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TO: The Honorable Detroit City Council

FROM: David Whitaker, Director   
Legislative Policy Division Staff

DATE: February 10, 2023

RE: **Low Income Housing Tax Credit Funding**

Council member Mary Waters requested that the Legislative Policy Division LPD prepare a report showing names, addresses, and ownership information of low income housing located within the boundaries of Detroit that have been awarded LIHTC funding within the past 5 years.

Thanks to the assistance of the Housing and Revitalization Department (HRD), we are able to provide this report as our response to this inquiry. For Council's edification, we have attached HRD's response to Council, which includes a list of all of the competitive LIHTC<sup>1</sup> awards that were issued by the Michigan State Housing Development Authority (MSHDA) from program years 2018 – 2022.<sup>2</sup>

Please contact us if we can be of any further assistance.

**Attachment:** HRD 2/9/23 Letter Re: Low Income Housing Tax Credit Award Information Request

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<sup>1</sup> The Low-Income Housing Tax Credit (LIHTC) program was created by the Tax Reform Act of 1986, the program gives State and local LIHTC-allocating agencies the equivalent of approximately \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The Tax Reform Act of 1986 passed by the 99th US Congress and signed into law by President Ronald Reagan on October 22, 1986. [Low-Income Housing Tax Credit \(LIHTC\) | HUD USER](#)

<sup>2</sup> Some awardees received supplemental allocations due to increased construction and development costs.



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February 9, 2023

Detroit City Council  
Coleman A. Young Municipal Center, 13<sup>th</sup> Floor  
Detroit, MI 48226

RE: Low Income Housing Tax Credit Award Information Request

Dear Councilmember Waters,


This memorandum is in response to your request that the City of Detroit Housing & Revitalization Department (HRD) provide you with the names, addresses, and ownership information of low-income housing, located within the boundaries of Detroit, that have been awarded LIHTC funding within the past 5 years.

The attached list includes all competitive LIHTC awards that were announced by the Michigan State Housing Development Authority (MSHDA) from program years 2018 – 2022.

In addition, some awardees received supplemental allocations due to increased construction and development costs.

Please contact me if you have any questions or require additional information.

Respectfully submitted,

DocuSigned by:  
  
