

**DISTRICT 3**

# **CHARTER-MANDATED MEETING**

**Mayor Mike Duggan**

Tuesday, September 17, 2024





# CHARTER-MANDATED MEETING

**Mayor Mike Duggan**

Tuesday, September 17, 2024



# District 3 Management Team



**Kayana Sessoms**

District 3 Manager

[sessomsk@detroitmi.gov](mailto:sessomsk@detroitmi.gov)



**Kenzie Current**

District 3 Deputy Manager

[kenzie.current@detroitmi.gov](mailto:kenzie.current@detroitmi.gov)



**Md-Abdul Muhit**

District 3 Business Liaison

[mmuhit@degc.org](mailto:mmuhit@degc.org)





# Your 7th Precinct Neighborhood Police Officers



NPO Sergeant  
Romell Randolph



NPO  
Shawn Duncan



NPO  
Tania Stribling



NPO  
Sylvester Hill



NPO  
Darryl Davis



NPO  
Mia Hannah



NPO  
Mina Baxter



# Your 9th Precinct Neighborhood Police Officers



NPO Sergeant  
Olando Harper



NPO Odessa  
Mitchell-Sanchez



NPO  
Lester Johnson



NPO  
Aubrey Wade



NPO  
Dallas Garner



NPO  
Aaron Kraszewski



NPO  
Kyra Fair



NPO  
Brittany Burks



NPO  
Jalynda Wolanin



# Your 11th Precinct Neighborhood Police Officers



NPO Sergeant  
Charles Spruce



NPO  
Eric Hill



NPO  
Douglas Nichols



NPO  
Danyell Robinson



NPO  
Marcia Williams



NPO  
Rana Asakrieh





# Your 12th Precinct Neighborhood Police Officers



NPO Sergeant  
Sherley Bledsoe



NPO  
Michael Crowder



NPO  
Keith Buckman



NPO  
Alonja Smith



NPO  
Maurice Edley



NPO  
Larissa Powell



**CHARTER-MANDATED MEETING**

# **FIGHTING RISING RENTS BY BUILDING NEW AFFORDABLE HOUSING**

**A Proposal for a Fast Track PILOT Ordinance**







# As Detroit has recovered, homeowners have benefited: 7 straight years

The screenshot shows a web browser window with the URL `detroitnews.com/story/news/local/detroit-city/2024/01/22/detroit-property-values-climb-23-marki...`. The page header includes the Detroit News logo, a search bar, and a subscription offer for \$1 per month for 12 months. The navigation menu lists various news categories like News, Sports, Autos, Business, Michigan, Life + Home, Entertainment, Opinion, and Obituaries. The main content area features a headline about Detroit property values, a byline for Sarah Rahal, and the publication date. The article text discusses a 23% increase in residential property values in 2023, marking the seventh straight year of growth.

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**The Detroit News**  
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**DETROIT**

## Detroit property values climb 23% in 2023, marking seventh straight year of growth, officials say

 **Sarah Rahal**  
The Detroit News

Published 12:20 p.m. ET Jan. 22, 2024 | Updated 4:32 p.m. ET Jan. 22, 2024

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*Detroit* — Residential property values in the city climbed an average of 23% last year, marking the seventh straight year of growth, Mayor Mike Duggan announced Monday.

The increased values are reflected in the city's latest assessments, which are based on a review of the last two years of property and land sales as well as land improvement and appreciation. In comparison, Detroit's values rose 31% in 2022, and 8% per neighborhood from in 2021.

All 208 of the city's neighborhoods saw an increase in property values, Duggan said, though some saw bigger increases than others. The values of homes have tripled in seven years, he said, touting the "best investment in America."



# In 2023, Detroit had the largest increase in home sale prices in the U.S. – beating Miami

**BLACK** WEALTH FOR LIFE  
**ENTERPRISE**



REAL ESTATE | by Derek Major · January 12, 2024

## DETROIT PASSES MIAMI AS THE FASTEST- APPRECIATING U.S. HOUSING MARKET

Metro Detroit has bested Miami in the housing market...find out how!



