESTMENT GROUI	21477 BRIDGE H	\$897.00	\$24,000	07/11/2018
Work Descr	iption:	macio wise - 11 - iliterior required.	апетаноня пон-юан веанів рагин	ions. Rough wan, open cen	шід апа іша	ппересионя
PB18-0924	LAWS	SON, ROBERT	22723 LEEWRIGHT	\$410.00	\$21,046	06/25/2018
Work Descr	iption:		5# felt Ice & Water Shield, Drip Ec & Final. Roofs under 4/12 pitch, t 5.2.7			
PB18-0938	UNIT	ED CENTER	25700 W 8 MILE RD	\$290.00	\$0	06/22/2018
Work Descr	iption:	Fireworks Tent Sale				
		Event dates: 6-26-18 throu	agh 7-6-18			
PB18-0969	BOLI	LING, CALVIN	22321 CARLETON	\$176.00	\$4,209	07/17/2018
Work Descr	iption:	Install (4) vinyl replacemen	nt windows.			
		Install windows and or do inspection. Final inspection	or per contract. Fenestration lable on required.	s must be left on windows/	doors until :	
PB18-1332	LEW	IS, ROY & JOANN	22300 CARLETON	\$141.00	\$2,000	09/17/2018
Work Descr	iption:	Install (1) doorwall.				
		Install windows and or do inspection. Final inspection	or per contract. Fenestration lable on required.	es must be left on windows/	doors until :	after final
PB18-1458	ARM	ENIO, GEORGE	22332 NANCY	\$176.00	\$4,200	10/17/2018
Work Descr	iption:	Install (7) vinyl replacemen	nt windows.			
		Install windows and or do inspection. Final inspection	or per contract. Fenestration lable on required.	es must be left on windows/	doors until a	after final
PB18-1612	COPI	ELAND, CRAIG & DANI	24940 FREDRICK	\$186.00	\$4,837	10/29/2018
Work Descr	iption:	Install (6) vinyl replacemen	nt windows			
		Install windows and or do inspection. Final inspection	or per contract. Fenestration lable on required.	s must be left on windows/	doors until :	after final
PB18-1628	ARM	ENIO, GEORGE	22332 NANCY	\$212.00	\$8,000	11/08/2018
Work Descr	iption:	Gutters, bathroom vanity	and tiles, kitchen cabinets and cour	ntertops.		
PB18-1867	DUT	KA, PAUL & PHAN, HO	24596 SARGENT	\$447.00	\$16,500	01/10/2019

Work Description: Instan 21 oniao 250 watt solar panels on the south front garage. The foot faces foo degrees south and has a 45-degree pitch.

PB18-1896 WAS	HINGTON, JAMES D & : 2:	2905 NANCY	\$138.00	\$3,358	01/08/2019
		m & aluminum trim / gutters per contrac	ct. Final inspection		
PB18-1914 DAV	ENPORT, LEMAR/DIN/ 2:	2998 CARLETON	\$264.00	\$9,700	12/07/2018
	Replacing (10) Windows			. ,	
	Install windows and or door prinspection. Final inspection r	per contract. Fenestration lables must be required.	left on windows/c	loors until a	after final
PB18-1976 BOW	MAN, RYAN M 2	2753 NANCY	\$266.00	\$6,000	01/02/2019
Work Description:	Shower and shower pan instate existing installation.	llation. Exterior wall will have installation	exposed. Removi	ing drywall	and leaving
PB18-1986 COT	HERY HOLDINGS LLC 2	2223 TELEGRAPH RD	\$1,132.00	\$38,000	01/10/2019
Work Description:	Interior alterations Non-load 1st Floor showroom and office	bearing partitions. Rough wall, open ceil	ing & Final inspect	tions requir	ed.
PB19-0045 WAS	HINGTON, JAMES D & : 2	2905 NANCY	\$128.00	\$1,200	01/25/2019
Work Description:	Install (2) vinyl replacement v Install windows and or door p inspection. Final inspection r	per contract. Fenestration lables must be	left on windows/c	loors until a	after final
PB19-0209 LION	N INVESTMENT GROUF 2	1477 BRIDGE A	\$2,672.00	\$130,000	03/12/2019
Work Description:	Main Permit PB19-0209 : Inte	erior remodel of Ste A & B for Q11 Studi	io.		
PB19-0210 LION	N INVESTMENT GROUF 2	1477 BRIDGE B	\$190.00	\$1	03/12/2019
Work Description:	Main Permit PB19-0209 : Inte	erior remodel of Ste A & B for Q11 Studi	io. Fees are on PB	19-0209.	
PB19-0235 HEW	TLETT, EDWARD & FRA 2	5303 W 9 MILE RD	\$143.00	\$2,100	03/26/2019
Work Description:	Install windows and or door prinspection. Final inspection of 3 vinyl replacement windows	per contract. Fenestration lables must be required.	left on windows/c	loors until a	after final
PB19-0512 SOU'	THFIELD NEIGHBORH 2	1909 CARLETON	\$2,050.00	\$109,088	05/29/2019
Work Description:		r and exterior renovations as detailed on buspections required. Progress (which may			
PB19-0569 SOU'	THFIELD NEIGHBORH 2	5360 SHIAWASSEE CIR # 201	\$890.00	\$39,900	05/09/2019
Work Description:		nity interior and exterior renovations as of spections required. Progress (which may			
PB19-0611 BOA	TMAN, LINDA 2	4216 SARGENT	\$253.00	\$7,424	06/04/2019
Work Description:	Replacing (9) windows Install windows and or door prinspection. Final inspection	per contract. Fenestration lables must be required.	left on windows/c	loors until a	after final
PB19-0639 RIVE	ERSTONE GROUP LLC 2	5720 SHIAWASSEE RD	\$2,756.00	\$120,000	05/20/2019

