

From: [Tim Dempsey](#)
To: [Randall Talifarro](#); [Anthony Chubb](#)
Subject: FW: East Lansing Affordable Housing | American Community Developers
Date: Thursday, April 13, 2023 3:15:00 PM
Attachments: [530 Albert Site Plan \(4-12-23\).pdf](#)

Additional communication below and attached that might be helpful as the wording of the letter is considered.

From: Chris Young <Chris@acdmail.com>
Sent: Thursday, April 13, 2023 2:58 PM
To: Tim Dempsey <tdempse@cityofeastlansing.com>; Carpenter, Hank @ Southfield <Hank.Carpenter@cbre.com>
Cc: Jeffrey LoDuca <Jeffrey@acdmail.com>; Paul Weber <Paul@acdmail.com>; John Williamson <John@acdmail.com>; Jeffrey.Fabian@wellsfargo.com; Johns, Jack @ Southfield <Jack.Johns@cbre.com>
Subject: RE: East Lansing Affordable Housing | American Community Developers

Tim,

Thank you for your quick response. The new requirement from MSHDA on the ARPA Funding Application require us to submit a letter of support. Can the city just provide a reasonably generic letter stating they support Affordable Housing. Hopefully, this would check the box MSHDA, pending the full approval of the project following the require city protocols.

I have also attached a PDF document which provides some detail on the proposed project. Please understand this is submitted for informational purposes only and is not intended to assume any approvals from the city or MSHDA. What ultimately may be designed and built will depend on meetings with the city and other various stakeholders. It would be reasonable to assume that the project could range in size approximately from 112 units to 212 units and between 5 to 11 stories, based on what would ultimately be acceptable by all parties. We are very sensitive to the surrounding neighbors and other stakeholders.

Sincerely,

Christopher Young
Vice President
American Community Developers, Inc.
20250 Harper Avenue
Detroit, Michigan 48225
(313) 881-8150 x106

(313) 886-7194 Direct
(407) 473-9174 Mobile

From: Tim Dempsey <tdempse@cityofeastlansing.com>
Sent: Thursday, April 13, 2023 11:02 AM
To: Carpenter, Hank @ Southfield <Hank.Carpenter@cbre.com>
Cc: Jeffrey LoDuca <Jeffrey@acdmail.com>; Chris Young <Chris@acdmail.com>; Paul Weber <Paul@acdmail.com>; John Williamson <John@acdmail.com>; Jeffrey.Fabian@wellsfargo.com;
Johns, Jack @ Southfield <Jack.Johns@cbre.com>
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Quick update -The proposed support letter has been sent to Randy Talifarro (Interim City Manager) for discussion with the Mayor.

Clarification question – Will you still submit the application without the support letter and just the zoning letter?

Thanks,

Tim

Tim Dempsey
Interim Director of Planning, Building, and Development
City of East Lansing
517-319-6887

From: Carpenter, Hank @ Southfield <Hank.Carpenter@cbre.com>
Sent: Thursday, April 13, 2023 10:33 AM
To: Tim Dempsey <tdempse@cityofeastlansing.com>
Cc: Jeffrey LoDuca <Jeffrey@acdmail.com>; Chris Young <Chris@acdmail.com>; Paul Weber <Paul@acdmail.com>; John Williamson <John@acdmail.com>; Jeffrey.Fabian@wellsfargo.com;
Johns, Jack @ Southfield <Jack.Johns@cbre.com>
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All – Looping Jeff Fabian (Ownership Representative) and my colleague, Jack Johns, into this email chain. Any update at this time?

Best,
Hank

[***View our Team Listings***](#)

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From: Chris Young <Chris@acdmil.com>
Sent: Wednesday, April 12, 2023 1:05 PM
To: Tim Dempsey <tdempse@cityofeastlansing.com>
Cc: Jeffrey LoDuca <Jeffrey@acdmil.com>; Paul Weber <Paul@acdmil.com>; John Williamson <John@acdmil.com>; Carpenter, Hank @ Southfield <Hank.Carpenter@cbre.com>
Subject: RE: East Lansing Affordable Housing | American Community Developers

External

Tim,

Thank you for taking your time yesterday to go over our proposed affordable housing development for 530 Albert Street. Per our discussions I have attached 2 sample draft letters that hopefully will work for all parties. Again, I want to stress that these letters are provided only as an example and are not meant to infer any city approval before the city has had a chance to review all the necessary information and required applications. We also intent to work with all stakeholders in a reasonable manner as we go thru the process with the city.

If these letters meet with the City's approval, we would like to have these in hand by this Friday, April 14.

Thank you for all your help in this matter

Christopher Young
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