# University of Michigan Study: \$3 billion gain in black wealth from home value increases since 2014

The Washington Post  
*Democracy Dies in Darkness*

The Washington Post  
*Democracy Dies in Darkness*

BUSINESS

## Home values rising in Detroit, especially for Black homeowners, study shows

By Corey Williams | AP  
April 16, 2024 at 3:00 p.m. EDT

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DETROIT — Home values in Detroit — especially for Black residents — have increased by billions of dollars in the years following the city's exit from the [largest municipal bankruptcy in U.S. history](#), according to a study released Tuesday.

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The University of Michigan Poverty Solutions report says added home value for Black residents increased 80% between 2014 and 2022.

For Black homeowners, estimated home values rose from \$3.4 billion to \$6.2 billion over that period, while the net value of all owner-occupied homes in the city increased from \$4.2 billion to \$8.1 billion.

"For decades, Detroit's homeowners saw their family wealth evaporate as home values declined," Mayor Mike Duggan said Tuesday at a news conference announcing the study's findings. "Now, those who stayed,

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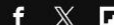
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LOCAL NEWS

## New study finds housing value for Detroit Black homeowners increased nearly \$3 billion between 2014-2022

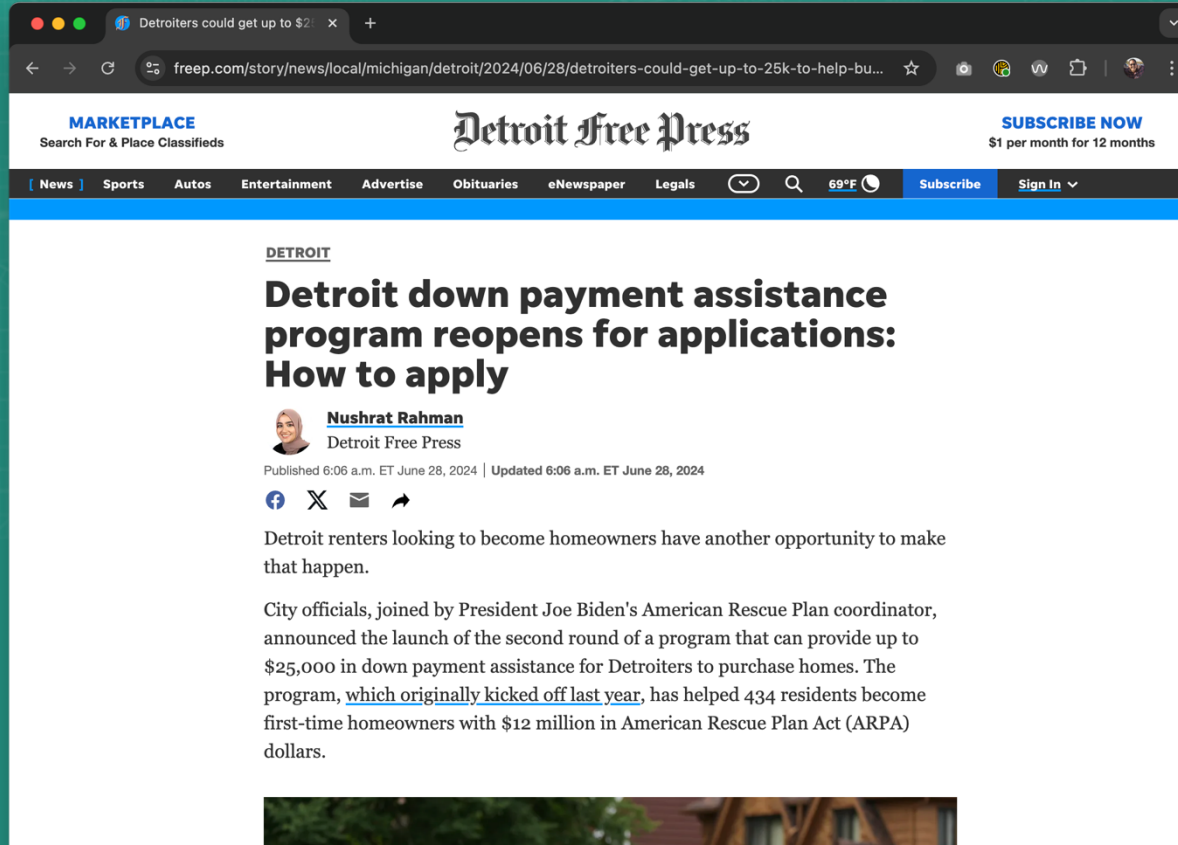