Work Description: Fire	repair several units				
PB19-0694 RIVERST Work Description: Re-s	ONE GROUP LLC	25720 SHIAWASSEE RD	\$579.00	\$14,000	05/30/2019
PB19-0823 UNITED	CENTER	25700 W 8 MILE RD	\$290.00	\$1	06/17/2019
Work Description: Fire	works sale from 6/22/-	7/6 Special Use hearing granted 6/17/1	9.		
PB19-0899 SOUTHFI	IELD NEIGHBORH	22133 KEEFER	\$2,172.40	\$130,202	07/02/2019
Work Description: Hab	itat for Humanity repai	r and second floor remodel.			
PB19-1077 COTHER	Y HOLDINGS LLC	22223 TELEGRAPH RD	\$505.00	\$15,000	09/03/2019
Work Description: Swa	p 9 antennaes and 1 hy	brid cable. add 3 RRU			
PB19-1089 CHERRY,	, ANNETTA D.	25300 SHIAWASSEE CIR	\$1,059.00	\$42,500	07/23/2019
Work Description: Apa	rtment building, Strip a	nd re-roof (3) buildings connected with	1 address 20 Units.	Unit 25300	and 25304
PB19-1262 BRADLEY	Y, JESSICA A & MIC	22400 NANCY	\$125.00	\$8,487	08/22/2019
Work Description: Insta	all generator per approv	ved plans. Final inspection required. Ma	ximum 50 dBs at lo	t line.	
PB19-1293 CARETHI	ERS, JOSEPH & JUD	21472 BRIDGE	\$1,257.00	\$52,834	09/11/2019
Work Description: Inst	tall membrane roof, ove	er existing asphalt and gravel.			
PB19-1387 HARRIS, 0	GAIL	25319 SHIAWASSEE CIR # 101	\$1,082.00	\$43,900	09/16/2019
		ollowing apartment numbers: 101, 102,20 the following adresses: 25319, 25325, 25			
PB19-1388 HANKIN	S, SHARON	25325 SHIAWASSEE CIR # 103	\$40.00	\$1	09/16/2019
Work Description: Strip	and re-roof apartment	es: 103, 104, 203, 204 (Main permit for to	otal fees is on PB19	-1387)	
PB19-1389 ALLEN, V	/ICTORIA J	25331 SHIAWASSEE CIR # 105	\$40.00	\$1	09/16/2019
Work Description: Strip	o and Re-roof for aparts	ment #'s: 105, 106, 205, 206 (Main perm	nit for total fees is o	on PB19-1387)
PB19-1390 SLOWIEJ	KO, BEN & DOLOF	25337 SHIAWASSEE CIR # 107	\$40.00	\$1	09/16/2019
Work Description: Strip	o and Re-roof apartmen	nt numbers: 107, 108, 207, 208 (Main Per	mit for total fees is	on PB19-138	7)
PB19-1395 RIVERST	ONE GROUP LLC	25700 SHIAWASSEE RD 126	\$898.00	\$30,000	10/04/2019
Work Description: Fire	Repair/ Rebuild unit a	fter kitchen fire. Per contractor no other	units were damage	d.	
PB19-1401 SOUTHFI	IELD NEIGHBORH	22133 KEEFER	\$451.00	\$8,000	10/01/2019
Work Description: Add	addition to rear of hor	ne where old portion of home was demo	olished. Addition si	ze is 22X14.	
PB19-1465 TAYLOR,	PATRICIA JOHNSC	22340 NANCY	\$125.00	\$584	10/10/2019
Work Description: 1 vi	nyl replacement windo	w			
PB19-1528 HANNAH	I, HENRIETTA	24200 SARGENT	\$133.00	\$1,500	10/09/2019
Work Description: Team	r off and replace shingle	es on backside of roof			
PB19-1600 CHANDL	ER, GRACE	22811 LEEWRIGHT	\$249.00	\$8,778	11/01/2019

