



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

June 5, 2025

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

**RE: Annual HOME, CNI, and AHD&PF Awards
New Awards**

Honorable City Council:

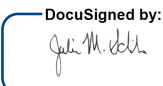
The City of Detroit ("City"), through the Housing and Revitalization Department ("HRD"), makes funding available for "ready-to-proceed projects" from HOME Investment Partnership ("HOME"), Choice Neighborhoods Implementation Grant ("CNI"), and Affordable Housing Development & Preservation Fund ("AHD&PF") funds allocated to the City through the U.S. Department of Housing and Urban Development ("HUD") and other sources. HRD has continued to work closely with HUD 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 award funding to the following new projects:

1. Bagley Townhomes & Flats on 10th (\$4,366,804 CNI) - \$4,366,804 in CNI will be spent on this new construction project in the Historic Corktown Neighborhood that was identified in the CNI Grant Application to construct 54 new housing units at 1563 Bagley St with 44 of the 54 units being affordable.
2. West of 10th (\$5,794,543 CNI) – \$5,794,543 in CNI will be spent on this new construction project in the Historic Corktown Neighborhood that was identified in the CNI Grant Application to construct 46 new housing units at 1601 Bagley St with 40 of the 46 units being affordable.
3. 900 Tuscola (\$1,530,000 HOME; \$200,000 AHD&PF) - \$1,530,000 in HOME and \$200,000 in AHD&PF will be spent on this new construction project to construct 67 new housing units at 900 Tuscola in Midtown that will be 100% affordable.
4. Brewster Wheeler I (\$533,000 HOME) - \$533,000 in HOME will be spent on this new construction project to construct 53 new housing units at 671 Alfred St in the Brush Park neighborhood that will be 100% affordable.
5. Brewster Wheeler II (\$421,600 HOME) - \$421,600 in HOME will be spent on this new construction project to construct 53 new housing units at 651 Alfred St in the Brush Park neighborhood that will be 100% affordable.
6. Brewster Wheeler III (\$536,400 HOME) - \$536,400 in HOME will be spent on this new construction project to construct 53 new housing units at 631 Alfred St in the Brush Park neighborhood that will be 100% affordable.
7. 1723 W. Grand (\$635,000 HOME) - \$635,000 in HOME will be spent on this new construction project to construct 18 new housing units at 1723 West Grand Blvd in the Midwest – Tireman neighborhood that will be 100% affordable and have 8 units designated as veteran permanent supportive housing units.

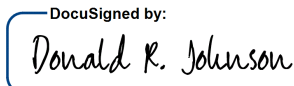
We hereby request that your Honorable Body adopt the attached resolution that: (1) approves the aforementioned new project funding awards, and (2) authorizes the HRD Director, or her authorized designee, to execute such documents as may be necessary or convenient to complete the transactions.

Respectfully submitted,


Julie M. Schneider
Director

Attachments

cc: G. Fulton, Mayor's Office
R. Labov, Chief Development & Investment Officer


Office of Budget

RESOLUTION

BY COUNCIL MEMBER: _____

WHEREAS, the City of Detroit receives an annual allocation and special allocations of HOME, CNI, and AHD&PF funds from the U.S. Department of Housing and Urban Development ("HUD") and other local sources through the Housing and Revitalization Department ("HRD") and other City Departments, for the purpose of creating affordable housing opportunities in Detroit neighborhoods; and

WHEREAS, the City Council authorized HRD's Director to accept and utilize AHD&PF funds and to accept and utilize HOME funds according to HUD regulations during the City's annual budgeting process; and

WHEREAS, the City Council has appropriated CNI funds in Appropriation No. 20971 to specifically support certain projects and services within the Greater Corktown Neighborhood that were identified in the CNI Grant Application; and now therefore be it

RESOLVED, that the City Council hereby approves the new allocations for the HOME, CNI, and AHD&PF loans for developers and/or borrowers as provided for herein and in the attached Exhibit 1: 2024-25 New HOME, CNI & AHD&PF Awards in the amounts indicated and with authorization to vary such allocation amounts by not more than 10% at the discretion of the HRD Director; and be it further

RESOLVED, that HRD will use Appropriation No. 20971 to spend \$4,366,804 in CNI funds for the following new project: "Bagley Townhomes and Flats on 10th" – \$4,366,804; and be it further

RESOLVED, that HRD will use Appropriation No. 20971 to spend \$5,794,543 in CNI funds for the following new project: "West of 10th" - \$5,794,543; and be it further