CBS NEWS  
DETROIT

By DaJeney Booth-Singleton  
Updated on: April 16, 2024 / 6:23 PM EDT / CBS Detroit





# With Detroit's \$25,000 Downpayment Assistance Plan, 434 Detroit renters became homeowners last year



The image is a screenshot of a web browser displaying a news article from the Detroit Free Press. The browser's address bar shows the URL: freep.com/story/news/local/michigan/detroit/2024/06/28/detroiters-could-get-up-to-25k-to-help-bu... The page header includes the Detroit Free Press logo, a 'MARKETPLACE' search bar, and a 'SUBSCRIBE NOW' button for \$1 per month for 12 months. A navigation bar below the header lists categories like News, Sports, Autos, Entertainment, Advertise, Obituaries, eNewspaper, Legals, and a weather widget showing 69°F. The article itself is titled 'Detroit down payment assistance program reopens for applications: How to apply' and is written by Nushrat Rahman. It reports that the program, which originally started last year, has helped 434 residents become first-time homeowners with \$12 million in ARPA dollars.

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**DETROIT**

## Detroit down payment assistance program reopens for applications: How to apply


**Nushrat Rahman**  
Detroit Free Press

Published 6:06 a.m. ET June 28, 2024 | Updated 6:06 a.m. ET June 28, 2024

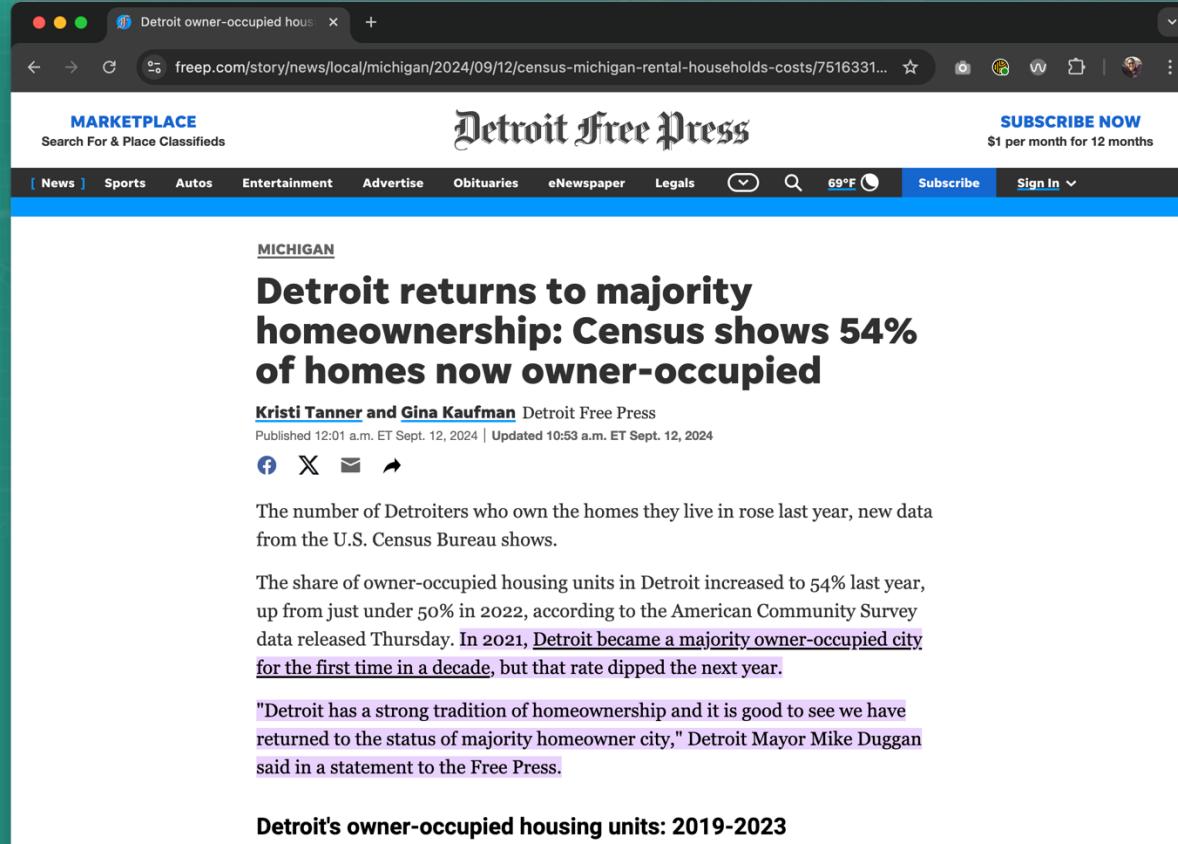
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Detroit renters looking to become homeowners have another opportunity to make that happen.