Work Description: 138' of basement water	erproofing			
PB20-0143 SK MICHIGAN REAL ES' Work Description: Replace roof	ГАТ 24391 SARGENT	\$199.00	\$7,000	02/05/2020
PB20-0487 LUCAS, ANTHONY	25341 SHIAWASSEE CIR # 101	\$1,143.00	\$47,500	06/01/2020
Work Description: Strip and re-roof on E	Bldg # 9 (includes addresses 25341, 25349, 2.	5355). Main permit:	Pb20-0487	
PB20-0610 UNITED CENTER	25700 W 8 MILE RD	\$290.00	\$1	06/15/2020
Work Description: Fireworks sales 6/23/	20-7/7/20. Approved special use hearing 6	/15/20		
PB20-0730 DZIENGEL, CYNTHIA M	1 22900 CARLETON	\$951.00	\$45,027	06/30/2020
Work Description: Garage fire, remove a	nd replace 2 windows, remove and replace in	nterior finishes		
PB20-1050 21238 Bridge LLC	21238 BRIDGE A	\$290.00	\$25,000	08/14/2020
Work Description: Interior demoliton - n	on-structural			
PB20-1052 B & R INVESTMENTS	25205 W 9 MILE RD	\$328.00	\$15,600	08/17/2020
Work Description: Remove all roofing or	n home & attachd garae, replace some damaş	ged roof decking.		
PB20-1093 MD HOLDINGS LLC	20929 BRIDGE	\$1,849.00	\$70,000	08/27/2020
	space to floor space consistent with previous shop area. 2-18-2021 AB	sly approved floor p	lan square foo	tage. Addendum
PB20-1211 BRIDGE COMMERCE CE	ENT 21130 BRIDGE	\$1,250.00	\$42,000	09/04/2020
Work Description: Commercial kitchen is	nstallation in an empty warehouse space.			
PB20-1801 UNITED CENTER	25680 W 8 MILE RD	\$364.04	\$1,687	01/22/2021
Work Description: Installation of one(1) when entering/exiting	fixed-frame awning over South door with a bldg.	wind panel on each	side to block v	vind/weather
PB21-0121 HALE, LINDSAY	24900 FREDRICK	\$280.00	\$10,700	02/09/2021
Work Description: Installing (10) vinyl re	placement windows (1) Doorwall			
PB21-0144 MARTIN, MICHAEL G	24123 SARGENT	\$994.00	\$49,100	02/24/2021
Work Description: 13 roof mounted moo	lules grid tied, 4.29kW solar & battery install	ation on an existing	residence	
PB21-0197 MARTIN, MICHAEL G	24123 SARGENT	\$177.00	\$4,223	03/05/2021
Work Description: patio door replacement	nt			
PB21-0378 MCCUSKER, PATRICK J	22322 LEEWRIGHT	\$402.00	\$20,500	04/05/2021
Work Description: Re-roof home & garage	ge			
PB21-0386 PARKER, THOMAS	22280 NANCY	\$187.00	\$6,420	04/08/2021
Work Description: Roof replacement for	house and garage			
PB21-0492 SIKORSKI, ALEXANDER	22309 PROSPER	\$141.00	\$1,039	04/29/2021
Work Description: Replace kitchen winde	ow - 2 panel slider, 69x37			

