



Coleman A. Young Municipal Center
 2 Woodward Avenue, Suite 908
 Detroit, Michigan 48226

Phone: 313.224.6380
 Fax: 313.224.1629
www.detroitmi.gov

Inclusionary Housing Ordinance Annual Report

July 1, 2023 – June 30, 2024

Issued December 9, 2024

Article III of Chapter 22 of the Detroit City Code, commonly referred to as the Inclusionary Housing Ordinance, requires that affordable housing units are created as part of qualifying housing development transactions. Qualifying transaction types include:

- Type 1: Discounted Land Sale
- Type 2-5: Direct Investment of City or Pass-Through Dollars
- Type 6: Issuance of a Tax Abatement Certificate (as of revisions taking effect in the '23-'24 FY)

Section 22-3-2 of the Ordinance describe each of these transaction types in further detail.

Pursuant to Section 22-3-8 of the Ordinance, the Housing and Revitalization Department shall submit an annual report to the Mayor and the City Council on the application of the Inclusionary Housing Ordinance. Transactions applicable to the Inclusionary Housing Ordinance during the 2023-2024 Fiscal Year are summarized below.

1. Qualifying Transactions Presented to City Council in the Reporting Period

The following qualifying transactions were presented to City Council during the reporting period:

Development:	The Residencies at St. Matthews
Address:	5970 Audubon Rd
Council District:	District 4
Date Presented to City Council:	July 18, 2023
Date of Financial Closing:	November 2, 2023
Transaction Type:	Type 2: Direct City investment of at least \$500,000 (AHD&P); Type 4: HOME-ARP commitment of at least \$500,000; Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	46 total units
Affordable Housing Units:	46 affordable units; 25 at 30% AMI, 13 at 50% AMI, 8 at 60% AMI

	Includes 25 project-based vouchers*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Dr. Violet T. Lewis Village
Address:	17334, 17370, 17400 Meyers Rd
Council District:	District 2
Date Presented to City Council:	July 18, 2023
Date of Financial Closing:	December 20, 2023 (9% LIHTC portion) February 29, 2024 (4% LIHTC portion)
Transaction Type:	Type 4: HOME commitment of at least \$500,000; Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	108 total units
Affordable Housing Units:	105 affordable units; 5 at 30% AMI, 10 at 40% AMI, 8 at 50% AMI, 71 at 60% AMI, 11 at 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Lee Plaza
Address:	2240 & 2250 W Grand Blvd, 2700 Ferry Park
Council District:	District 5
Date Presented to City Council:	November 21, 2023
Date of Financial Closing:	Has not yet closed at time of report
Transaction Type:	Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	117 total units
Affordable Housing Units:	117 affordable units; 117 at 60% AMI Includes 110 project-based vouchers*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	60 Harper
Address:	60 Harper Ave
Council District:	District 5
Date Presented to City Council:	November 21, 2023
Date of Financial Closing:	December 21, 2023
Transaction Type:	Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	49 total units
Affordable Housing Units:	49 affordable units;

	7 at 30% AMI, 7 at 40% AMI, 8 at 50% AMI, 27 at 60% AMI Includes 8 project-based vouchers*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	The HIVE on Russell
Address:	2033 Russell St
Council District:	District 5
Date Presented to City Council:	November 21, 2023
Date of Financial Closing:	Has not yet closed at time of report
Transaction Type:	Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	78 total units
Affordable Housing Units:	78 affordable units; 10 at 30% AMI, 68 at 60% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Henry Street
Address:	439, 447, 459 Henry St, 2467 Cass Ave
Council District:	District 6
Date Presented to City Council:	November 21, 2023
Date of Financial Closing:	November 15, 2024 (9% LIHTC portion) Not yet closed at time of report (4% LIHTC portion)
Transaction Type:	Type 4: HOME commitment of at least \$500,000; Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	170 total units
Affordable Housing Units:	84 affordable units; New construction – 3 at 50% AMI, 41 units at 60% AMI (44 total) Occupied rehabilitation – 8 at 30% AMI, 9 at 40% AMI, 23 at 60% AMI (40 total) New construction portion includes 24 project-based vouchers*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Preserve on Ash I
Address:	3107 14 th St
Council District:	District 6
Date Presented to City Council:	November 21, 2023

