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EXECUTIVE ORDER NO. 2026-05

**TO: HOUSING AND REVITALIZATION DEPARTMENT DIRECTOR AND
CHIEF FINANCIAL OFFICER**

**SUBJECT: INCREASE THE REVENUE DEDICATION TO THE DETROIT
AFFORDABLE HOUSING AND DEVELOPMENT PRESERVATION
FUND FROM FORTY PERCENT TO ONE HUNDRED PERCENT OF
COMMERCIAL PROPERTY SALES**

DATE: March 24, 2026

My Administration is committed to providing City of Detroit residents with safe, decent, and affordable housing. A viable way to advance this goal is through the Detroit Affordable Housing and Development Preservation Fund. The Detroit Affordable Housing and Development Preservation Fund is a City-initiative that is designed to create and preserve affordable multi-family housing for low-income residents. It provides gap financing, low-interest loans, and grants to developers to keep units affordable and prevent displacement. The Detroit Affordable Housing and Development Preservation Fund supports construction, rehabilitation, and preservation of affordable housing units, with a major focus on protecting residents from rising costs.

The Detroit Affordable Housing and Development Preservation Fund provides for an appropriation, as authorized by the 2019 Detroit City Code, Section 22-3-7, *Detroit Affordable Housing Development and Preservation Fund*, of forty (40) percent of net receipts received by the City of Detroit for all commercial property sales from the preceding year. To better meet the needs of the City and its residents, this Executive Order shall require that a total amount equal to one hundred (100) percent of the City's prior year's commercial land sale revenue be included in the Housing and Revitalization Department's budget for the purpose of the Detroit Affordable Housing and Development Preservation Fund.

Section 5-101 of the 2012 Detroit City Charter establishes that,

“The Mayor is the chief executive of the City and, as provided by this Charter, has control of and is accountable for the Executive Branch of City government.”

The Housing and Revitalization Department falls under the Executive Branch within the Administration, as identified in the City of Detroit's Executive Organization Plan. Sec. 140. *Housing and Revitalization Department*. The Detroit Affordable Housing Development and Preservation Fund allocates funding from the Housing and Revitalization Department's budget

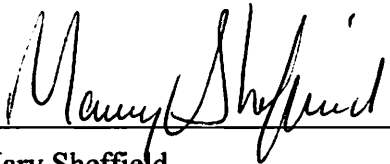
“for the deposit and expenditure of penalties collected.” Sec. 22-3-7(a), *Detroit Affordable Housing Development and Preservation Fund*, 2019 Detroit City Code.

Additionally, under Chapter 22 of the 2019 Detroit City Code, *Housing*, HRD’s budget appropriation shall “not be less than [forty] 40 percent of the net receipts received by the City of Detroit of all commercial property sales.” 22-3-7(c), *Detroit Affordable Housing Development and Preservation Fund*.

Therefore, in order to better meet the needs of the City and its residents, this Executive Order shall require that a total amount equal to one hundred (100) percent of the City’s prior year’s commercial land sale revenue be included in the Housing and Revitalization Department’s budget for the purpose of the Detroit Affordable Housing and Development Preservation Fund. All financial changes in relation to this Executive Order shall be reflected in the 2027 fiscal year budget and will go into effect July 1, 2026.

This Executive Order shall take effect immediately.

PURSUANT TO THE POWERS VESTED IN ME BY THE 1963 MICHIGAN CONSTITUTION AND BY THE 2012 DETROIT CITY CHARTER, I, MARY SHEFFIELD, MAYOR OF THE CITY OF DETROIT, ISSUE THIS EXECUTIVE ORDER.



Mary Sheffield
Mayor