RESOLVED, that HRD will use Appropriation No. 10821 to spend \$1,530,000 in HOME and Appropriation No. 26364 to spend \$200,000 in AHD&PF funds for the following new project: "900 Tuscola" – \$1,730,000; and be it further

RESOLVED, that HRD will use Appropriation No. 10821 to spend \$533,000 in HOME funds for the following new project: "Brewster Wheeler I" – \$533,000; and be it further

RESOLVED, that HRD will use Appropriation No. 10821 to spend \$421,600 in HOME funds for the following new project: "Brewster Wheeler II" – \$421,600; and be it further

RESOLVED, that HRD will use Appropriation No. 10821 to spend \$536,400 in HOME funds for the following new project: "Brewster Wheeler III" – \$536,400; and be it further

RESOLVED, that HRD will use Appropriation No. 10821 to spend \$635,000 in HOME funds for the following new project: "1723 W. Grand" – \$635,000; and be it further

RESOLVED, that the HRD Director, or her authorized designee, is authorized to process, prepare and execute any and all loan and grant documents necessary or convenient to close, secure and use HOME, CNI and AHD&PF funds according to HUD 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: 2024-2025 New HOME, CNI & AHD&PF Awards

Developer or Borrower	Project Description	Project Action	Development Cost	Original Allocation	New or Revised Allocation	Comments
American Communities Developers, Inc. 20250 Harper Detroit, MI 48225	<i>Bagley Townhomes and Flats on 10th</i> 1563 Bagley St New Construction of 54 units (44 of 54 Affordable) 5@30% AMI, 4@40% AMI, 19@50% AMI 16@80% AMI	Approval of CNI Award	\$24,002,052	N/A	New Allocation: \$4,366,804 CNI	Approval of CNI Award for the project
American Communities Developers, Inc. 20250 Harper Detroit, MI 48225	<i>West of 10th</i> 1601 Bagley St New Construction of 46 units (40 of 46 Affordable) 5@40% AMI, 35@60% AMI	Approval of CNI Award	\$20,276,356	N/A	New Allocation: \$5,794,543 CNI	Approval of CNI Award for the project
Procidia Develop Group LLC 456 173rd Street Bronx, NY 10457	<i>900 Tuscola</i> 900 Tuscola New Construction of 67 Units (100% affordable) 13@30% AMI, 13@40% AMI, 7@60% AMI, 21@70% AMI, 13@80% AMI	Approval of HOME and AHD&PF Award	\$36,253,247	N/A	New Allocation: \$1,530,000 HOME \$200,000 AHD&PF	Approval of HOME and AHD&PF Award
MHT Housing 32600 Telegraph Rd. Suite 102 Bingham Farms, MI 48025 Kirsten's Touch Inc. 22340 W 7 Mile Rd Detroit, MI 48219	<i>Brewster Wheeler I</i> 671 Alfred St New Construction of 53 Units (100% affordable) 16@30% AMI, 7@40% AMI, 30@80% AMI	Approval of HOME Award	\$19,659,737	N/A	New Allocation: \$533,000 HOME	Approval of HOME Award
MHT Housing 32600 Telegraph Rd. Suite 102 Bingham Farms, MI 48025 Kirsten's Touch Inc. 22340 W 7 Mile Rd Detroit, MI 48219	<i>Brewster Wheeler II</i> 651 Alfred St New Construction of 53 Units (100% affordable) 16@30% AMI, 7@40% AMI, 30@80% AMI	Approval of HOME Award	\$19,555,124	N/A	New Allocation: \$421,600 HOME	Approval of HOME Award
MHT Housing 32600 Telegraph Rd. Suite 102 Bingham Farms, MI 48025 Kirsten's Touch Inc. 22340 W 7 Mile Rd Detroit, MI 48219	<i>Brewster Wheeler III</i> 631 Alfred St New Construction of 53 Units (100% affordable) 16@30% AMI, 7@40% AMI, 30@80% AMI	Approval of HOME Award	\$19,657,638	N/A	New Allocation: \$536,400 HOME	Approval of HOME Award
Ginosko Development Company 41800 West 11 Mile Road Suite 209 Novi, MI 48375 Olinkz International, LLC 1719 W Grand Blvd Detroit, MI 48208	<i>1723 W. Grand</i> 1723 West Grand Blvd New Construction of 18 Units (100% affordable) 8@30% AMI, 10@60% AMI	Approval of HOME Award	\$8,527,134	N/A	New Allocation: \$635,000 HOME	Approval of HOME Award