Date of Financial Closing:	June 20, 2024
Transaction Type:	Type 3: CDBG commitment of at least \$500,000; Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA, CNI)
Total Housing Units:	69 total units
Affordable Housing Units:	48 affordable units; 15 at 30% AMI, 7 at 50% AMI, 26 at 50% AMI Includes 22 project-based vouchers*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	1400 Holden
Address:	1420, 1432 Holden St, 6217 Lincoln St
Council District:	District 5
Date Presented to City Council (Certificate):	April 2, 2024
Date of Financial Closing:	N/A
Transaction Type:	Type 6: Issuance of a tax abatement certificate (PA 147 Neighborhood Enterprise Zone Act)
Total Housing Units:	20 total units
Affordable Housing Units:	4 affordable units; 4 at 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	6465 Sterling
Address:	6465 Sterling St.
Council District:	District 5
Date Presented to City Council (Certificate):	April 2, 2024
Date of Financial Closing:	N/A
Transaction Type:	Type 6: Issuance of a tax abatement certificate (PA 147 Neighborhood Enterprise Zone Act)
Total Housing Units:	20 total units
Affordable Housing Units:	4 affordable units; 4 at 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Future of Health
Address:	6005 Second Ave, 675, 725 Amsterdam St
Council District:	District 5
Date Presented to City Council (Certificate):	February 27, 2024 (PA 2010 for 675, 725 Amsterdam) March 19, 2024 (PA 147 for 6005 Second Ave)

Date of Financial Closing:	N/A
Transaction Type:	Type 6: Issuance of a tax abatement certificate (PA 210 Commercial Rehabilitation Act, PA 147 Neighborhood Enterprise Zone Act)
Total Housing Units:	662 total units
Affordable Housing Units:	132 total affordable units; 132 units affordable at an average of 50% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

**Tenants in project-based voucher units will pay only 30% of their income to housing costs, including rent and utilities. Vouchers are awarded by the Detroit Housing Commission and Michigan State Housing Development Authority.*

2. Affordable dwelling units created

Qualifying transactions during this reporting period will result in the development of 667 units of affordable housing. Seventy-nine percent (527) of these units are attributable to direct investment of City dollars. The other twenty-one percent (140) of the units are attributable to issuance of a tax abatement certificate.

3. Level of compliance maintaining affordability

Past qualifying transactions under the Affordable Housing Ordinance are listed here, with compliance status:

Project	Transaction Year	Affordable Units	Status
Sugar Hill	2019	14 total	Units in service; verified as income compliant per last rent roll received
Milwaukee Junction	2020	20 total (6*)	Units in service; verified as income compliant per last rent roll received
Ruth Ellis Clairmount Center	2020	42 total	Units in service; verified as income compliant upon lease-up
Marwood Apartments	2021	71 total (12*)	Units in service; verified as income compliant upon lease-up
Beaubien (Brush and Watson)	2021	48 total (11*)	Units in service; verified as income compliant upon lease-up
Brush (Brush and Watson)	2021	51 total (8*)	Units in service; verified as income compliant upon lease-up
Rev. Dr. Jim Holley Residences	2021	60 total (30*)	Units in service; verified as income compliant upon lease-up
Dr Maya Angelou Village (fka Alternatives for Girls Miller Grove)	2022	45 total	Units in service; verified as income compliant upon lease-up
Life is a Dreamtroit	2022	57 total	Units in service; verified as income compliant upon lease-up

The Residencies at 150 Bagley	2022	30 total	Under construction; 2025 Q2 estimated completion
La Joya Gardens	2022	42 total	Under construction; 2024 Q4 estimated completion
MLK on Second	2022	33 total (7*)	Under construction; 2024 Q4 estimated completion
Grandmont Park Rosedale Collective II	2022	35 total (6*)	Under construction; 2024 Q4 estimated completion
Merrill Place, Phase II	2022	14 total (9*)	Under construction; 2025 Q2 estimated completion
Osi Arts Apartments	2022	15 total	Under construction; 2024 Q4 estimated completion
Benjamin O Davis Veteran's Village	2022	50 total	Under construction; 2025 Q2 estimated completion
Anchor at Mariners Inn	2022	44 total (8*)	Under construction; 2024 Q4 estimated completion
7850 E Jefferson	2022	150 total (6*)	Under construction; 2026 Q1 estimated completion
5800 Michigan Ave	2023	40 total (6*)	Under construction; 2024 Q4 estimated completion
Orchard Village Apartments	2023	48 total (1*)	Under construction; 2025 Q1 estimated completion

**Denotes number of units that are subject to more specific affordability restrictions – such as per unit expenditure – via the HOME Investment Partnerships Program.*

4. Notifications of noncompliance issued

No notifications of noncompliance were issued during the term of this report.

