



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

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Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Annual HOME, CDBG, NSP and ARPA Awards  
New Award**

Honorable City Council:

The City of Detroit ("City"), through the Housing and Revitalization Department ("HRD") and other City Departments, makes annual and special funding allocations available for "ready-to-proceed projects" from HOME, CDBG, NSP and the American Rescue Plan Act of 2021 ("ARPA") federal funds allocated to the City through the U.S. Department of Housing and Urban Development ("HUD") and the U.S. Department of Treasury. HRD has continued to work closely with HUD and other Federal agencies to meet required commitment and disbursement deadlines for new and ongoing projects approved by the City.

In support of affordable housing opportunities, HRD is hereby requesting approval to proceed with an agreement to fund the following new project:

1. Lee Plaza (\$7,000,000.00 in ARPA funds) - \$7,000,000.00 in ARPA funds will be spent on this project at 2240/2250 W. Grand Blvd. and 2700 Ferry Park to assist in renovating the historic 1928 15-story vacant building and adjacent 1.15 acres in vacant land. The funds will support Phase 1 of the project to include approximately 117 units of affordable housing for seniors. The City acquired this property in 2017 from the Detroit Housing Commission for the specific purpose of instituting this project. Detroit City Council approved the sale of the property to the project's developers in February 2019.

We hereby request that your Honorable Body adopt the attached resolution that authorizes the HRD Director, or her authorized designee, to execute such documents as may be necessary or convenient to complete the transactions.

Respectfully submitted,

Julie M. Schneider  
Director

Attachments

cc: G. Fulton, Mayor's Office  
K. Vickers, Chief Housing Development & Investment Officer

## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**WHEREAS**, the City of Detroit (“City”) receives annual and special allocations of HOME, CDBG, NSP from the U.S. Department of Housing and Urban Development (“HUD”) and American Rescue Plan Act of 2021 (“ARPA”) funds from the U.S. Department of Treasury, through the Housing and Revitalization Department (“HRD”) and other City Departments, for the purpose of creating affordable housing opportunities in Detroit neighborhoods which are both responsive to needs created by the COVID-19 pandemic and help build a strong and equitable recovery from the COVID-19 pandemic; and

**WHEREAS**, the City Council has authorized the City to accept and utilize HOME, CDBG and NSP funds according to HUD and other Federal regulations; and

**WHEREAS**, the City Council has appropriated ARPA funds in Appropriation No. 22002, Project No. 860201 to maintain City services consistent with the commitments of the City under the Amended Plan for the Adjustment of Debts of the City (the “POA”) to remove blight throughout the City; and

**WHEREAS**, HRD desires to award funding through agreements with developers and/or borrows engaged in a project for the renovation and development of Lee Plaza, a historic 15-story vacant building and adjacent 1.15 acres of vacant land, to create 117 units of affordable housing for seniors (the “Project”); and now therefore be it

**RESOLVED**, that the City Council hereby approves any necessary agreements, as well as any other necessary instruments, to provide necessary financial assistance to the developers and/or borrowers for the Project from the ARPA funds allocated by the City as provided for herein and in the attached Exhibit 1, which is incorporated herein by reference, in the amount indicated and with authorization to vary such allocation amount by not more or less than 10% at the discretion of the HRD Director and the City’s Chief Financial Officer; and be it further

**RESOLVED**, that the HRD Director, or her authorized designee, is authorized to process, prepare and execute any and all agreements, as well as any other necessary instruments, necessary or convenient to close, secure and use ARPA funds according to Federal regulations and as approved by this resolution; and be it finally

**RESOLVED**, that the Budget and Finance Directors of the Office of the Chief Financial Officer are hereby authorized to increase the necessary accounts and honor expenditures, vouchers and payrolls when presented in accordance with the foregoing communication and standard City procedures.

(See attached Exhibit 1)

## Exhibit 1: 2021-22 New HOME, CDBG and ARPA Awards

### New Award

DEVELOPER OR BORROWER	PROJECT DESCRIPTION	PROJECT ACTION	TOTAL DEVELOPMENT COST	ORIGINAL/CURRENT ALLOCATION	New or Revised ALLOCATION	COMMENTS
<p>The Roxbury Group, LLC, Lee Plaza LLC and their affiliates and subsidiaries 1117 Griswold, Suite 1416 Detroit, MI 48226</p> <p>Ethos Development Partners 882 Oakman Blvd. Detroit, MI 48238</p>	<p><b>Lee Plaza</b> 2240 and 2250 W. Grand Blvd. 2700 Ferry Park Detroit, MI 48208</p> <p>Renovation of the 15-story, historic building that includes approximately 117 units of affordable senior housing.</p>	APPROVE NEW AWARD	\$59,000,000	N/A	\$7,000,000 ARPA	New Award