

**CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT**

**MICHAEL E. DUGGAN, MAYOR**

**SUMMARY AND NOTICE FOR PUBLIC COMMENT ON  
2019-2020 DRAFT ACTION PLAN AMENDMENT**

Notice is hereby given that the City of Detroit, Housing and Revitalization Department (HRD) proposes to amend its U.S. Department of Housing and Urban Development (HUD) 2019-20 Annual Action Plan Community Development Block Grant (CDBG) CV-1 funds from the Coronavirus Aid, Relief and Economic Security Act (CARES Act) grant funds (Public Law 116-136).

In accordance with Consolidated Plan/Annual Action Plan requirements at 24 CFR Part 91 Subpart B and the City's Citizen Participation Plan, HRD has posted the changes to the Action Plan through this Substantial Amendment in order to provide opportunity for public comment. The CARES Act has now provided grantees with flexibilities that make it easier to use grant funds for fiscal years 2019-20 and 2020-21 for coronavirus response and authorizes HUD to grant waivers and alternative requirements. One of the requirements use a **5-day** public comment period for amendments.

**The descriptions of the new activities are as follows:**

**The Anchor at Mariner's Inn 4% Permanent Supportive Housing (03J -Water/Sewer Improvements)**

**\$22,057.17** – The Anchor at Mariners Inn is proposed to create a new construction, mixed-use, permanent supportive housing project located at 445 Ledyard Street, in Midtown. The project will consist of forty-four (44) one-bedroom units for individuals experiencing homelessness or are chronically homeless. The development will also consist of white-boxed commercial space and a parking lot. The developers have requested forty-four (44) Section 8 Project Based Vouchers (PBVs) from MSDHA for all the units. The development will also consist of 40 short-term, single-room occupancy (SRO) Recovery Housing units, which will not be funded using HOME, CDBG-CV or LIHTC equity. The project sponsors will utilize the 4%/9% model for financing the project with 14 units financed through the 4% transaction. A portion of the CDBG-CV allocation will be reimbursed for acquisition and incurred related expenses.

Providing long-term separate homes with available supportive service for individuals experiencing homelessness during a global pandemic reduces the number of community members utilizing the City congregate shelter system. A shelter congregate setting can increase the spread of Coronavirus. The project provides a home to comply with stay-at-home orders and isolate if needed to prevent the spread of Coronavirus among the most at-risk members of the community.

**The Anchor at Mariner's Inn 4% Permanent Supportive Housing (03I-Flood Drainage Improvements)**

**\$129,063.45** – The Anchor at Mariners Inn is proposed to create a new construction, mixed-use, permanent supportive housing project located at 445 Ledyard Street, in Midtown. The project will consist of forty-four (44) one-bedroom units for individuals experiencing homelessness or are chronically homeless. The development will also consist of white-boxed commercial space and a parking lot. The developers have requested forty-four (44) Section 8 Project Based Vouchers (PBVs) from MSDHA for all the units. The development will also consist of 40 short-term, single-room occupancy (SRO) Recovery Housing units, which will not be funded using HOME, CDBG-CV or LIHTC equity. The project sponsors will utilize the 4%/9% model for financing the project with 14 units financed through the 4% transaction. A portion of the CDBG-CV allocation will be reimbursed for acquisition and incurred related expenses.

Providing long-term separate homes with available supportive service for individuals experiencing homelessness

during a global pandemic reduces the number of community members utilizing the City congregate shelter system. A shelter congregate setting can increase the spread of Coronavirus. The project provides a home to comply with stay-at-home orders and isolate if needed to prevent the spread of Coronavirus among the most at-risk members of the community.

**The Anchor at Mariner's Inn 4% Permanent Supportive Housing (04A - Cleanup of Contaminated Sites)**

**\$25,895.00** – The Anchor at Mariners Inn is proposed to create a new construction, mixed-use, permanent supportive housing project located at 445 Ledyard Street, in Midtown. The project will consist of forty-four (44) one-bedroom units for individuals experiencing homelessness or are chronically homeless. The development will also consist of white-boxed commercial space and a parking lot. The developers have requested forty-four (44) Section 8 Project Based Vouchers (PBVs) from MSDHA for all the units. The development will also consist of 40 short-term, single-room occupancy (SRO) Recovery Housing units, which will not be funded using HOME, CDBG-CV or LIHTC equity. The project sponsors will utilize the 4%/9% model for financing the project with 14 units financed through the 4% transaction. A portion of the CDBG-CV allocation will be reimbursed for acquisition and incurred related expenses.