City officials, joined by President Joe Biden's American Rescue Plan coordinator, announced the launch of the second round of a program that can provide up to \$25,000 in down payment assistance for Detroiters to purchase homes. The program, which originally kicked off last year, has helped 434 residents become first-time homeowners with \$12 million in American Rescue Plan Act (ARPA) dollars.



# Last Tuesday's National Report: Detroit returns to majority home ownership



The screenshot shows a web browser displaying a news article from the Detroit Free Press. The browser's address bar shows the URL: freep.com/story/news/local/michigan/2024/09/12/census-michigan-rental-households-costs/7516331... The page header includes the Detroit Free Press logo, a 'MARKETPLACE' section with a search bar, and a 'SUBSCRIBE NOW' button for \$1 per month for 12 months. A navigation bar below the header lists categories like News, Sports, Autos, Entertainment, Advertise, Obituaries, eNewspaper, Legals, and a weather widget showing 69°F. The article itself is titled 'Detroit returns to majority homeownership: Census shows 54% of homes now owner-occupied' and is attributed to Kristi Tanner and Gina Kaufman. It was published on September 12, 2024. The article text states that the number of Detroiters who own their homes rose last year, reaching 54% from just under 50% in 2022. It also includes a quote from Detroit Mayor Mike Duggan about the city's return to majority homeownership.

**MICHIGAN**

## Detroit returns to majority homeownership: Census shows 54% of homes now owner-occupied

**Kristi Tanner and Gina Kaufman** Detroit Free Press  
Published 12:01 a.m. ET Sept. 12, 2024 | Updated 10:53 a.m. ET Sept. 12, 2024

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The number of Detroiters who own the homes they live in rose last year, new data from the U.S. Census Bureau shows.

The share of owner-occupied housing units in Detroit increased to 54% last year, up from just under 50% in 2022, according to the American Community Survey data released Thursday. In 2021, Detroit became a majority owner-occupied city for the first time in a decade, but that rate dipped the next year.

"Detroit has a strong tradition of homeownership and it is good to see we have returned to the status of majority homeowner city," Detroit Mayor Mike Duggan said in a statement to the Free Press.