E:76609150AF4C9  
Julie M. Schneider

Funding Round	Credit Year	Project Name	Project Address	Council District	Owner	AKA or Developer	Amount Awarded	Approx. Value	Total Units	LIHTC Units	Status
2018-April	2018	Friendship Meadows Apartments	1001 Leland Street	5	Friendship Meadows LDHA LLC	Premier Property Management	\$1,044,122	\$ 9,397,098	153	153	Complete
2018-October	2018 & 2019	Parkview Place Apartments	1401 Chene Street	5	Parkview II/MHT LDHA, LLC	MHT Housing	\$1,273,125	\$11,458,125	199	198	Complete
2018-October	2019	REC Center	61 Clairmont Avenue	5	REC Center LDHA LP	Full Circle Communities and the Ruth Ellis Center	\$1,480,180	\$13,321,620	43	42	Complete
2019-April	2019	7850 E. Jefferson - Phase 1	7850 E. Jefferson	5	7850-9%-1 LDHA, LLC	Ginosko Development	\$ 889,365	\$ 8,004,285	51	51	Pre Development
2019-April	2019	7850 E. Jefferson - Phase 2	7850 E. Jefferson	5	7850-9%-2 LDHA, LLC	Ginosko Development	\$ 889,365	\$ 8,004,285	51	51	Pre Development
2019-April	2019	Brush and Watson: Beaubien	3035 Beaubien Street	5	Brush Watson East 2018 LDHA LLC	American Community Developers	\$1,500,000	\$13,500,000	60	48	Under Construction
2019-April	2019	Cathedral Tower Apartments	80 East Hancock Street	6	Cathedral Venture LDHA LP	MRK	\$1,500,000	\$13,500,000	236	236	Complete
2019-April	2019	Milwaukee Junction Apartments	258 E. Milwaukee Avenue	5	Milwaukee Junction LDHA, LLC	Detroit Catholic Pastoral Alliance	\$ 570,203	\$ 5,131,827	25	20	Complete
2019-April	2019	Orchestra Place Apartments	100 Parsons Street	6	OP Senior LDHA LLC	LARC Group	\$ 887,876	\$ 7,990,884	82	82	Complete
2019-October	2020	Benjamin O. Davis Veterans Village	4777 Outer Drive E.	3	Benjamin O. Davis Veterans Village LDHA LP	AMAC Development	\$1,178,471	\$10,606,239	50	50	Pre Development
2019-October	2020	La Joya Gardens	400-4060 W. Vernor Highway	6	Hubbard Vernor LDHA, LLC	Cinnaire, Southwest Housing Solutions	\$ 811,553	\$ 7,303,977	25	20	Pre Development
2019-October	2020	The Anchor at Mariners Inn	445 Lehyard Street	6	The Anchor at Mariners Inn LDHALP	Mariners Inn, Cinnaire	\$1,300,000	\$11,700,000	44	44	Pre Development
2020-June	2020	Brush and Watson: Brush	2994 Brush Street	5	Brush Watson West 2018 LDHA LLC	American Community Developers	\$1,500,000	\$13,500,000	64	51	Under Construction
2020-June	2020	Friendship Meadows Apartments II	1003 Leland Street	5	Friendship Meadows II LDHA, LLC	Premier Property Management	\$ 476,964	\$ 4,292,676	53	53	Complete
2020-June	2020	Left Field	2610 Cochrane Street	6	Left Field 2020 LDHA LLC	American Community Developers	\$1,207,610	\$10,868,490	60	48	Under Construction
2020-June	2020	Midtown Square Apartments	93 Seward Street	5	Midtown Square II LDHA LP	John Stanley, Inc., Develop Detroit	\$1,229,873	\$11,068,857	73	72	Complete
2020-June	2020	Reverend Dr. Jim Holley Residences	9001 Woodward Avenue	5	Little Rock II LDHA, LLC	MHT Housing	\$1,031,459	\$ 9,283,131	30	30	Under Construction
2021-February	2021	AFG Miller Grove Center	16711 Burt Road	1	FCC AFG Burt Road LDHA LP	Full Circle Communities, Alternatives for Girls	\$1,450,000	\$13,050,000	45	45	Pre Development
2021-February	2021	Brush Park Apartments	269, 281, 291 Winder Street; 3515 Brush Street	5	Brush Park MHT LDHA LLC	MHT Housing	\$1,070,000	\$ 9,630,000	53	53	Under Construction
2021-February	2021	Henry Street Redevelopment	439, 447, 459, 467, 481 Henry Street	6	Henry Street 9% LDHA LLC	Olympia Development of Michigan	\$1,146,923	\$10,322,307	40	40	Pre Development
2021-February	2021	Meyers Senior Apartments	17370 Meyers Road	2	Meyers Senior LDHA, LP	Wallick Communities	\$ 700,000	\$ 6,300,000	32	32	Pre Development
2021-February	2021	MLK On 2nd	3515 2nd Avenue	6	MLK on 2ND LDHA, LLC	MHT Housing	\$ 671,000	\$ 6,039,000	33	33	Under Construction
2021-February	2021	The Preserve on Ash I	3303 14th Street, et. al.	6	The Preserve On Ash I LDHA LLC	The Community Builders	\$1,500,000	\$13,500,000	69	48	Pre Development
2021-February	2021	Woodward Avenue Apartments	10201, 10227, 10235 Woodward Avenue, 39 Calvert Street, 30 Glynn Court	5	10201 Woodward LDHA, LLC	MHT Housing	\$ 911,259	\$ 8,201,331	26	26	Pre Development
2021-October	2022	Lee Plaza	2240 W. Grand Boulevard	5	Lee Plaza I LDHA, LLC	Roxbury Group and Ethos	\$1,500,000	\$13,500,000	52	52	Pre Development
2022-April	2022	4401 Rosa Parks	4401 Rosa Parks Boulevard	5	4401 Rosa Parks LDHA, LP	Cinnaire	\$ 986,435	\$ 8,877,915	60	40	Pre Development
2022-April	2022	CCSEM St. Matthew	6021 Whittier Avenue	4	CCSEM St. Matthew LDHA, LP	CCSEM and Ethos	\$1,084,000	\$ 9,756,000	46	46	Pre Development
2022-April	2022	Greystone Senior Living	440, 446 and 460 Martin Luther King Jr. Boulevard	6	Greystone Senior LDHA LP	Cass Corridor Neighborhood Development Corp.	\$ 918,051	\$ 8,262,459	49	49	Pre Development
2022-April	2022	Orchard Village Apartments	21556, 21566, 21604, 21610, 21624, 21636, 21652 Orchard Street, 21525,	1	Orchard Village LDHA LP	CHN & Detroit Blight Busters	\$1,197,000	\$10,773,000	48	48	Pre Development
2022-October	2023	60 Harper Apartments	60 Harper Avenue	5	60 Harper LDHA, LLC	MHT Housing	\$1,318,935	\$11,870,415	49	49	Pre Development
2022-October	2023	Clement Kern Gardens - East	1601 Bagley Street	6	CKG East 2021 LDHA LLC	American Community Developers	\$1,500,000	\$13,500,000	54	44	Pre Development