



Housing and Revitalization
Department

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Inclusionary Housing Ordinance Annual Report

FY 2024 – 2025

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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 FY '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 2024-2025 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 Arthur Murray
Address:	16621-16653 E. Warren Ave
Council District:	District 4
Date Presented to City Council:	February 10, 2025
Transaction Type:	Type 6: Issuance of a tax abatement certificate (PA 210 Commercial Rehabilitation Act)
Total Housing Units:	32 total units
Affordable Housing Units:	19 affordable units; 2 units @ 50% AMI, 6 units @ 60% AMI, 11 units @ 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	20201 Livernois
Address:	20201 Livernois Ave
Council District:	District 2
Date Presented to City Council:	June 17, 2025
Transaction Type:	Type 6: Issuance of a tax abatement certificate (PA 147 Neighborhood Enterprise Zone Act)
Total Housing Units:	50 units
Affordable Housing Units:	11 affordable units; 11 units @ 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Fisher 21 Lofts
Address:	6051 Hastings St
Council District:	District 5
Date Presented to City Council:	October 8, 2024
Date of Financial Closing:	December 13, 2024
Transaction Type:	Type 5: Other state or federal (ARPA) commitment of at least \$500,000**
Total Housing Units:	433 units
Affordable Housing Units:	63 affordable units; 3 units @ 50% AMI, 60 units @ 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Piety Hill II
Address:	613 Hazelwood St
Council District:	District 5
Date Presented to City Council:	July 2, 2024
Date of Financial Closing:	TBD
Transaction Type:	Type 3: CDBG commitment of at least \$500,000 Type 4: HOME commitment of at least \$500,000
Total Housing Units:	43 units
Affordable Housing Units:	43 affordable units; 5 units @ 30% AMI, 5 units @ 40% AMI, 5 units @ 50% AMI, 28 units @ 60% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Preston Townhomes (fka Genesis Hope Village)
Address:	7200 Mack Ave
Council District:	District 5
Date Presented to City Council:	July 2, 2024

Date of Financial Closing:	June 12, 2025
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	31 units
Affordable Housing Units:	31 affordable units; 4 units @ 30% AMI, 4 units @ 40% AMI, 5 units @ 50% AMI, 18 units @ 60% AMI; 8 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Higginbotham
Address:	20119 Wisconsin St
Council District:	District 2
Date Presented to City Council:	July 2, 2024
Date of Financial Closing:	December 12, 2024
Transaction Type:	Type 5: Other state or federal (ARPA) commitment of at least \$500,000
Total Housing Units:	100 total units
Affordable Housing Units:	100 affordable units; 10 units @ 30% AMI, 10 units @ 40% AMI, 21 units @ 50% AMI, 24 units @ 60% AMI, 35 units @ 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Minock Park Place
Address:	19505 Grand River Ave
Council District:	District 1
Date Presented to City Council:	July 2, 2024
Date of Financial Closing:	November 20, 2024
Transaction Type:	Type 4: HOME commitment of at least \$500,000 Type 5: Other state or federal (ARPA) commitment of at least \$500,000
Total Housing Units:	42 total units
Affordable Housing Units:	42 affordable units 5 units @ 30% AMI, 5 units @ 40% AMI, 8 units @ 50% AMI, 24 units @ 60% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Brush & Watson – Midblock
Address:	444 Watson St
Council District:	District 5
Date Presented to City Council:	July 2, 2024
Date of Financial Closing:	November 21, 2024

Transaction Type:	Type 5: Other state or federal (ARPA) commitment of at least \$500,000
Total Housing Units:	184 units
Affordable Housing Units:	170 affordable units; 9 units @ 30% AMI, 10 units @ 40% AMI, 128 units @ 60% AMI, 23 units @ 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	North Corktown Apartments
Address:	2607 14th St
Council District:	District 6
Date Presented to City Council:	July 2, 2024
Date of Financial Closing:	December 16, 2024
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	49 total units
Affordable Housing Units:	49 affordable units 16 units @ 30% AMI, 5 units at 40% AMI, 28 units at 80% AMI 8 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Sanctuary at Brewster
Address:	2900 St. Antoine St
Council District:	District 5
Date Presented to City Council:	July 2, 2024
Date of Financial Closing:	July 24, 2025
Transaction Type:	Type 4: HOME-ARP commitment of at least \$500,000
Total Housing Units:	52 units
Affordable Housing Units:	52 affordable units; 8 units @ 30% AMI, 8 units @ 50% AMI, 36 units @ 60% AMI; 52 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Greystone Senior
Address:	440 Martin Luther King Jr Blvd
Council District:	District 6
Date Presented to City Council:	July 23, 2024
Date of Financial Closing:	October 31, 2025
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	49 units
Affordable Housing Units:	49 affordable units;