Work D	escription:	Strip	and	reroof

Work Description:

PB21-0785	FELIX BANKS	22803 LEEWRIGHT	\$293.00	\$13,299	06/03/2021
Work Descr	ription: Remove existing asphalt sl	hingles on house and garage and repl	ace with new asphalt sh	ningles.	
PB21-0829	SK MICHIGAN REAL ESTAT	24391 SARGENT	\$578.96	\$21,000	06/04/2021
Work Descr	ription: Interior renovation, cosme	etic only, kitchen,flooring paint and c	countertops		
PB21-0938	RIVERSTONE GROUP LLC	25548 SHIAWASSEE RD	\$608.00	\$15,725	06/25/2021
Work Descr	ription: Roof Replacement - River	stone Apartments Bldg 18			
PB21-0941	RIVERSTONE GROUP LLC	25506 SHIAWASSEE RD	\$608.00	\$15,725	06/25/2021
Work Descr	ription: Roof Replacement - River	stone Apartments - Bldg 15			
PB21-1042	ADAMS, DENISE	22412 LEEWRIGHT	\$730.00	\$20,000	07/23/2021
Work Descr	ription: Water damage repair				
PB21-1129	LION INVESTMENT GROUP	21477 BRIDGE E	\$1,433.00	\$34,000	08/24/2021
Work Descr	ription: Interior remodel of existing	g suite: Stuffed Food Services			
PB21-1241	BIGGS, ANGELLA	21720 CARLETON	\$182.00	\$4,536	08/09/2021
Work Descr	ription: Installing (6) replacement	windows			
PB21-1329	RIVERSTONE GROUP LLC	25710 SHIAWASSEE RD	\$637.00	\$15,725	09/02/2021
		25710 SHIAWASSEE RD alt shingle roof to deck. Install new f	"		
Work Descr			"		
Work Descr PB21-1330	ription: Remove and replace aspha	alt shingle roof to deck. Install new f	felt, ice & water shield a \$373.00	and new asphal	t shingles. 09/02/2021
Work Description Work Description	ription: Remove and replace aspha	alt shingle roof to deck. Install new f	felt, ice & water shield a \$373.00	and new asphal	t shingles. 09/02/2021
Work Description Work Description PB21-1413	ription: Remove and replace aspha RIVERSTONE GROUP LLC ription: Remove and replace aspha	25520 SHIAWASSEE RD alt shingle roof to deck. Install new f	\$373.00 Felt, ice & water shield a	snd new asphal \$15,725 and new asphal	t shingles. 09/02/2021 t shingles.
Work Description Work Description PB21-1413	ription: Remove and replace aspharity RIVERSTONE GROUP LLC ription: Remove and replace aspharity NEGRON, ADRIANA &	alt shingle roof to deck. Install new for 25520 SHIAWASSEE RD alt shingle roof to deck. Install new for 22620 NANCY se and garage	\$373.00 Felt, ice & water shield a	snd new asphal \$15,725 and new asphal	t shingles. 09/02/2021 t shingles.
Work Description PB21-1330 Work Description PB21-1413 Work Description PB21-1516	RIVERSTONE GROUP LLC ription: Remove and replace aspha NEGRON, ADRIANA & ription: Roof replacement for hou MASON-NEDOCK, DIANE V ription: tear off and re-roof left fro and center of house/hip-s	alt shingle roof to deck. Install new for 25520 SHIAWASSEE RD alt shingle roof to deck. Install new for 22620 NANCY se and garage	\$373.00 Felt, ice & water shield a \$370.00 Felt, ice & water shield a \$300.00 \$171.00 le roof (house only), no urance is covering these	\$15,725 and new asphal \$13,706 \$5,413 t touching gara e 2 areas as out	t shingles. 09/02/2021 t shingles. 09/02/2021 09/20/2021 age. (Left from
Work Description PB21-1330 Work Description PB21-1413 Work Description PB21-1516	RIVERSTONE GROUP LLC ription: Remove and replace aspha NEGRON, ADRIANA & ription: Roof replacement for hou MASON-NEDOCK, DIANE V ription: tear off and re-roof left fro and center of house/hip-s	25520 SHIAWASSEE RD alt shingle roof to deck. Install new for the shing	\$373.00 Felt, ice & water shield a \$370.00 Felt, ice & water shield a \$300.00 \$171.00 le roof (house only), no urance is covering these	\$15,725 and new asphal \$13,706 \$5,413 t touching gara e 2 areas as out	t shingles. 09/02/2021 t shingles. 09/02/2021 09/20/2021 age. (Left from
Work Description of the PB21-1330 Work Description of the PB21-1413 Work Description of the PB21-1516 Work Description of the PB21-1548	RIVERSTONE GROUP LLC ription: Remove and replace aspha NEGRON, ADRIANA & ription: Roof replacement for hou MASON-NEDOCK, DIANE V ription: tear off and re-roof left fro and center of house/hip-s shingles, ice guard, synthet	25520 SHIAWASSEE RD alt shingle roof to deck. Install new for the shing	\$373.00 Felt, ice & water shield a \$300.00 \$171.00 le roof (house only), no urance is covering these imney, and box vents (in	\$15,725 and new asphal \$13,706 \$5,413 t touching gara e 2 areas as out n these areas).	t shingles. 09/02/2021 t shingles. 09/02/2021 09/20/2021 09/20/2021 age. (Left fron thined). New