5. Penalties issued and collected for noncompliance

No penalties were issued or collected for noncompliance with the Ordinance during the term of this report, and no developments were given extensions to remedy issues of noncompliance.

6. Expenditures and Commitments of the Detroit Affordable Housing Development & Preservation Fund

Type of Expenditure:	Multifamily Housing
Project:	La Joya Gardens
AHD&P Funds:	\$1,128,583 spent during FY
Address:	4022 W Vernor Hwy
Council District:	District 6
Developer:	Cinnaire/Southwest Detroit Business Association/Invest Detroit
Total Development Cost (rounded):	\$23,900,000
Total Housing Units:	53 units

Affordable Units:	42 affordable units; 8 at 30% AMI*, 12 at 40% AMI, 10 at 50% AMI, 2 at 60% AMI, 10 at 80% AMI
**Accessible Units:	4 ADA units, 1 HVI unit

Type of Expenditure:	Multifamily Housing
Project:	Brush & Watson – Brush Building
AHD&P Funds:	\$210,000 committed during FY
Address:	434 Watson St.
Council District:	District 5
Developer:	American Community Developers
Total Development Cost (rounded):	\$24,500,000
Total Housing Units:	64 units
Affordable Units:	51 affordable units; 3 at 30% AMI*, 4 at 40% AMI, 3 at 50% AMI, 41 at 60% AMI
Accessible Units:	7 ADA units, 2 HVI units

Type of Expenditure:	Multifamily Housing
Project:	The Residencies at St. Matthews
AHD&P Funds:	\$500,000 committed during FY
Address:	5970 Audubon Rd
District:	District 4
Developer:	Catholic Charities for Southeastern Michigan, Lighthouse MI, Ethos Development
Total Development Cost (rounded):	\$21,000,000
Total Housing Units:	46 units
Affordable Units:	46 affordable units; 25 at 30% AMI*, 13 at 50% AMI, 8 at 60% AMI
Accessible Units:	5 ADA units, 1 HVI unit

Type of Expenditure:	Multifamily Housing
Project:	Brush & Watson – Beaubien Building
AHD&P Funds:	\$280,000 committed during FY
Address:	454 Watson St.
Council District:	District 5
Developer:	American Community Developers
Total Development Cost (rounded):	\$24,700,000
Total Housing Units:	60 units
Affordable Units:	48 affordable units; 8 at 30% AMI*, 7 at 40% AMI, 4 at 50% AMI, 9 at 60% AMI, 20 at 80% AMI
Accessible Units:	6 ADA units, 2 HVI units

Type of Expenditure:	Multifamily Housing
Project:	Field Street III
AHD&P Funds:	\$582,626 committed during FY
Address:	240 E Grand Blvd
Council District:	District 5
Developer:	Church of the Messiah Housing Corporation
Total Development Cost (rounded):	\$12,700,000
Total Housing Units:	49 units
Affordable Units:	49 affordable units; 6 at 20% AMI*, 22 at 50% AMI, 21 at 60% AMI
Accessible Units:	2 ADA units, 1 HVI unit

Type of Expenditure:	Multifamily Housing
Project:	Hubbard Farms
AHD&P Funds:	\$1,889,295 committed during FY
Address:	3615 W. Vernor Hwy, 465 W Grand Blvd, 1453 Hubbard St.
Council District:	District 6
Developer:	MiSide (fka Southwest Housing Solutions Corporation)
Total Development Cost (rounded):	\$15,600,000
Total Housing Units:	60 units
Affordable Units:	60 affordable units; 30 at 30% AMI*, 30 at 50% AMI
Accessible Units:	6 ADA units, 3 HVI units

Type of Expenditure:	Coordinated Entry Services
Project:	Wayne Metro Community Action Agency
AHD&P Funds:	\$640,646 spent during FY

Type of Expenditure:	Admin
Project:	Affordability monitoring administrative costs
AHD&P Funds:	\$88,402 spent during FY

* AHD&P funds in multifamily housing transactions support the portion of units affordable to those earning 30% AMI and below.

