

## REQUEST FOR PUBLIC COMMENT

**CITY OF DETROIT**  
**MICHAEL E. DUGGAN, MAYOR**  
**NOTICE OF PROPOSED SUBSTANTIAL AMENDMENT TO**  
**HUD ACTION PLANS**  
**FISCAL YEARS 2018 through 2023**

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) Annual Action Plans for years 2018 through 2023 to reprogram unused Community Development Block Grant (CDBG) funds from the accounts below to be used in FY 2024-2025. This Notice is to allow citizens to review the descriptions of the activities and the year of funding that these activities will use.

In accordance with Consolidated 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 Reprogramming Amendment in order to provide opportunity for public comment.

A summary of the proposed reprogramming is as follows:

Line Items to be reprogrammed (decrease) (FY's 2018-2023):

- Can be viewed on website: [www.detroitmi.gov/hrd](http://www.detroitmi.gov/hrd) (Click on Public Notices)
- Total \$ 3,517,156.64**

Line Item for Funding Addition (increase) (FY 2024-25):

- |   |                              |
|---|------------------------------|
| • Section 108 Defeasance – Book Cadillac II, (principal)                    | \$ 175,000.00                |
| • Section 108 Defeasance – Book Cadillac II, (interest)                     | \$ 2,395.75                  |
| • Section 108 Defeasance – Garfield II, Note 1 GREP (principal)             | \$ 1,002,000.00              |
| • Section 108 Defeasance – Garfield II, Note 1 GREP (interest)              | \$ 13,717.38                 |
| • Section 108 Defeasance – Garfield II, Note 2 East Forest Arts (principal) | \$ 204,000.00                |
| • Section 108 Defeasance – Garfield II, Note 2 East Forest Arts (interest)  | \$ 2,792.76                  |
| • Section 108 Defeasance – Fort Shelby (principal)                          | \$ 600,059.00                |
| • Section 108 Defeasance – Fort Shelby (interest)                           | \$ 113,180.00                |
| • Mariners Inn Recovery House   | \$ 1,000,000.00              |
| • Russell Woods   | \$ 404,011.75                |
|   | <b>Total \$ 3,517,156.64</b> |

**Section 108 Defeasance – Book Cadillac II (principal)** Matrix Code 19F – Loan Defeasance – To defease the principal on the back end of the loan terms for the Section 108 Loan portfolio. The principal defeasance will reduce future interest expenses on the Section 108 Loans.  
(This activity will use 2018 through 2023 CDBG funds)

**Section 108 Defeasance – Book Cadillac II (interest)** Matrix Code 24A – Loan Defeasance – To defease the interest on the back end of the loan terms for the Section 108 Loan portfolio. The principal defeasance will reduce future interest expenses on the Section 108 Loans.  
(This activity will use 2018 through 2023 CDBG funds)

**Section 108 Defeasance – Garfield II, Note 1 GREP (principal)** Matrix Code 19F – Loan Defeasance – To defease the principal on the back end of the loan terms for the Section 108 Loan portfolio. The principal defeasance will reduce future interest expenses on the Section 108 Loans.  
(This activity will use 2018 through 2023 CDBG funds)

**Section 108 Defeasance – Garfield II, Note 1 GREP (interest)** Matrix Code 24A – Loan Defeasance – To defease the interest on the back end of the loan terms for the Section 108 Loan portfolio. The principal defeasance will reduce future interest expenses on the Section 108 Loans.  
(This activity will use 2018 through 2023 CDBG funds)

**Section 108 Defeasance – Garfield II, Note 2 East Forest Arts (principal)** Matrix Code 19F – Loan Defeasance – To defease the principal on the back end of the loan terms for the Section 108 Loan portfolio. The principal defeasance will reduce future interest expenses on the Section 108 Loans.  
(This activity will use 2018 through 2023 CDBG funds)

**Section 108 Defeasance – Garfield II, Note 2 East Forest Arts (interest)** Matrix Code 24A – Loan Defeasance – To defease the interest on the back end of the loan terms for the Section 108 Loan portfolio. The principal defeasance will reduce future interest expenses on the Section 108 Loans.  
(This activity will use 2018 through 2023 CDBG funds)

**Section 108 Defeasance – Fort Shelby (principal)** Matrix Code 19F – Loan Defeasance – To defease the principal on the back end of the loan terms for the Section 108 Loan portfolio. The principal defeasance will reduce future interest expenses on the Section 108 Loans.  
(This activity will use 2018 through 2023 CDBG funds)

**Section 108 Defeasance – Fort Shelby (interest)** Matrix Code 24A – Loan Defeasance – To defease the interest on the back end of the loan terms for the Section 108 Loan portfolio. The principal defeasance will reduce future interest expenses on the Section 108 Loans.  
(This activity will use 2018 through 2023 CDBG funds)

**Mariners Inn Recovery House –** Matrix Code 03B – Public Facility Rehab for Persons w/Disabilities – The project will complete the build-out of the fourth floor of the Mariners Inn at the Anchor project located in the Cass Park neighborhood at 445 Ledyard Street to provide 40 fully furnished recovery housing units. The 40 units will accommodate up to 45 men at a time, and each unit will have a bed, table and chairs and a kitchenette. There will be a community bathroom, and a lounge located on the fourth floor.  
(This activity will use 2018 through 2023 CDBG funds)

**Russell Woods –** Matrix Code 14B – Rehabilitation: Multi-Unit Residential – The project will rehabilitate and preserve a currently vacant 12-story apartment building in the Russell Woods/Nardin Park neighborhood located at 11421 Dexter Avenue and provide 77 1-bedroom units of age-restricted senior affordable housing. All the apartments will be rented at rents affordable to tenants earning 30% -60% of the area median income and 76 of the units will have project-based rental assistance.  
(This activity will use 2018 through 2023 CDBG funds)

Hard copies of the detailed accounts are available and anyone wishing to comment on these proposed changes may transmit such comments in writing to HRD at the address below or by email:

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 30 days from the date of this publication (March 13, 2025). The Substantial Amendment is subject to approval by the Detroit City Council. Implementation of activities is proposed to occur shortly after completion of the 30-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. Complaints may be filed with the Civil Rights, Inclusion & Opportunity Department, 1240 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 HRD AT (313) 224-6380.**