Work Description of the PB21-1330 Work Description of the PB21-1413 Work Description of the PB21-1516 Work Description of the PB21-1548 Work Description of the PB21-1548 Work Description of the PB21-1548	RIVERSTONE GROUP LLC ription: Remove and replace aspha NEGRON, ADRIANA & ription: Roof replacement for hou MASON-NEDOCK, DIANE V ription: tear off and re-roof left fro and center of house/hip-s shingles, ice guard, synthet 21520 BRIDGE STREET, LLC	alt shingle roof to deck. Install new for 25520 SHIAWASSEE RD alt shingle roof to deck. Install new for 22620 NANCY see and garage 22278 PROSPER contrained main/center front of hip-stylytyle roof were damaged in storm, institute underlayment, flashing around characteristic underlayment access	\$373.00 Felt, ice & water shield a \$300.00 \$171.00 le roof (house only), no urance is covering these imney, and box vents (in	\$15,725 and new asphal \$13,706 \$5,413 t touching gara e 2 areas as out n these areas).	t shingles. 09/02/2021 t shingles. 09/02/2021 09/20/2021 09/20/2021 age. (Left fron thined). New
Work Description of the PB21-1330 Work Description of the PB21-1413 Work Description of the PB21-1516 Work Description of the PB21-1548 Work Description of the PB21-1795	RIVERSTONE GROUP LLC ription: Remove and replace aspha NEGRON, ADRIANA & ription: Roof replacement for hou MASON-NEDOCK, DIANE V ription: tear off and re-roof left fro and center of house/hip-s shingles, ice guard, synthet 21520 BRIDGE STREET, LLC ription: Interior alteration for asser	25520 SHIAWASSEE RD alt shingle roof to deck. Install new for the shingle roof to deck. Install new for 22620 NANCY se and garage 22278 PROSPER contrained main/center front of hip-styletyle roof were damaged in storm, institute underlayment, flashing around check the shingle roof were damaged in storm, institute underlayment, flashing around check the shingle roof were damaged in storm, instituted and provided the shingle roof were damaged in storm, instituted and provided the shingle roof were damaged in storm, instituted and provided the shingle roof were damaged in storm, instituted and provided the shingle roof were damaged in storm, instituted the shin	\$373.00 Felt, ice & water shield a \$370.00 Felt, ice & water shield a \$300.00 \$171.00 le roof (house only), no urance is covering these imney, and box vents (in \$1,531.00	\$15,725 and new asphal \$13,706 \$5,413 t touching gara e 2 areas as out n these areas).	t shingles. 09/02/2021 t shingles. 09/02/2021 09/02/2021 09/20/2021 age. (Left frontlined). New 09/27/2021
Work Description of the property of the proper	RIVERSTONE GROUP LLC ription: Remove and replace aspha NEGRON, ADRIANA & ription: Roof replacement for hou MASON-NEDOCK, DIANE V ription: tear off and re-roof left fro and center of house/hip-s shingles, ice guard, synthet 21520 BRIDGE STREET, LLC ription: Interior alteration for asser	25520 SHIAWASSEE RD alt shingle roof to deck. Install new for the shingle roof to deck. Install new for 22620 NANCY se and garage 22278 PROSPER contrained main/center front of hip-styletyle roof were damaged in storm, institute underlayment, flashing around check the shingle roof were damaged in storm, institute underlayment, flashing around check the shingle roof were damaged in storm, instituted and provided the shingle roof were damaged in storm, instituted and provided the shingle roof were damaged in storm, instituted and provided the shingle roof were damaged in storm, instituted and provided the shingle roof were damaged in storm, instituted the shin	\$373.00 Felt, ice & water shield a \$370.00 Felt, ice & water shield a \$300.00 \$171.00 le roof (house only), no urance is covering these imney, and box vents (in \$1,531.00	\$15,725 and new asphal \$13,706 \$5,413 t touching gara e 2 areas as out n these areas).	t shingles. 09/02/2021 t shingles. 09/02/2021 09/02/2021 09/20/2021 age. (Left frontlined). New 09/27/2021
Work Description of the property of the proper	RIVERSTONE GROUP LLC ription: Remove and replace aspha NEGRON, ADRIANA & ription: Roof replacement for hou MASON-NEDOCK, DIANE V ription: tear off and re-roof left fro and center of house/hip-s shingles, ice guard, synthet 21520 BRIDGE STREET, LLC ription: Interior alteration for assertiption: House and garage roof ins CITY OF SOUTHFIELD	25520 SHIAWASSEE RD alt shingle roof to deck. Install new for the shingle roof was and garage and garage 22278 PROSPER and main/center front of hip-style roof were damaged in storm, instituted to the shingle roof was accessed as a shingle roof. 25753 W 9 MILE RD #2. Renovation includes new curtary and the shingle roof to deck. Install new for the shingle roof to deck. Ins	\$373.00 Felt, ice & water shield a \$300.00 \$171.00 le roof (house only), no urance is covering these imney, and box vents (in \$1,531.00 \$2,790.00	\$15,725 and new asphal \$13,706 \$5,413 t touching gara e 2 areas as out n these areas). \$15,000 \$15,718	t shingles. 09/02/2021 t shingles. 09/02/2021 09/02/2021 09/20/2021 age. (Left fron clined). New 09/27/2021 10/26/2021

