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April 13, 2022

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

**RE: Annual HOME, CDBG and AHD&PF Awards  
New Award – Left Field**

Honorable City Council:

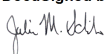
The City of Detroit ("City"), through the Housing and Revitalization Department ("HRD"), makes annual funding available for "ready-to-proceed projects" from HOME, CDBG and AHD&PF federal and local funds allocated to the City through the U.S. Department of Housing and Urban Development ("HUD") and other 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 project:

1. Left Field (\$1,000,000 in HOME) - \$1,000,000 in HOME funds will be spent to construct a 60-unit residential development within the North Corktown Neighborhood in the vicinity of 2610 Cochrane that will include 48 affordable residential rental units.

We hereby request that your Honorable Body adopt the attached resolution that: (1) approves the aforementioned funding for the new project 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

Attachments

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

## RESOLUTION

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

**WHEREAS**, the City of Detroit receives an annual allocation of HOME, CDBG and ADH&PF funds from the U.S. Department of Housing and Urban Development ("HUD") and other local sources, through the Housing and Revitalization Department ("HRD"), 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, CDBG and ADH&PF 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 new allocation for a HOME loan for the developers and/or borrowers as provided for herein and in the attached Exhibit 1: 2021-22 New HOME Award in the amounts indicated and with authorization to vary such allocation amounts by not more or less than 10% at the discretion of the HRD Director; and be it further

**RESOLVED**, that HRD will use Appropriation No. 10821 to spend \$1,000,000.00 in HOME funds on the following new project: "Left Field" - \$1,000,000.00; 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, CDBG 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: 2021-22 New HOME Award

New Award

DEVELOPER OR BORROWER	PROJECT DESCRIPTION	PROJECT ACTION	TOTAL DEVELOPMENT COST	ORIGINAL/CURRENT ALLOCATION	New or Revised ALLOCATION	COMMENTS
American Community Developers, Inc., Left Field 2020 Limited Dividend Housing Association L.L.C. and their affiliates and subsidiaries 20250 Harper Detroit, MI 48225	<b>Left Field</b> 2610 Cochrane St Detroit, MI 48216 60 total residential units (48 units affordable)	APPROVE NEW AWARD	\$20,460,699	N/A	\$1,000,000 HOME	New Award