	13 units @ 30% AMI, 3 units @ 40% AMI, 15 units @ 60% AMI, 18 units @ 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Russell Woods Senior
Address:	11421 Dexter Ave
Council District:	District 7
Date Presented to City Council:	November 26, 2024
Date of Financial Closing:	August 20, 2025
Transaction Type:	Type 3: CDBG commitment of at least \$500,000 Type 4: HOME commitment of at least \$500,000
Total Housing Units:	77 total units
Affordable Housing Units:	77 affordable units; 11 units @ 30% AMI, 14 units @ 40% AMI, 20 units @ 50% AMI, 32 units @ 60% AMI; 76 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	4401 Rosa Parks
Address:	4401 Rosa Parks Blvd
Council District:	District 6
Date Presented to City Council:	November 26, 2024
Date of Financial Closing:	February 26, 2025
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	84 units
Affordable Housing Units:	84 affordable units; 11 units @ 30% AMI, 9 units @ 40% AMI, 5 units @ 50% AMI, 35 units @ 60% AMI, 24 units @ 80% AMI; 8 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

* Tenants in project-based voucher units pay only 30% of their income to housing costs, including rent and utilities. Project-based vouchers and contracts are awarded by the Department of Housing and Urban Development (HUD), local housing commissions (such as Detroit Housing Commission), and Michigan State Housing Development Authority (MSHDA).

**Fisher 21 Lofts also received a PA147 NEZ certificate in the fiscal year. Affordability was negotiated through a community benefits agreement.

2. Affordable dwelling units created

Qualifying transactions during this reporting period will result in the development of 790 units of affordable housing:

- 96% (760) of these units are attributable to direct investment of City dollars

- 4% (30) 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	Aff. Units	HOME Units*	Status
Sugar Hill	2019	14	14	Units in service; verified as income compliant per last rent roll received
Milwaukee Junction	2020	20	6	Units in service; verified as income compliant per last rent roll received
Ruth Ellis Clairmont Center	2020	42	8	Units in service; verified as income compliant per last rent roll received
Marwood Apartments	2021	71	12	Units in service; verified as income compliant per last rent roll received
Beaubien (Brush and Watson)	2021	48	11	Units in service; verified as income compliant upon lease-up
Brush (Brush and Watson)	2021	51	8	Units in service; verified as income compliant upon lease-up
Rev. Dr. Jim Holley Residences	2021	60	30	Units in service; verified as income compliant upon lease-up
Dr Maya Angelou Village (fka Alt for Girls Miller Grove)	2022	45	N/A	Units in service; verified as income compliant upon lease-up
Life is a Dreamtroit	2022	57	N/A	Units in service; verified as income compliant upon lease-up
La Joya Gardens	2022	42	16	Units in service; verified as income compliant upon lease up
MLK on Second	2022	33	7	Units in service; verified as income compliant upon lease up
Grandmont Park Rosedale Collective II	2022	35	6	Units in service; verified as income compliant upon lease up
Anchor at Mariners Inn	2022	44	8	Units in service; verified as income compliant upon lease up
5800 Michigan Ave	2023	40	6	Units in service; verified as income compliant upon lease up
Orchard Village Apartments	2023	48	1	Units in service; verified as income compliant upon lease up
The Residencies at St Matthews	2023	46	N/A	Units in service; verified as income compliant upon lease up
Merrill Place, Phase II	2022	14	9	Under construction; 2025 Q4 estimated completion
Osi Art Apartments	2022	15	N/A	Under construction; 2025 Q4 estimated completion
60 Harper	2023	49	1	Under construction; 2025 Q4 estimated completion