PB19-1416	KITZMAN, JAMES	22531 LEEWRIGHT	\$212.00	\$8,000	09/23/2019
Work Desc	ription: Tear off and re-roof	f on house only			
PB19-1828	GUILLAUME, DESIRE	E 21715 CARLETON	\$340.00	\$16,383	01/14/2020
Work Desc	Strip & Reshingle R	trip & Reshingle according to contract. Two oof 15# felt Ice & Water Shield, Drip Edge ogress & Final. Roofs under 4/12 pitch, two . R905.2.7	Vents, Flashing & Shi	ngles. Two in	spections
PB20-0478	GRANT-DAVIS, R	24535 SARGENT	\$657.00	\$29,000	05/27/2020
Work Desc	ription: Basement finish: De	emo and add main area and storage			
PB20-0488	HARRIS, ARTAN BIGH	AM-L 25341 SHIAWASSEE CIR # 102	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0489	SPOTSER, HELEN CLA	AY-LII 25341 SHIAWASSEE CIR # 201	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0490	JOHNSON, KATHRYN	E 25341 SHIAWASSEE CIR # 202	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0491	HOPSON, EDNA R	25355 SHIAWASSEE CIR 105	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0492	SMITH, LAVETTE WILL	LIAM: 25355 SHIAWASSEE CIR 106	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0493	TOOTLA, NASHEREEN	J 25355 SHIAWASSEE CIR 205	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0494	ADAMS, CATHERINE O	Q 25355 SHIAWASSEE CIR 206	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0495	JACKSON, JAWARA FA	TI 25349 SHIAWASSEE CIR # 103	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0496	POSITIVE REAL ESTAT	ΓΕ IN 25349 SHIAWASSEE CIR # 104	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0497	POSITIVE REAL ESTAT	ΓΕ IN 25349 SHIAWASSEE CIR # 203	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	
PB20-0498	JORDAN, ANDREA	25349 SHIAWASSEE CIR # 204	\$40.00	\$47,500	06/01/2020
Work Desc	ription: Strip and re-roof on	Bldg # 9 (includes addresses 25341, 25349,	25355). Main permit:	Pb20-0487	

Work Description: Build a new tuff shed 10 x 12 on 4" concrete pad with 4' x 24' ratwall.

