

## **REQUEST FOR PUBLIC COMMENT**

### **CITY OF DETROIT MICHAEL E. DUGGAN, MAYOR NOTICE OF RELOCATION AND RETURN PROCESS FOR 40 DAVENPORT**

Notice is hereby given that the City of Detroit is proposing to use Community Development Block Grant funds for relocation services. In accordance with Consolidated Plan requirements at 24 CFR Part 91 Subpart B and the City's Citizen Participation Plan, the Housing and Revitalization Department (H&RD) has posted the Relocation and Return Process for Existing Qualified Residents of 40 Davenport, Detroit, Michigan, 48201 in order to provide opportunity for public comment.

The Relocation and Return Process is below:

All residents or households who have annual income below 80% AMI ("Qualified Resident") shall receive the benefits described below. The United Community Housing Coalition ("UCHC") will be conducting the process to determine who is a Qualified Resident.

1. The Owner of 40 Davenport will provide proper notice to all residents to seek interim housing during the renovation. The notice will take the form of a legal "30-Day Notice to Quit." The Owner and the residents will work with UCHC to carry out a plan that will include the following:
  - a. Assistance with finding accommodations similar to their current conditions.
  - b. A good-faith effort to select interim housing that is of a similar quality to their current residence
  - c. Owner will pay the difference between current rent and the interim housing rent (but no greater than 150% of current rent), including utilities, while 40 Davenport is being renovated.
  - d. Owner will pay all reasonable moving expenses, which may include packing services.
  - e. Owner to return any security deposits currently on file at 40 Davenport or transfer to their new home.
  - f. Owner to pay any difference in the security deposit requirements at interim housing (any amount over the refunded security deposit in 1. d. above)
2. Upon completion of the renovation of 40 Davenport (estimated to be 12 months from commencement of construction):
  - a. Qualified Residents may move back into 40 Davenport into a unit similar in size to the previous apartment
  - b. Owner will pay all reasonable moving expenses, which may include packing services
  - c. Qualified Residents will pay the same rent as before plus 5%
  - d. Security deposits will be the same as previously recorded for Qualified Residents
  - e. Rent will increase annually at 1% for as long as the Qualified Resident chooses to reside at 40 Davenport
  - f. The Qualified Resident may stay as long as he or she wishes and abides by all the terms of the lease, including rules and regulations.
3. Benefits are not transferable. They only apply to the current Qualified Residents. If a Qualified Resident moves out or defaults on the lease, the benefits expire. 40 Davenport must remain the Qualified Resident's primary residence.

## **Summary of the Relocation and Return Process**

### **Move-out**

- 1) Residents will receive a 30-Day Notice issued by the Owner to terminate the existing lease. Included with this notice will be the following:
  - a. Introductory letter including UCHC Contact information
  - b. Details of the relocation plan terms for Qualified Residents
- 2) UCHC will contact all residents to schedule face-to-face assessment meetings to determine qualification
- 3) UCHC will meet with and assess each resident's eligibility for the relocation program
- 4) As soon as a resident has been assessed and found to qualify for this plan, we will begin coordinating identification of interim housing and planning relocation
- 5) Working with its preferred moving contractor, Owner will pay all reasonable moving expenses, which may include packing services.
- 6) Resident will provide and maintain correct and current contact information with UCHC while the building is renovated so that we may maintain communication with qualified residents

### **Move-In**

- 1) When the renovation is complete, Owner will notify Qualified Residents that the building will soon be available to reoccupy. Resident will receive notification from management and UCHC in writing. Resident will receive a self-addressed stamped envelope and will accept or decline the right to return within two (2) weeks of receiving notice. Notice will return to UCHC, who will confirm with resident that notice has been received.
- 2) UCHC will notify Owner of who has returned their signed notice.
- 3) Upon project completion, resident will be invited to participate in the unit selection process.
- 4) Owner will execute formal lease and schedule move-in with preferred mover and building management.
- 5) Working with its preferred moving contractor, Owner will pay all reasonable moving expenses, which may include packing services.
- 6) Resident will reoccupy 40 Davenport.

**Note:** Funds to support this relocation will be allocated from the 2016-2017 Community Development Block Grant year.

Hard copies of the detailed accounts are available and anyone wishing to comment on these proposed changes may transmit such comments in writing to H&RD at the address below:

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

In addition, questions may be directed to the Housing and Revitalization Department at (313) 224-6380. Public comments will be received for a minimum of 15 days from the date of this publication.

**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. Complaints may be filed with the Detroit Human Rights Department, 1230 Coleman A. Young Municipal Center, Detroit MI 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 H&RD AT (313) 224-6380.**