### Detroit's owner-occupied housing units: 2019-2023



# But what about renters?

Rising home values are good for homeowners, but it also means landlords will raise rents

## Average Detroit Rental Rate

- 2016 \$ 800
- 2020 \$1,000
- 2024 \$1,200

When regular rental market rises, we must move rapidly to build new affordable housing units



# How does a city get developers to build new affordable housing units?

## One example of a developer's choices

Developer's cost to build or renovate a housing unit required rent: —————> **\$1,500 a month**

Detroiter with income of \$40,000 can afford to pay: —————> **\$1,000 a month**

Needed subsidy from federal, state, City, or private philanthropy: —————> **\$500 a month**





# In cities across America, the failure to expand affordable housing quickly enough led to the opening of tent camps







60 Harper



1403 Junction



5800 Michigan



7850 East Jefferson



The Anchor at Mariner's Inn



Beaubien



Beauton



Belnord



Benjamin O Davis Veterans Village



Bowin Place



Brainard St Apts



Brooke On Bagley



Brush



Cathedral Arts



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Clay Apartments



Dreamtroit



Dr Maya Angelou Village



Frelon at Sugar Hill



Friendship Meadows



Hubbard Farms



Islandview Townhomes



Jefferson Meadows



Jefferson Square



La Joya Gardens



Le Chateau



Left Field



LIFEBuilders II



LIFEBuilders III



Mapleridge Duplexes



Marlborough



Marwood + Marston



Maya Angelou ATG



McDonald Square



Marini Place



Meyers Senior



Midtown Square



Milwaukee Junction



Minock Park Place



MLK on 2nd

# IN 5 YEARS, DETROIT BUILT \$1 BILLION IN NEW AND RENOVATED AFFORDABLE HOUSING



Morningside Commons



Morton Manor



Northlawn Gardens



Orchard Village



Orchestra Place



OSI Art Apartments



Pablo Davis



Parker Durand



Parkview Place



Residence at 150 Bagley



Reverend Dr. Jim Holley Residences



Roberts III



Ruth Ellis Clairmount Center



Savannah Wilshire



Sawyer Art Apartments



Springwells



St Matthew



The Charlotte



The Claire



The Ribbon



The Sanctuary



The Shirley



The Weber



Transfiguration Place



Trumbull Crossings



University Meadows



Van Dyke Center



VanDyke Village



West Boston Apts



Xavier Square



# City Council support for using one-time ARPA funds for affordable housing supported 1,500 units

Politics & Government

## Detroit announces \$203 million affordable housing plan, new Housing Services Division

Michigan Radio | By Briana Rice  
Published July 22, 2022 at 2:33 PM EDT



City of Detroit / City of Detroit

Detroit City Councilmembers Fred Durhall III and Angela Whitfield-Calloway, Mayor Mike Duggan, and Councilmember Mary Waters.

DETROIT

## City introduces \$203M affordable housing plan to protect Detroiters from rising rent

 Sarah Rahal  
The Detroit News

Published 11:19 a.m. ET July 21, 2022 | Updated 2:41 p.m. ET July 21, 2022

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**Detroit** — City leaders unveiled a \$203 million affordable housing plan Thursday that takes steps toward addressing housing insecurity and protecting Detroiters from rising rent costs.

Detroit Mayor Mike Duggan joined three new city councilmembers — Mary Waters, Angela Whitfield-Calloway and Latisha Johnson — to outline the seven-step plan.



Keith Harris, left, and other neighborhood residents speak to Mayor Mike Duggan about the development of the building behind them at 2000 Tyler. Andy Almonson, The Detroit News





# \$30 Million in a special federal Choice Neighborhoods grant is building 600 affordable units in Greater Corktown





# We raised \$50 million in private philanthropy for the Detroit Housing for the Future Fund for 513 affordable units



West Boston Apts



OSI Art Apartments



Dreamtroit



Belnord



The Charlotte



The Weber



Le Chateau



Kingsley Arms



Lee Arden



The Shirley



The Ribbon



Beauton



1403 Junction



VanDyke Village



The Claire



# Over the last 10 years, the Land Bank sold more than 13,000 vacant houses for families to move in

The image displays six real estate listings for vacant houses, arranged in a 2x3 grid. Each listing includes a photograph of the property, an 'Auction' label with the price, the address and neighborhood, and a 'Sale Date' button.

