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TO: Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division Staff



DATE: October 1, 2025

RE: Request for Comprehensive List of Tax Abatements in District 1

Detroit City Council President Pro-Tem Tate requested the Legislative Policy Division to provide a report regarding the presence of tax abatements within the boundaries of the City of Detroit's District 1 during the period of 2023 through 2025.

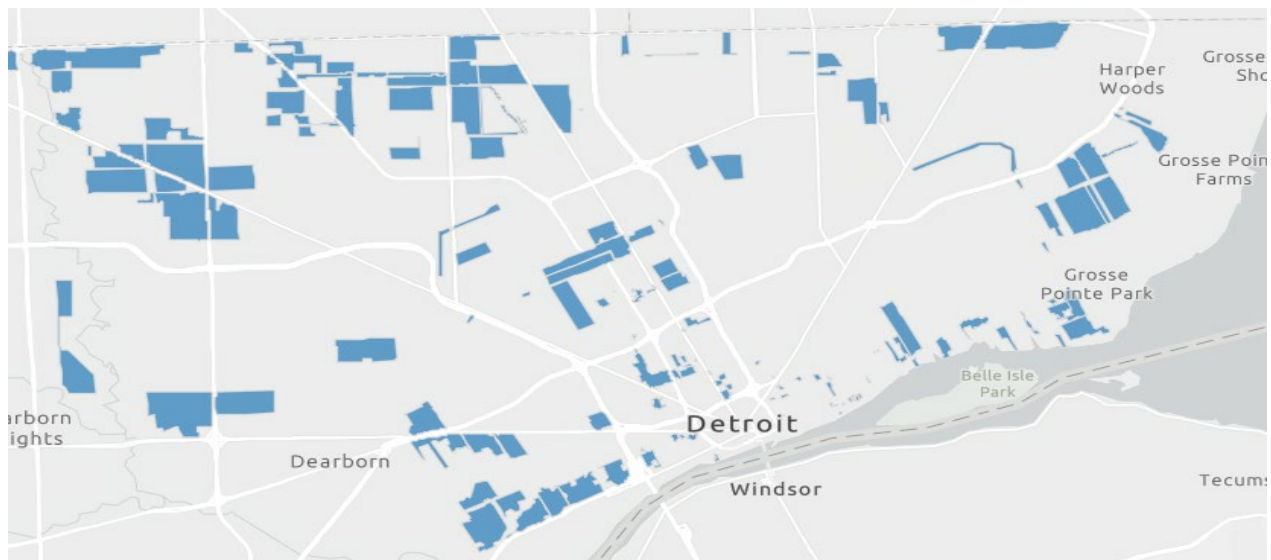
After conducting a review of city records, including the Detroit Economic Growth Corporation (DEGC) database, City of Detroit Assessor's Office property tax records, and available City Council resolutions, the following information lists the active and current tax abatements in District 1 for the years 2023, 2024, or 2025.

This memorandum provides an overview of development projects within the boundaries of District 1 that were associated with tax abatements during the period 2023 through 2025. A total of 26 projects were examined; 18 were found to have active tax incentives during the review period, while 8 had abatements that ended prior to 2023. Many of the active incentives are long-term PILOT agreements tied to affordable housing developments, while a small number of PA 381 Brownfield TIFs remained active until their termination in 2024.

- Total projects reviewed: 26
- Projects with active tax incentives (2023–2025): 18
- Projects with incentives ended prior to 2023: 8
- Most PILOT agreements are tied to LIHTC affordable housing developments with 50-year terms.
- Several PA 381 Brownfield TIF projects were active until their termination or completion in 2024.

