

## REQUEST FOR PUBLIC COMMENT

**CITY OF DETROIT  
MICHAEL E. DUGGAN, MAYOR  
NOTICE OF PROPOSED SUBSTANTIAL AMENDMENT TO  
HUD ACTION PLANS  
FISCAL YEARS 2019 through 2025**

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) Annual Action Plans for years 2019 through 2025 to reprogram unused Community Development Block Grant (CDBG) funds from the accounts below to be used in FY 2025-26. This Notice is to allow citizens to review the descriptions of the activities and the year of funding that these activities will use.

In accordance with Consolidated 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 Reprogramming Amendment in order to provide opportunity for public comment.

A summary of the proposed reprogramming is as follows:

**Line Items to be reprogrammed (decrease) (FY's 2019-2025):**

|                                                                                                             |                        |
|-------------------------------------------------------------------------------------------------------------|------------------------|
| • HRD Administration Direct Reporting & Compliance Staffing                                                 | \$ 554,116.35          |
| • HRD Administration Direct - Reporting & Compliance (Policy Implementation Staffing)                       | \$ 19,328.86           |
| • HRD Housing Underwriting - Multi Family Staffing                                                          | \$ 157,826.16          |
| • HRD Housing Underwriting - Multi Family Staffing (Office of Housing Underwriting- Supportive Housing)     | \$ 126,368.08          |
| • CDBG Public Facility Rehab/Infrastructure Staffing                                                        | \$ 315,959.73          |
| • HRD Neighborhood Outreach & Administration (Neighborhood & Housing Svcs - NOF & CDBG Initiative Staffing) | \$ 1,006,839.62        |
| • Community Development Housing Activities (Single Family Staffing)                                         | \$ 2,926,737.05        |
| • CDBG Programmatic Operations (Policy Implementation Staffing)                                             | \$ 656,783.40          |
| • CDBG Programmatic Operations (Special Projects Staffing)                                                  | \$ 236,040.75          |
| <b>Total</b>                                                                                                | <b>\$ 6,000,000.00</b> |

**Line Item for Funding Addition (increase) (FY 2025-26):**

|                                                                                       |                        |
|---------------------------------------------------------------------------------------|------------------------|
| • Pre-Development - Affordable Housing Brewster I (Acquisition)                       | \$ 430,000.00          |
| • Pre-Development - Affordable Housing Brewster II (Acquisition)                      | \$ 379,440.00          |
| • Pre-Development - Affordable Housing Brewster III (Acquisition)                     | \$ 430,000.00          |
| • Pre-Development - Affordable Housing Bagley Townhomes & Flats on 10th (Acquisition) | \$ 1,600,500.00        |
| • Pre-Development - Affordable Housing West of 10 <sup>th</sup> (Acquisition)         | \$ 934,000.00          |
| • Pre-Development - Affordable Housing Orchestra Tower (Acquisition)                  | \$ 1,350,897.00        |
| • Pre-Development - Affordable Housing Elmtree & Ewald - Ewald 4% (Acquisition)       | \$ 632,836.00          |
| • Pre-Development - Affordable Housing VOA St Mary - 4% (Acquisition)                 | \$ 242,327.00          |
| <b>Total</b>                                                                          | <b>\$ 6,000,000.00</b> |

**Pre-Development - Affordable Housing Brewster I** Matrix Code 01 – Acquisition – New construction project that will provide 53 new housing units at 671 Alfred St in the Brush Park neighborhood that will be 100% affordable (This activity will use 2019 through 2025 CDBG funds)

**Pre-Development - Affordable Housing Brewster II** Matrix Code 01 – Acquisition – New construction project that will provide 53 new housing units at 651 Alfred St in the Brush Park neighborhood that will be 100% affordable (This activity will use 2019 through 2025 CDBG funds)

**Pre-Development - Affordable Housing Brewster III** Matrix Code 01 – Acquisition – New construction project that will provide 53 new housing units at 631 Alfred St in the Brush Park neighborhood that will be 100% affordable (This activity will use 2019 through 2025 CDBG funds)

**Pre-Development – Affordable Housing Bagley Townhomes & Flats on 10<sup>th</sup>** Matrix Code 01 Acquisition New construction project in the Historic Corktown Neighborhood that was identified in the CNI Grant Application that will provide 54 new housing units at 1563 Bagley St with 44 of the 54 units being affordable (This activity will use 2019 through 2025 CDBG funds)

**Pre-Development - Affordable Housing West of 10<sup>th</sup>** Matrix Code 01 – Acquisition – New construction project in the Historic Corktown Neighborhood that was identified in the CNI Grant Application that will provide 46 new housing units at 1601 Bagley St with 40 of the 46 units being affordable (This activity will use 2019 through 2025 CDBG funds)

**Pre-Development - Affordable Housing Orchestra Tower** Matrix Code 01 – Acquisition – Preservation project in the Midtown neighborhood that will rehabilitate 248 senior units at 3501 Woodward that will be 100% affordable (This activity will use 2019 through 2025 CDBG funds)

**Pre-Development - Affordable Housing Elmtree & Ewald-Ewald 4%** Matrix Code 01 – Acquisition – Preservation project in the Linwood and Nardin Park neighborhood that will rehabilitate 16 units at 1920 Ewald that will be 100% affordable (This activity will use 2019 through 2025 CDBG funds)

**Pre-Development - Affordable Housing VOA St Mary - 4%** Matrix Code 01 – Acquisition – Historic preservation adaptive reuse project in the Grand River – St Marys neighborhood that will create 23 units of permanent supportive housing at 14751 Mansfield Street that will be 100% affordable (This activity will use 2019 through 2025 CDBG funds)

Hard copies of the detailed accounts are available and anyone wishing to comment on these proposed changes may transmit such comments in writing to HRD at the address below or by email:

City of Detroit, Housing and Revitalization Department  
2 Woodward Ave, Room 908  
Detroit, MI 48226  
E-mail address: [HRDPublicComments@detroitmi.gov](mailto: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 30 days from the date of the publication in Detroit News/Free Press and on HRD's website (October 29, 2025). The Substantial Amendment is subject to approval by the Detroit City Council. Implementation of activities is proposed to occur shortly after completion of the 30-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. Complaints may be filed with the Civil Rights,

Inclusion & Opportunity Department, 1240 Coleman A. Young Municipal Center, Detroit, MI 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.**