Address	Neighborhood	Price	Sale Date	Area (Sq ft)
2498 Lothrop	LaSalle Gardens, 48206, District 5	\$10,400.00	02/27/2018	2940
2305 W Euclid	LaSalle Gardens, 48206, District 5	\$1,000.00	02/27/2018	2446
11366 Balfour	Moross-Morang, 48224, District 4	\$10,300.00	02/27/2018	825
613 Belmont	Gateway Community, 48202, District 5	\$17,100.00	02/26/2018	-
18954 Lindsay	College Park, 48235, District 2	\$14,500.00	02/26/2018	-
279 Holbrook	North End, 48202, District 5	\$1,000.00	02/25/2018	-

# 5239 Three Mile Drive



Before



Today



# 16770 Tuller



Before



Today



# After 10 years, Detroit is recognized as a national leader in affordable housing and reducing homelessness

The **San Francisco** Standard

News Politics & Policy Business Opinion Life Food & Drink Arts & Entertainment


**Opinion**  
The Lash

## Is SF the next Detroit? Motor City's mayor can teach us a thing or two

Mike Duggan has overseen the Midwestern city's comeback over the past decade. What can SF's leaders learn from his experience?



## What Los Angeles can learn from Detroit about addressing homelessness

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### DETROIT REDUCES VETERAN HOMELESSNESS BY NEARLY 50%

Strong partnerships and leadership allow the large city to make strides in the last mile to functional zero.

[Bianca Gonzalez](#) | August 9, 2023



# Detroit's challenge going forward: We need to build another \$1 billion in next 5 years

**\$1 Billion**  
**INVESTED IN**  
AFFORDABLE HOUSING



- Federal ARPA money was one-time – **2024 deadline**
- **\$30 Million** Choice Grant was one-time
- **\$50 Million** in philanthropy to DHFF was one-time
- 13,000 Land Bank houses have been renovated – **only 2,000 are left and will be gone by end of 2025**



**Our plan:** use Michigan's new PILOT law to make Detroit the easiest city in the state to build affordable housing

Michigan has historically given limited help to encourage affordable housing: **210 Tax Abatements or NEZs.**

**Two huge problems:**

- 1. Limited to 12 years.** Not much help when you need a 30-year mortgage.
- 2. State law required multiple hearings** at city level and a hearing at State Tax Commission – **huge delays**



# How long and complicated is the existing system for financing affordable housing?



## Lewis Village

First applied: 2021  
Construction: 2024



## Preserve on Ash

First applied: 2021  
Construction: 2024



## 7850 E Jefferson

First applied: 2018  
Construction: 2024

# Proposed Fast Track **PILOT Ordinance**

**Fast Track Tax Breaks are for Detroit's low-income renters:**  
They lower the builder's monthly cost for affordable housing.

- The lower the rent, **the bigger the tax cut.**
- Annual audit of tenant income
- Annual audit for building code compliance
- Loss of tax break if owner fails to remedy problem.
- Quarterly reporting and review by City Council of the effectiveness of the **PILOT Ordinance.**

# Who would get Fast Track PILOT breaks?

## Estimated averages under PILOT Ordinance

Total tenants' average income **below \$39,000** (60% AMI)

**One bedroom rent**

\$500-900/month

**Original tax**

\$600 a year

**PILOT Tax**

\$100 a year

Total tenants' average income **below \$52,000** (80% AMI)

**One bedroom rent**

\$900-1,400/month

**Original tax**

\$3,200 a year

**PILOT Tax**

\$600 a year



# What about the abandoned apartment buildings across Detroit?

Fast Track offers **double the tax cut** for renovating a building vacant for 5 years