**ADA units refer to those built to meet the needs of residents with mobility issues, HVI units refer to those built to meet the needs of residents with visual/hearing impairments, pursuant with HUD Section 504.

7. City Land Sales

To facilitate transparency in the annual budget process, the following sales of City-owned real property closed in the 2023-2024 Fiscal Year. As of sales conducted during 2022-2023 Fiscal Year, 40 percent of net receipts from these land sales are due to the Fund. This equates to \$1,006,891 for the 2023-2024 Fiscal Year.

Property Address (Primary)	City Sales Revenue	Closed Date
6651 E Vernor	\$6,600.00	7/5/2023
1600 Kellogg Rd	\$200,000.00	7/12/2023
12123 W Grand River	\$10,000.00	7/13/2023
7465 Puritan	\$12,000.00	7/14/2023
8100 Tireman	\$1,600.00	7/17/2023
18500 Joy Rd	\$19,000.00	7/31/2023
13140 Foley	\$25,000.00	8/8/2023
13222 Fenkell	\$4,000.00	8/18/2023
6004 Mt Elliott	\$11,100.00	8/21/2023
20390 Tireman	\$105,000.00	8/23/2023
1432 E State Fair	\$2,990.00	8/25/2023
5591 E McNichols Et al.	\$36,000.00	8/25/2023
9401 Chalmers	\$17,500.00	9/5/2023
15246 Fenkell	\$20,750.00	9/15/2023
5623 Livernois	\$9,400.00	9/20/2023
7333 Mack	\$25,000.00	9/20/2023
1562 Mack	\$32,000.00	9/20/2023
3139 and 3149 Wabash	\$41,000.00	9/20/2023
11793 Glenfield	\$18,500.00	9/21/2023
16228 James Couzens	\$6,000.00	9/25/2023
19695 Conant	\$3,200.00	9/26/2023
13473 Joseph Campau	\$3,700.00	9/26/2023
28 E Golden Gate	\$3,300.00	9/27/2023
5031 E Nevada	\$6,000.00	9/27/2023
6439 Waterloo	\$26,000.00	9/28/2023
8933 Kercheval	\$100,000.00	9/28/2023
1607 W Euclid	\$39,500.00	9/29/2023
11646 Van Dyke	\$2,000.00	10/2/2023
14420 Woodrow Wilson	\$12,000.00	10/5/2023
5425 E McNichols	\$28,800.00	10/6/2023
17621 W Warren	\$18,000.00	10/11/2023
20151 Joy Rd	\$26,000.00	10/25/2023
13121 Harper	\$22,800.00	10/27/2023
17346 Lahser Rd	\$4,800.00	11/7/2023
8010 Puritan	\$37,140.00	11/13/2023
4151 Buchanan	\$10,000.00	11/15/2023
15744 Livernois	\$19,740.00	11/28/2023

5841 Russell	\$5,660.00	12/7/2023
9233 McGraw	\$20,000.00	12/8/2023
6051 Hastings	\$1,000,000.00	12/13/2023
6401 Marcus	\$7,500.00	12/19/2023
10440 Whittier	\$3,870.00	1/23/2024
4400 Livernois	\$49,000.00	1/23/2024
8163 Kenney	\$500.00	1/24/2024
6121 Charles	\$7,900.00	1/24/2024
15621 E Warren	\$25,000.00	1/24/2024
7800 Bacon	\$14,718.00	2/14/2024
4440 Scotten	\$3,700.00	3/25/2024
16900 E Warren	\$145,000.00	3/27/2024
13326 Fenkell	\$1,000.00	4/3/2024
4843 Bellevue	\$31,600.00	4/3/2024
8100 Puritan	\$5,450.00	4/10/2024
7631 Mack	\$2,870.00	4/11/2024
14316 Mack	\$18,250.00	4/15/2024
16305 W Warren	\$30,000.00	4/25/2024
5122 W Chicago	\$15,000.00	4/29/2024
7304 Mack	\$4,040.00	5/2/2024
20380 Tireman	\$1,000.00	5/15/2024
3551 Elmwood	\$16,000.00	6/13/2024
4630 Crane	\$117,000.00	6/14/2024
9421 W Fort	\$5,750.00	6/24/2024
16803 E Warren	\$20,000.00	6/24/2024
TOTAL SALES REVENUE	\$2,517,228	