

**CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT**

MICHAEL E. DUGGAN, MAYOR

**SUMMARY AND NOTICE FOR PUBLIC COMMENT ON
2019-2020 DRAFT ACTION PLAN AMENDMENT**

Notice is hereby given that the City of Detroit, Housing and Revitalization Department (HRD) proposes to amend its U.S. Department of Housing and Urban Development (HUD) 2019-20 Annual Action Plan Community Development Block Grant (CDBG) CV-1 funds from the Coronavirus Aid, Relief and Economic Security Act (CARES Act) grant funds (Public Law 116-136).

In accordance with Consolidated Plan/Annual Action Plan requirements at 24 CFR Part 91 Subpart B and the City's Citizen Participation Plan, HRD has posted the changes to the Action Plan through this Substantial Amendment in order to provide opportunity for public comment. The CARES Act has now provided grantees with flexibilities that make it easier to use grant funds for fiscal years 2019-20 and 2020-21 for coronavirus response and authorizes HUD to grant waivers and alternative requirements. One of the requirements use a **5-day** public comment period for amendments.

The descriptions of the new activities are as follows:

AFG (Alternatives For Girls) (Miller Grove) Permanent Supportive Housing Development (Full Circle Communities Developer) (01 Acquisition) - \$221,372.07 - The Alternative for Girls (AFG) development is a new construction permanent supportive housing project that will have 45 permanent supportive housing units restricted to households with incomes between 30% and 60% AMI with 23 of the units having MSHDA PSH project-based vouchers and will have on-site office space to manage supportive services to prepare, prevent and respond to the impacts of coronavirus.

Providing long-term separate homes with available supportive service for individuals experiencing homelessness during a global pandemic reduces the number of community members utilizing the City congregate shelter system. A shelter congregate setting can increase the spread of Coronavirus. The project provides a home to comply with stay-at-home orders and isolate if needed to prevent the spread of Coronavirus among the some of the most at-risk members of the community.

Construction cost increases due to the impacts of Coronavirus threatened the ability of the AFG Miller Grove project to be completed. Responding to these impacts by awarding CDBG-CV funds to pay for CDBG eligible costs of the project that are necessary and reasonable and that address the impacts of Coronavirus has allowed the project to proceed and provide the housing needed by homeless individuals to respond to Coronavirus.

CDBG-CV funds are used to pay for CDBG eligible costs that are necessary and reasonable to complete the project and address a gap in community resources by providing a longer-term solution to prepare, prevent and respond to the impacts of coronavirus on the most vulnerable individuals in our community. Using CDBG-CV funds for eligible CDBG activities to support an activity that addresses housing needs and a gap in community resources (lack of available supportive housing units) to prepare, prevent and respond to the impacts of coronavirus and revitalize low- and moderate-income areas is consistent with the CDBG-CV PPR Tieback Flexibilities Quick Guide. Acquisition costs are an eligible CDBG cost per 24 CFR 570.201.

A schedule of the project costs required to complete the project was provided by the development team and reviewed and evaluated by City of Detroit staff, the project engineers, and the project architect to verify the costs are reasonable, necessary, and appropriate. The cost amounts are consistent with the

project budget that was evaluated during the underwriting of the budget by the City of Detroit staff. The total project costs were analyzed to verify they are all reasonable, necessary, and appropriate. The City of Detroit funds (including the CDBG-CV funds) are only used to fund a gap in the project financing that is not met by other funding sources thereby preventing a duplication of benefits from other sources.

AFG (Alternatives For Girls) (Miller Grove) Permanent Supportive Housing Development (Full Circle Communities Developer) (03I Flood Drainage) \$150,802.74 - The Alternative for Girls (AFG)

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CDBG-CV funds are used to pay for CDBG eligible costs that are necessary and reasonable to complete the project and address a gap in community resources by providing a longer-term solution to prepare, prevent and respond to the impacts of coronavirus on the most vulnerable individuals in our community. Using CDBG-CV funds for eligible CDBG activities to support an activity that addresses housing needs and a gap in community resources (lack of available supportive housing units) to prepare, prevent and respond to the impacts of coronavirus and revitalize low- and moderate-income areas is consistent with the CDBG-CV PPR Tieback Flexibilities Quick Guide. Flood Drainage costs are an eligible CDBG cost per 24 CFR 570.201.

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AFG (Alternatives For Girls) (Miller Grove) Permanent Supportive Housing Development (Full Circle Communities Developer) (03J-Water/Sewer Improvements) \$441,850.00 - The Alternative for Girls

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AFG (Alternatives For Girls) (Miller Grove) Permanent Supportive Housing Development (Full Circle Communities Developer) (04A-Cleanup of Contaminated Sites) \$333,007.75

- The Alternative for Girls (AFG) development is a new construction permanent supportive housing project that will have 45 permanent supportive housing units restricted to households with incomes between 30% and 60% AMI with 23 of the units having MSHDA PSH project-based vouchers and will have on-site office space to manage supportive services to prepare, prevent and respond to the impacts of coronavirus.

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A schedule of the project costs required to complete the project was provided by the development team and reviewed and evaluated by City of Detroit staff, the project engineers, and the project architect to verify the costs are reasonable, necessary, and appropriate. The cost amounts are consistent with the project budget that was evaluated during the underwriting of the budget by the City of Detroit staff. The total project costs were analyzed to verify they are all reasonable, necessary, and appropriate. The City of Detroit funds (including the CDBG-CV funds) are only used to fund a gap in the project financing that is not met by other funding sources thereby preventing a duplication of benefits from other sources.

Detailed accounts are available and anyone wishing to comment on these proposed changes may transmit such comments by letter, or by email at the address below:

City of Detroit, Housing and Revitalization Department
2 Woodward Ave, Room 908
Detroit, MI 48226
E-mail address: HRDPublicComments@detroitmi.gov

In addition, questions may be directed to Housing and Revitalization Department at (313) 224-6380. Public comments will be received for a minimum of 5 days after the posting of this ad on March 01, 2023. The Substantial Amendment is subject to approval by the Detroit City Council. Implementation of activities is proposed to occur shortly after completion of the 5-day public comment period.

NOTICE OF NON-DISCRIMINATION: The City of Detroit does not discriminate on the basis of race, color, creed, national origin, age, handicap, sex or sexual orientation. Discrimination complaints may be filed with the City of Detroit, Civil Rights, Inclusion & Opportunity Department 2 Woodward Suite 1240 Coleman A. Young Municipal Center, Detroit, Michigan 48226.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS NOTICE AND DOCUMENTS LISTED CAN BE REQUESTED IN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST, WITH AT LEAST THREE DAYS' NOTICE CONTACT HRD AT (313) 224-6380.