# Fast Track breaks for vacant buildings

Rent to tenants with average income **below \$39,000**

<b>One bedroom rent</b>	<b>Original tax</b>	<b>PILOT Tax</b>
\$500-900/month	\$600 a year	\$50 a year

Rent to tenants with average income **below \$52,000**

<b>One bedroom rent</b>	<b>Original tax</b>	<b>PILOT Tax</b>
\$900-1,400/month	\$3,200 a year	\$300 a year

Rent to tenants with average income **below \$80,000**


<b>One bedroom rent</b>	<b>Original tax</b>	<b>PILOT Tax</b>
\$1,400-2,100/month	\$5,600 a year	\$800 a year



# Yesterday **Matt Naimi** opened a 76-unit apartment building in historic industrial space

It took him more than 5 years to bring affordable housing to this Midtown neighborhood





**The process was so painfully complicated,  
Matt celebrated by getting his financing  
structure tattooed on his arm.**



# How Much Time Would Fast Track PILOT Save?

Today's Approval Process for  
PA 210/NEZ tax abatements: **8-10 months**

Fast Track Approval Process: **1-2 months**

# Thank you to City Councilmembers who are sponsoring Detroit's PILOT Ordinance



**Councilmember  
Fred Durhal III**



**Council President  
Mary Sheffield**



**Councilmember  
Mary Waters**



**Councilmember  
Coleman A. Young II**



# Next week, City Council will introduce an ordinance to have Detroit adopt this new approach.



**City Council  
President,  
District 5**  
Mary Sheffield



**City Council  
President Pro Tem  
District 1**  
James Tate



**City Council  
District 2**  
Angela  
Whitfield-Calloway



**City Council  
District 3**  
Scott Benson



**City Council  
District 4**  
Latisha Johnson



**City Council  
District 6**  
Gabriela  
Santiago-Romero



**City Council  
District 7**  
Fred Durhal III



**City Council  
At Large**  
Mary Waters



**City Council  
At Large**  
Coleman A. Young II



60 Harper



1403 Junction



5800 Michigan



7850 East Jefferson



The Anchor at Mariner's Inn



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Dr Maya Angelou Village



Frelon at Sugar Hill



Friendship Meadows



Hubbard Farms



Islandview Townhomes



Jefferson Meadows



Jefferson Square



La Joya Gardens



Le Chateau



Left Field



LIFEBuilders II



LIFEBuilders III



Mapleridge Duplexes

# WITH PILOT, DETROIT CAN BUILD ANOTHER \$1 BILLION OF AFFORDABLE HOUSING IN NEXT 5 YEARS

Marlborough

Marwood + Marston

Maya Angelou Apts

McDonald Square

Merritt Place

Meyers Center

Midtown Square

Missaukee Junction

Minoak Park Place

MLK on 2nd



Morningside Commons



Morton Manor



Northlawn Gardens



Orchard Village



Orchestra Place



OSI Art Apartments



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St Matthew



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The Ribbon



The Sanctuary



The Shirley



The Weber



Transfiguration Place



Trumbull Crossings



University Meadows



Van Dyke Center



VanDyke Village



West Boston Apts



Xavier Square



# How To Ask Your Question

## Step 1

### Raise your Hand

- Mac/iOS (Press Option-Y on your keyboard or click "raise hand" icon)
- Windows/Android (Press Alt-Y on your keyboard or click "raise hand" icon)
- Telephone: Press \*9 on your phone

## Step 2

### State your name when recognized by the host

- Residents will be recognized in the order they raise their hand

## Step 3

### Ask your question

- To fit in as many as possible, each person will have **ONE MINUTE** to ask a question. After **ONE MINUTE**, you may be muted
- The Mayor or a Department Head will answer your question

**Last Question Will Be Taken at 8:30 p.m.**