



**Housing and Revitalization
Department**

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January 29, 2026

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

**RE: Annual HOME and CDBG
Revised 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 Partnerships ("HOME") and Community Development Block Grant ("CDBG") funds allocated to the City through the U.S. Department of Housing and Urban Development ("HUD"). 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 requesting approval to increase the funding sources for the following previously approved projects:


1. Brewster Wheeler I (Increase HOME funds awarded to project by \$38,000) – The previous award of \$103,000 in HOME funds will be increased to \$141,000 in HOME funds. The \$141,000 in HOME funds 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.
2. Brewster Wheeler III (Increase HOME funds awarded to project by \$38,000) – The previous award of \$106,400 in HOME funds will be increased to \$144,400 in HOME funds. The \$144,400 in HOME funds 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
3. Jefferson Avenue Apartments (Increase HOME funds awarded to project by \$595,026.78; award \$19,361.22 CDBG funds) – The previous award of HOME funds to the project will be increased by \$595,026.78 so that the revised total of HOME funds awarded to the project is \$1,730,638.78 and \$19,361.22 of CDBG funds will be awarded to the project. The \$1,730,638.78 of HOME funds and \$19,361.22 of CDBG funds will be spent on this new construction project in the Jefferson Chalmers neighborhood that will construct 52 new housing units at 13041 East Jefferson Avenue that will be 100% affordable.

We hereby request that your Honorable Body adopt the attached resolution that: (1) approves the increased sources for the aforementioned projects 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,

DocuSigned by:

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Julie M. Schneider
Director

DocuSigned by:

34F9071218554A4C
Office of Budget

Attachments

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

RESOLUTION

BY COUNCIL MEMBER: _____

WHEREAS, the City of Detroit receives an annual allocation and special allocations of HOME and CDBG funds from the U.S. Department of Housing and Urban Development ("HUD") 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 HOME and CDBG funds according to HUD regulations during the City's annual budgeting process; and now therefore be it

RESOLVED, that the City Council hereby approves the increased allocations for the HOME and CDBG loans for developers and/or borrowers as provided for herein and in the attached Exhibit 1: 2025-2026 Revised HOME & CDBG 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 increase the amount of HOME funds awarded from Appropriation No. 10821 by \$38,000 so the revised award of HOME funds from Appropriation No. 10821 is \$141,000 for the following existing project: "Brewster Wheeler I" – increase HOME award by \$38,000; and be it further

RESOLVED, that HRD will increase the amount of HOME funds awarded from Appropriation No. 10821 by \$38,000 so the revised award of HOME funds from Appropriation No. 10821 is \$144,400 for the following existing project: "Brewster Wheeler III" – increase HOME award by \$38,000; and be it further

RESOLVED, that HRD will increase the amount of HOME funds awarded from Appropriation No. 10821 by \$595,026.78 so the revised award of HOME funds from Appropriation No. 10821 is \$1,730,638.78 and HRD will use Appropriation 20541 to spend \$19,361.22 in CDBG funds for the following existing project: "Jefferson Avenue Apartments" – increase HOME award by \$595,026.78 and award \$19,361.22 in CDBG funds; 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 and CDBG 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: 2025-2026 Revised HOME & CDBG Awards

Developer or Borrower	Project Description	Project Action	Total Development	Original Allocation	New or Revised Allocation	Comments
<p>MHT Housing 32600 Telegraph Rd. Suite 102 Bingham Farms, MI 48025</p> <p>Kirsten's Touch Inc. 22340 W 7 Mile Rd Detroit, MI 48219</p>	<p>Brewster Wheeler I 671 Alfred St New Construction of 53 Units (100% affordable) 16@30% AMI, 7@40% AMI, 30@80% AMI</p>	Increase HOME Award	\$19,675,309	\$103,000 HOME \$430,000 CDBG	Revised Allocation: \$141,000 HOME \$430,000 CDBG	Approval of Increased HOME Award for the project
<p>MHT Housing 32600 Telegraph Rd. Suite 102 Bingham Farms, MI 48025</p> <p>Kirsten's Touch Inc. 22340 W 7 Mile Rd Detroit, MI 48219</p>	<p>Brewster Wheeler III 631 Alfred St New Construction of 53 Units (100% affordable) 16@30% AMI, 7@40% AMI, 30@80% AMI</p>	Reduce HOME Award and Add CDBG Award	\$19,670,081	\$106,400 HOME \$430,000 CDBG	Revised Allocation: \$144,400 HOME \$430,000 CDBG	Approval of Increased HOME Award for the project
<p>CHN Housing Partners 2625 Gratiot Ave Detroit, MI 48207</p> <p>Tribe Development Holdings LLC 779 Piper Avenue Detroit, MI 48215</p>	<p>Jefferson Avenue Apartments 13041 East Jefferson Avenue New Construction of 52 units (100% affordable) 11@30% AMI, 8@50% AMI 33@60% AMI</p>	Increase HOME Award and Award CDBG Funds	\$20,916,647	\$1,135,612 HOME	New Allocation: \$1,730,638.78 HOME \$19,361.22 CDBG	Approval of Increased HOME Award and Award CDBG Funds for the project

COMMENT HISTORY



Complete with DocuSign:
Council_Ltr,_Reso_and_Matrix_Revised_Awards_2026_HOME,CDBG_260129.pdf

Sender: Gregory Andrews

Envelope Id: f6f11b96-7871-4d94-93d3-fb6e174f785a

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Date Sent: 2/2/2026 | 4:58:31 AM

Date Completed: 2/2/2026 | 7:58:40 AM

All Recipients

Anita Hoskins -2/2/2026 | 7:37:42 AM
anitah@detroitmi.gov

Funds available in Appropriations