Project	Developer	Address (Primary)	Tax Incentive	Council Approval	Year Removed Tax Rol	Duration	Project Construction Status	Note
The Obama Building	The Platform	22000 W Grand River	PA 146 OPRA	5/26/2020	N/A	12 Years	Existing	Expires 2032
Bellemere Apartments	HDC Construction	14824 Greenfield, et al	PA 381 TIF	11/14/2003	N/A	30 Years	Existing	Terminated in 2024
Grand River and Six Mile	Grand River & Six Mile LLC	21310-21400 Grand River	PA 381 TIF	9/25/2007	N/A	30 Years	Existing	
Evergreen Estates	Ginosko Development	19311 Votrobeck	PA 381 MBT Credit	11/23/2010	N/A	30 Years	Existing	Abolished in 2024
Redford High School/Meijer	Lormax Stern	21431 W. Grand River	PA 381 TIF	7/19/2011	N/A	12 Years	Existing	TIF Capture complete in 2024
Grandmont Rosedale Collective II	Grandmont Rosedale Development C	9710 W Outer Dr	PILOT	N/A	2025	50 Years	Existing	Recent LIHTC, awarded 2020
Orchard Village Apartments	CHN & Detroit Blight Busters	21722 Orchard St	PILOT	N/A	2026	50 Years	Existing	Recent LIHTC, awarded 2022
Dr Maya Angelou Village	Full Circle Communities, Alternatives	16711 Burt Rd	PILOT	N/A	2025	50 Years	Existing	Recent LIHTC, awarded 2021
Brightmoor Homes I	NDND	13931 Braile St	PILOT	N/A	2003	50 Years	Existing	
Brightmoor Homes II	NDND, Cinnaire	14243 Dolphin St	PILOT	N/A	N/A	50 Years	Existing	
Brightmoor Homes III	NDND, Cinnaire	14110 Dacosta St	PILOT	N/A	N/A	50 Years	Existing	
Brightmoor Homes IV	NDND	14805 Fielding St	PILOT	N/A	N/A	50 Years	Existing	
Bellemere Apartment Homes	LC Consulting	14824 Greenfield Rd	PILOT	N/A	2009	50 Years	Existing	
Cambridge Towers	Jonathan Rose Companies	19101 Evergreen Rd	PILOT	N/A	2025	50 Years	Existing	
Hidden Pines/Bonnie Brook	Huntington Management L.L.C.	19800 Telegraph Rd	PILOT	N/A	1988	50 Years	Existing	
Hope Park Homes	NDND, Cinnaire	15718 Trinity St	PILOT	N/A	2008	50 Years	Existing	
Renaissance Village	Ginosko Development	19311 Votrobeck Dr	PILOT	N/A	2012	50 Years	Existing	
Rouge Woods Apartments	NDND	23230 Fenkell St	PILOT	N/A	2012	50 Years	Existing	
Simon House	Cinnaire	16155 Hubbell St	PILOT	N/A	2002	50 Years	Existing	
Smith Homes	Detroit Housing Commission	14313 Crescent Dr	PILOT	N/A	2002	50 Years	Existing	
Minock Park Place	Grandmont Rosedale Development C	19505 Grand River Ave	PILOT	N/A	TBD	50 Years	Under construction	Recent LIHTC, awarded 2023
24651 W McNichols	RIUSA VIII LLC	24651 W McNichols	PILOT (Pipeline)	N/A	N/A	50 Years	Existing, pursuing occupied rehab	
24235 W McNichols	RIUSA VIII LLC	24235 W McNichols	PILOT (Pipeline)	N/A	N/A	50 Years	Existing, pursuing occupied rehab	
16700 Lahser	MICHUMI LLC	16700 Lahser	PILOT (Pipeline)	N/A	N/A	50 Years	Existing, pursuing occupied rehab	
VOA St Mary's	Volunteers of America & Cove Investm	14751 Mansfield	PILOT (Pipeline)	N/A	N/A	50 Years	Pre-development	Recent LIHTC, awarded 2023/2024
Holcomb Elementary	Communities First	18100 Bentler St	PILOT (Pipeline)	N/A	N/A	50 Years	Pre-development	Recent LIHTC, awarded 2023

The Following Map shows the NEZ- H Districts. These Districts exist in perpetuity unless amended by the City:



[Neighborhood Enterprise Zones - Homestead \(NEZ-H\), Current | Detroit Open Data Portal](#)