

## Andre Gilbert

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**From:** Amy K Senese <amyksenese@gmail.com>  
**Sent:** Tuesday, March 28, 2023 9:52 AM  
**To:** CC Public Comment  
**Subject:** [EXTERNAL] public comment

public comment for city council  
Amy Senese  
District 5

I'm writing to oppose the District 5 Development proposed by Ilitch Holdings (net worth \$3.8 billion) and Stephen M. Ross (net worth \$7.6 billion). As Peter Hammer said in Bridge Detroit, the "\$800 million in public subsidies are being paid to increase the rate of return of two billionaires from 2 percent to 4 percent. Apparently, the project is viable and would make the billionaires money, just not as much money as they want."

Having personally attended several Downtown Development Authority(DDA) board meetings last fall and early this year, its my opinion that any proposed benefits from this project they claim will enhance the lives of Detroiters, are really just platitudes meant to convince you, the members of City Council to vote for the project and it's \$800 million subsidies. Just because they cite AMI, units, doesnt mean it's going to be affordable and available to Detroiters.

When the new loan parameters were first proposed to the DDA at the Finance Committee on Oct. 22nd, 2022, and then later at the DDA Board of Developers, they were excited about these new loan parameters NOT because it would supposedly offer affordable housing, but because of benefits to developers.

On October 22, one finance committee member said he watches a lot of City Council meetings and there was a lot of dialogue going on about affordability and people understand that 80 % AMI is still not affordable "so this seems proactive." When asked what difference this would make, Nevan Shokar said that that the biggest difference is the developer incentives, which would encourage a 50% AMI deal instead of 80%. Shokar also used the example of a dishwasher from Shinola being able to live and work downtown. I keep hearing this example trouted out during these District Detroit discussions with no evidence. My experience as a service worker in Detroit for the past 10 years tells me this is not true.

Shokar also said given the approval they have to go through with projects, this would be viewed favorably by the City Council. Developers would now have a financial incentive to have deeper affordability.

Empty promises of affordability, jobs and benefits for residents have been packaged up for your approval, but Detroit residents know better as we have watched the Ilitch Companies not deliver on promises time and time again. This project benefits billionaires and you are being aggressively lobbied by them.

Thanks for allowing me to be heard.

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