



March 3, 2021

Mr. John Sych, Planning Director
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

RE: BATA/TCHC Transit-Oriented Mixed-Use Development PUD

Dear John,

It is our understanding that you will be providing an update regarding the above-referenced PUD application to the Garfield Township Planning Commission at its March 10th meeting. The team working on the PUD application does not intend to make a presentation at that meeting, but it does want to update you on ways it has addressed some of the Commission's concerns and questions from its last meeting. As discussed in a recent meeting with you and the Township Supervisor, it also wants to iterate the options it sees as being possible to meet the requirements of the Township ordinance and Master Plan, the desire of the Planning Commission to have the new multi-family housing address workforce needs, and the limited timeframe in which to utilize BATA's \$17 million in grant funding to build a new headquarters, garage, and maintenance facility. Supporting materials are attached.

Addressing the Comments of the Planning Commission:

1. Parking is being planned to add 20 more spaces, or 1.1 spaces per unit. This number is supported by the way the TC Housing Commission has addressed parking at its other developments where parking permits are required for tenants. Specific handicap parking and guest parking spaces will be identified and designated. The 1.1 spaces per unit is more parking than is currently available at TC Housing's other developments. (Examples of TC Housing Parking Permits attached)
2. Overflow parking for events such as weekend guests or evening parties would be available in the Park and Ride lot for BATA's Transfer Station, and at the commercial building lots in the development.
3. Moving one of the apartment buildings so it would not back up to the neighboring housing development or be as noticeable has been determined to not be feasible.
4. The dog park that abutted the back yard of one of the neighbors in the housing development just to the North and East of apartments is being moved to other open space.
5. The Traffic Study being performed for the project should be completed prior to the Planning Commission's March 10th meeting and you will be provided with that information as soon as it is available.
6. Language in the Township's ordinance is creating a timing conflict for two public organizations that rely on public grants and funding. There does not appear to be any mechanism that would enable TC Housing to guarantee that it would have the funding committed in time to meet the Township's requirements as the PUD applicants understand them, and still be able to meet the spending timeline for the FTA/MDOT grants already committed for the BATA facility. (FTA Grant Management Circular attached)
7. Objectionable uses for the commercial building tentatively identified as a coffee shop or café have been removed, including tavern, nightclub, or restaurant-type uses.

830 Cottageview Drive -Suite 201
P.O. Box 4015 Traverse City, MI 49685

p 231.946.9310
f 231.946.8926

8. The applicant team has met with the County Road Commission and, per the prescriptions of the Township ordinance, is awaiting preliminary approval from the Township before finalizing approvals from the Road Commission.

9. Per the prescriptions of the Township ordinance, the team is awaiting preliminary approval from the Township before approaching the GT Metro Fire Department for approvals.

Options Being Explored to Meet Township Requirements

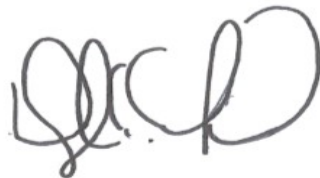
Absent the Planning Commission's ability to recommend this PUD application to the Township Board without a guarantee that housing can be substantially under construction and/or completed prior to BATA being able to build its facility, and based on discussions with you and other Township officials, the team working on the PUD application is exploring alternative options:

1. BATA is consulting with legal counsel to explore case law, etc. that would apply to the unique situation presented by this PUD application and enable the Township to approve it within its ordinance and Master Plan authority, given the public uses and fulfillment of Township goals.
2. The applicant team is reviewing whether this needs to be a phased plan versus a single planned development, as well as the intent of Zoning Ordinance 425G(3).
3. Other potential housing development partners are being inventoried for possible solicitation to build, particularly private developers that would be able to build workforce housing within the timeframe required by the Township, and that would not have the same funding constraints as an entity such as TC Housing.
4. Prepare to inventory and solicit market-rate, private developers willing and able to build housing in the timeframe mandated by the FTA/MDOT grants and Garfield Township's ordinance and Master Plan.

It is the strong desire of both BATA and TC Housing to pursue their original plan for a co-development that fully integrates public housing for workforce with public transportation. Unfortunately, the required guarantees on the phasing of the housing portion – despite the stated commitment and demonstrated process by TC Housing's Director – are not possible, not the least reason being that it is not feasible for TC Housing to even apply for necessary public financing mechanisms until it controls the property and receives the appropriate municipal approvals.

Thank you for your assistance throughout this process. The application team looks forward to being able to return to the Planning Commission with a plan that enables it to approve the application and recommend it to the Township Board.

Sincerely,



Douglas L. Mansfield
President

Traverse City Housing Commission

Parking Permits



Riverview Terrace Apartments
(115 Apartments — 42 Parking Spots)
150 Pine Street
Traverse City, Michigan 49684



East Bay Flats
(67 Apartments — 66 Parking Spots)
440 Munson Avenue
Traverse City, Michigan 49686



Orchardview Townhomes
(21 Townhomes — 28 Parking Spots)
10200 Carter Centre Road
Traverse City, Michigan 49684



January 19, 2020

Tony Lentych
Executive Director
Traverse City Housing Commission
150 Pine St.
Traverse City, MI 49684

Dear Mr. Lentych:

We, Smith & Henzy Advisory Group, Inc. ("Smith & Henzy"), are pleased to present our qualifications to the Traverse City Housing Commission ("TCHC") in response to the Request for Qualifications for real estate development consulting services ("the RFQ"). We are well versed in all aspects of affordable housing development and are excited about the opportunity to work with TCHC to execute a plan for the LaFranier Road Housing Project ("the Project").

We specialize in executing complex financial structures to develop affordable housing nationwide and bring our partners' visions to fruition. Working hand-in-hand with our partners, we have closed a wide array of affordable housing deals, ranging from the new construction of a mid-rise mixed-income property to the rehabilitation of approximately 1,400 public housing units via a RAD conversion. We pride ourselves on moving projects forward expeditiously and can assist TCHC with analyzing different financing structures, crafting a development plan, and then putting that plan into action.

Our extensive development and finance experience enable us to expertly navigate the planning and implementation process. Combined, the Principals of Smith & Henzy have over thirty (30) years of experience working on tax credit transactions utilizing 9% tax credits, 4% tax credits and various other forms of taxable and tax-exempt financing. We aim to represent our partners with a high level of development experience and the financial sophistication needed to attract financial institutions and maximize the financial benefits of each project.

As a Traverse City native, I have a special interest in working with TCHC and advancing the LaFranier Road Housing Project. I grew up in Traverse City and though I am based in Florida now, Traverse City will always be my "home." After completing my studies at the University of Michigan, I moved to Los Angeles and completed my master's in urban planning at UCLA. It was during this time in Los Angeles when I learned about affordable housing development and began working for a community-based nonprofit developer. With countless individuals and families living on the streets of Los Angeles, the need for affordable housing is palpable.

When returning to Traverse City over the years to visit family and friends, I have seen the City grow and though it is less visible than in Los Angeles, I have witnessed the housing market becoming increasingly difficult for low- and middle-income individuals and families, the very people who ensure that the City runs, to afford. For this reason, I am

passionate about making the LaFranier Road Housing Project a reality. I am confident that we are best qualified to perform the duties outlined in the RFQ and look forward to the opportunity to discuss our qualifications with you further.

Sincerely,



Erin Schlitts
Vice President of Development
Smith & Henzy Advisory Group, Inc.
eschlitts@smithhenzy.com
231-883-7692