PB21-0055 ARI-	EL ENTERPRISES	21421 HILLTOP 21	\$1,657.00	\$38,000	03/08/2021
Work Description:	Interior remodeling of va	cant space for bakery operation.			
PB21-0288 AT&	T MOBILITY	25753 W 9 MILE RD Antennae	\$615.00	\$10,000	04/20/2021
Work Description:	T-Mobile equipment upgrupgrade ground equipmen	rade at existing telecommunication faci nt.	lity. Replace six anten	nas with three	new antennas a
PB21-0593 AND	DREWS-JEFFERSON, AR	I 22501 NANCY	\$417.00	\$16,500	05/06/2021
Work Description:	1102 ft crawlspace encaps	sulation 1 sump pump			
PB21-0800 Head	, Head, Head and Head LI	25336 SHIAWASSEE CIR # 101	\$90.00	\$50,000	06/07/2021
Work Description:	All fees on PB21-0792	to the common areas and Units 105, 1 on areas for units 101, 102, 103, 104, 20 non areas)			ts will not need
PB21-0917 AT&	T MOBILITY	25753 W 9 MILE RD Antennae	\$615.00	\$15,000	08/07/2021
Work Description:	Replace antenna				
PB21-0930 NEW	V PAR DBA VERIZON V	X 21537 TELEGRAPH RD	\$615.00	\$25,000	07/23/2021
Work Description:	Verizon: Updgrade existin	ng antenna and equipment on existing t	cower		
PB17-0195 COT	HERY HOLDINGS LLC	22223 TELEGRAPH RD	\$465.00	\$15,000	03/13/2017
Work Description:		II-Swapping & adding radioboxes. Equ h Act 110 of 2006. Final inspection red		to existing tele	ecommunication
PB17-0237 PRIC	ČE, WILLIAM	22550 NANCY	\$233.00	\$9,300	03/15/2017
Work Description:	required: Open/Progress	5# felt Ice & Water Shield, Drip Edge & Final. Roofs under 4/12 pitch, two 5.2.7 Strip & Reshingle according to c	layers 15# required.	Roofs under 2	/12 pitch,
PB17-0913 UNI	TED CENTER	25700 W 8 MILE RD	\$190.00	\$0	06/16/2017
Work Description:	Fireworks sales with 40 x	35 tent from 6-22 to 7-6-17, 9am to 10	pm, preopening and f	final inspection	ns required.
PB17-1271 AT&	T MOBILITY	25753 W 9 MILE RD Antennae	\$465.00	\$15,000	08/31/2017
Work Description:	T-Mobile Antenna upgrade expansion. No tower heigh	de on existing wireless comm tower. No ht/use change	o equipment shelter co	onstruction. N	o compound
	Equipment modification inspection required.	to existing telecommunications facility	. Must comply with A	Act 110 of 200	6. Final
PB17-1504 FRE	NTRUP, JULIE & MARK	21707 LILAC LN	\$457.00	\$24,213	09/22/2017
Work Description:	Tear off and re-roof hous	e and attached garage			
		5# felt Ice & Water Shield, Drip Edge & Final. Roofs under 4/12 pitch, two 5.2.7			
	Strip & Reshingle accordi	ng to contract. Two inspections requir	red: Open/Prooress at	nd Final.	
	Strip & Resningle accordi	ing to contract. I wo inspections requir	ed. Open, Hogress a	1 111111	

Build 8 x 6 overhang on exisiting front porch. Rough and final inspection required.

Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.

