

# THE RESIDENCES AT ST. MATTHEW

## FAQ

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The Residences at St. Matthew is a new housing development that will repurpose the St. Matthew School (6000 Audubon Rd, Detroit, 48224) and Activities Building (5959 Whittier Avenue) into quality affordable apartments and permanent supportive housing. The buildings have been vacant for over a decade but have been well-maintained and are structurally sound. The project will address the housing and health needs of many in our community.

### Q1. What is the schedule for the project?

Construction began in November 2023 with a targeted completion date of December 2024.

### Q2. Who are the partners participating in this project?

This is a collaborative effort by St. Matthew Parish, Catholic Charities of Southeast Michigan (CCSEM), Cinnaire Solutions, Ethos Development Partners, Ascension Michigan, and civic leadership to create a new community resource that helps meet the city's great need for affordable housing. The property manager for the project will be KMG Prestige. CCSEM is the lead sponsor for the project and is part of the national Catholic Charities USA (CCUSA) network. The Residences at St. Matthew is one of five affordable housing projects initiated by CCUSA in cities around the country. Part of the mission of Catholic Charities, both locally and nationally, is to provide housing solutions for families and individuals in need.

### Q3. How many housing units and what other services will the project provide?

A total of 46 apartments will be available, consisting of 36 one-bedroom units, 4 two-bedroom units, and 6 studio units. Health services will be provided to residents through a partnership with Ascension Michigan. The former gymnasium will be converted into a multi-purpose space offering programs and services provided by CCSEM and Ascension Health that will be available to community residents.



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### Q4. Who will be living in The Residences at St. Matthew?

The Residences at St. Matthew is open to all individuals and families who meet income requirements set by the Michigan State Housing Development Authority (MSHDA). The units are intended for households earning no more than 30%, 50% and 60% of area median income. MSHDA is providing project based rental subsidies for 25 of the units and the City of Detroit is providing rental subsidy for 7 units. Residents in these units will pay no more than 30% of their income for rent (which includes utilities).

### Q5. How much will this project cost and how is it funded?

The total investment in the local community for the transformation of the building into affordable housing is approximately \$20 million. In June 2022, MSHDA approved \$9.8M in Low-Income Housing Tax Credits for the project. Additional sources of funding include City of Detroit HOME funds, Federal Home Loan Bank of Indianapolis Affordable Housing Program grant, philanthropy and federal Historic Tax Credits which will help ensure the development preserves much of its historic character.

### Q6. How has the community been informed and engaged about the project?

Over the last three years, CCSEM has regularly communicated with the St. Matthew parish family and local neighborhood organizations, including MorningSide, East English Village, MECCA, and U-SNAP-BAC. The communication has included in-person presentations, newsletter articles, social media posts, and local media coverage. A Community Engagement Team composed of representatives from surrounding neighborhood organizations and key project partners meets regularly to provide updates and gather feedback.

### Q7. Will The Residences at St. Matthew be a shelter for the homeless?

No. The Residences at St. Matthew is not a homeless shelter. The project is a housing development that will provide affordable housing options for low-income families and individuals, as well as permanent supportive housing for 25 formerly homeless households.

### Q8. Will The Residences at St. Matthew affect property values?

Residential property values depend on many factors. The Residences at St. Matthew will help improve the neighborhood because it attractively repurposes two large buildings that have been vacant for more than a decade.

### Q9. How can someone apply for one of the apartment units?

The application process has not yet begun. Please visit the Detroit Home Connect website at [www.homeconnect.detroitmi.gov](http://www.homeconnect.detroitmi.gov) to sign up for updates and be notified when you can apply to the Residences at St. Matthew.