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**The Anchor at Mariner's Inn 4% Permanent Supportive Housing (12 - Construction of Housing)**

**\$457,328.38**– The Anchor at Mariners Inn is proposed to create a new construction, mixed-use, permanent supportive housing project located at 445 Ledyard Street, in Midtown. The project will consist of forty-four (44) one-bedroom units for individuals experiencing homelessness or are chronically homeless. The development will also consist of white-boxed commercial space and a parking lot. The developers have requested forty-four (44) Section 8 Project Based Vouchers (PBVs) from MSDHA for all the units. The development will also consist of 40 short-term, single-room occupancy (SRO) Recovery Housing units, which will not be funded using HOME, CDBG-CV or LIHTC equity. The project sponsors will utilize the 4%/9% model for financing the project with 14 units financed through the 4% transaction. A portion of the CDBG-CV allocation will be reimbursed for acquisition and incurred related expenses.

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**The Anchor at Mariner's Inn 9% Permanent Supportive Housing (03J -Water/Sewer Improvements)**

**\$44,114.35** – The Anchor at Mariners Inn is proposed to create a new construction, mixed-use, permanent supportive housing project located at 445 Ledyard Street, in Midtown. The project will consist of forty-four (44) one-bedroom units for individuals experiencing homelessness or are chronically homeless. The development will also consist of white-boxed commercial space and a parking lot. The developers have requested forty-four (44) Section 8 Project Based Vouchers (PBVs) from MSDHA for all the units. The development will also consist of 40 short-term, single-room occupancy (SRO) Recovery Housing units, which will not be funded using HOME, CDBG-CV or LIHTC equity. The project sponsors will utilize the 4%/9% model for financing the project with 30 units financed through the 9% transaction. A portion of the CDBG-CV allocation will be reimbursed for acquisition and incurred related expenses.

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**The Anchor at Mariner’s Inn 9% Permanent Supportive Housing (03I-Flood/Drainage Improvements)**

**\$283,899.95** – The Anchor at Mariners Inn is proposed to create a new construction, mixed-use, permanent supportive housing project located at 445 Ledyard Street, in Midtown. The project will consist of forty-four (44) one-bedroom units for individuals experiencing homelessness or are chronically homeless. The development will also consist of white-boxed commercial space and a parking lot. The developers have requested forty-four (44) Section 8 Project Based Vouchers (PBVs) from MSDHA for all the units. The development will also consist of 40 short-term, single-room occupancy (SRO) Recovery Housing units, which will not be funded using HOME, CDBG-CV or LIHTC equity. The project sponsors will utilize the 4%/9% model for financing the project with 30 units financed through the 9% transaction. A portion of the CDBG-CV allocation will be reimbursed for acquisition and incurred related expenses.

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**The Anchor at Mariner’s Inn 9% Permanent Supportive Housing (04A - Cleanup of Contaminated Sites)**

**\$52,335.70** - The Anchor at Mariners Inn is proposed to create a new construction, mixed-use, permanent supportive housing project located at 445 Ledyard Street, in Midtown. The project will consist of forty-four (44) one-bedroom units for individuals experiencing homelessness or are chronically homeless. The development will also consist of white-boxed commercial space and a parking lot. The developers have requested forty-four (44) Section 8 Project Based Vouchers (PBVs) from MSDHA for all the units. The development will also consist of 40 short-term, single-room occupancy (SRO) Recovery Housing units, which will not be funded using HOME, CDBG-CV or LIHTC equity. The project sponsors will utilize the 4%/9% model for financing the project with 30 units financed through the 9% transaction. A portion of the CDBG-CV allocation will be reimbursed for acquisition and incurred related expenses.

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Detailed accounts are available and anyone wishing to comment on these proposed changes may transmit such comments by letter, or by email at the address below:

City of Detroit, Housing and Revitalization Department  
2 Woodward Ave, Room 908  
Detroit, MI 48226  
E-mail address: [HRDPublicComments@detroitmi.gov](mailto:HRDPublicComments@detroitmi.gov)

In addition, questions may be directed to Housing and Revitalization Department at (313) 224-6380. Public comments will be received for a minimum of 5 days after the posting of this ad on March 01, 2023. The Substantial Amendment is subject to approval by the Detroit City Council. Implementation of activities is proposed to occur shortly after completion of the 5-day public comment period.

**NOTICE OF NON-DISCRIMINATION:** The City of Detroit does not discriminate on the basis of race, color, creed, national origin, age, handicap, sex or sexual orientation. Discrimination complaints may be filed with the City of Detroit, Civil Rights, Inclusion & Opportunity Department 2 Woodward Suite 1240 Coleman A. Young Municipal Center, Detroit, Michigan 48226.

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS NOTICE AND DOCUMENTS LISTED CAN BE REQUESTED IN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST, WITH AT LEAST THREE DAYS’ NOTICE CONTACT HRD AT (313) 224-6380.**