01/31/2018 PB18-0029 \$205.00 \$6,000 SMITH, MARGUERITE 22805 CARLETON Work Description: Installation of 7 fiberglass windows. Install windows and or door per contract. Fenestration lables must be left on windows/doors until after final inspection. Final inspection required. \$24,000 03/27/2018 PB18-0357 AT&T MOBILITY 25753 W 9 MILE RD Antennae \$465.00 Work Description: AT&T-Equipment modification to existing telecommunications facility. Equipment modification to existing telecommunications facility. Must comply with Act 110 of 2006. Final inspection required. 05/23/2018 PB18-0648 COLON, JORGE & CLAUDIA 22989 CARLETON \$125.00 \$2,500 Work Description: Building a new shed on property 11/22/18 Per MP okay to extend 6 months - May 20, 2019 BOND FORFEITED. CLOSED INCOMPLETE PROJECT. RW 05/29/2018 PB18-0711 \$2,195 PACAITIS, MARY L 22811 NANCY \$119.00 теат он ани те-тоот garage онгу. Орен тоот ани инаг изресцоиз течиней. Work Description: 05/29/2018 PB18-0756 22501 NANCY \$5.500 HILL, SAMMI J \$312.00 Work Description: Strip and re-roof house with attached garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. 07/03/2018 PB18-0994 PHILLIPS, K KOWALSKI & E 22992 NANCY \$317.00 \$14,879 Work Description: Strip and Reroof house and garage/ replace ridge vents on house install soffitts. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. 07/10/2018 TURNER, GERALD CAND C 21644 LILAC LN PB18-1031 \$402.00 \$20,520 Work Description: Strip and re-roof house and garage Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. WASHINGTON, JAMES D &: 22905 NANCY 12/20/2018 PB18-1958 \$232.00 \$2,700 extending the wan and adding new capitlets per approved plans Work Description: 02/25/2019 PB19-0186 PARNELL, MONIQUE 22705 LEEWRIGHT \$125.00 \$7,428

04/17/2019 SOUTHFIELD NEIGHBORH 22133 KEEFER \$2,400.00 \$130,202

Work Description: Standby generator. Install generator per approved plans. Final inspection required. Maximum 50 dBs at lot line.

CLOSED INCOMPLETE PROJECT. RW

PB19-0268

Work Description: Habitat for Humanity repair and second floor remodel.

PB19-0444 BLIEVERNICHT, DAVID-JEA 21851 CARLETON \$230.00

\$9,127

04/24/2019

Work Description: Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7 Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final.

Installation of vinyl siding, trim & aluminum trim / gutters per contract. Final inspection required.

CLOSED INCOMPLETE PROJECT. RW

PB19-0712 AT&T MOBILITY

25753 W 9 MILE RD Antennae

\$505.00

\$10,000

06/04/2019

Work Description: T-Mobile equipment upgrade at existing telecommunication facility. Replace nine antennas with six new antennas and upgrade ground equipment.

CLOSED INCOMPLETE PROJECT. RW

PB19-0828 REED, TIMOTHY & HOGAI 22950 PROSPER \$213.00

06/19/2019 \$6,500

Work Description: Re-roof house and garage. Strip & Reshingle according to contract. Two inspections required: Open/Progress and Final. Strip & Reshingle Roof 15# felt Ice & Water Shield, Drip Edge Vents, Flashing & Shingles. Two inspections required: Open/Progress & Final. Roofs under 4/12 pitch, two layers 15# required. Roofs under 2/12 pitch, Membrane required. R905.2.7

CLOSED INCOMPLETE PROJECT. RW

PB19-1300 SOUTHFIELD NEIGHBORH 22133 KEEFER \$143.00

09/17/2019 \$2,100

Work Description: New Shed

CLOSED INCOMPLETE PROJECT. RW

PB19-1507 CD5 LLC 22525 TELEGRAPH RD

\$1,082.00

12/04/2019 \$35,000

Work Description: Update facade and install wall and gate.

CLOSED INCOMPLETE PROJECT. RW

PB19-1697 WOODROW, ANNE

25356 SHIAWASSEE RD

\$308.00

11/12/2019 \$12,600

Work Description: Interior basement waterproofing: Installing 140' of 4" S&D pipe to a new sump system.

CLOSED INCOMPLETE PROJECT. RW

PB20-0347 AT&T MOBILITY 25753 W 9 MILE RD Antennae

\$465.00

\$2,000

04/29/2020

Work Description: Remove and Replace 6 Antenna on Existing Tower

CLOSED INCOMPLETE PROJECT. RW

Total Permits For Type: 155

37

Total Fees For Type: \$109,987.40

\$3,055,85

Total Const. Value For Type: \$5,619,492.98

Report Summary

Grand Total Fees:

\$109,987.40

Population: All Records

Permit.PermitType = Building

AND Permit.DateIssued Between 1/1/2017 12:00:00 AM AND 2/25/2022 11:59:59 PM AND Property.ParcelNumber Contains 76-24-32

Grand Total Permits:

155

Grand Total Const. Value: \$5,619,492.98