The Residencies at 150 Bagley	2022	30	N/A	Under construction; 2026 Q1 estimated completion
Benjamin O Davis Veteran's Village	2022	50	2	Under construction; 2026 Q1 estimated completion
7850 E Jefferson	2022	150	6	Under construction; 2026 Q1 estimated completion
Dr. Violet T. Lewis Village (fka Meyers Senior)	2023	105	N/A	Under construction; 2026 Q1 estimated completion
Preserve on Ash I	2024	48	N/A	Under construction; 2026 Q1 estimated completion
Henry Street	2024	84	3	Under construction; 2026 Q2 estimated completion
The HIVE on Russell	2024	78	N/A	Under construction; 2026 Q3 estimated completion
6465 Sterling	2024	4	N/A	Under construction; 2026 Q4 estimated completion
Lee Plaza	2025	117	N/A	Under construction; 2026 Q4 estimated completion
1400 Holden	2024	4	N/A	Under construction; 2027 Q1 estimated completion
Future of Health	2024	141	N/A	Pre-Development; 2026 Q2 estimated start

**Denotes number of units that are subject to more specific affordability restrictions – such as per unit expenditure – via the federal 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

Expenditures and commitments of the Detroit Affordable Housing Development & Preservation Fund (AHD&PF) during the '24-'25 FY are listed below:

Expenditures

Type of Expenditure:	Multifamily Housing
Project:	Buermeyer Manor
AHD&P Funds:	\$1,500,000 spent during FY
Address:	8500 Wyoming St
Council District:	District 7
Developer:	COTS

Total Development Cost (rounded):	\$ 12,500,000
Total Housing Units:	35 units
Affordable Units*:	35 units; 23 units @ 30% AMI, 6 units @ 35% AMI, 2 units @ 40% AMI, 4 units @ 60% AMI 23 PBV units
Accessible Units**:	2 ADA Units, 1 HVI Unit

Type of Expenditure:	Multifamily Housing
Project:	Martin Gardens
AHD&P Funds:	\$1,600,000 spent during FY
Address:	1737 25th St, Detroit, MI 48216
Council District:	District 6
Developer:	MiSide (fka Southwest Housing Solutions Corporation)
Total Development Cost (rounded):	\$17,400,000
Total Housing Units:	46 total units
Affordable Units*:	46 affordable units; 29 units @ 30% AMI, 17 units @ 60% AMI 29 PBV units
Accessible Units**:	3 ADA Units, 1 HVI Unit

Type of Expenditure:	Multifamily Housing
Project:	Hubbard Farms
AHD&P Funds:	\$1,889,295 spent 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 30 PBV units
Accessible Units**:	6 ADA units, 3 HVI units

Type of Expenditure:	Multifamily Housing
Project:	Brush & Watson – Brush
AHD&P Funds:	\$210,000 spent 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 9 HAP units
Accessible Units**:	7 ADA units, 2 HVI units

Type of Expenditure:	Multifamily Housing
Project:	Brush & Watson – Beaubien
AHD&P Funds:	\$280,000 spent 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 18 HAP units
Accessible Units**:	6 ADA units, 2 HVI units

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

Type of Expenditure:	Contract
Project:	Affordability Monitoring – National Consulting Services LLC
AHD&P Funds:	\$114,500 spent during FY

Commitments

Type of Commitment:	Multifamily Housing
Project:	Piety Hill II
AHD&P Funds:	\$350,000 committed during FY
Address:	613 Hazelwood St
Council District:	District 5
Developer:	Central Detroit Christian
Total Development Cost (rounded):	\$17,900,000
Total Housing Units:	43 units
Affordable Units*:	43 affordable units;

	5 units @ 30% AMI, 5 units @ 40% AMI, 5 units @ 50% AMI, 28 units @ 60% AMI
Accessible Units**:	4 ADA units, 4 HVI units

Type of Commitment:	Multifamily Housing
Project:	Orchestra Towers
AHD&P Funds:	\$2,609,545 committed during FY
Address:	3501 Woodward Ave
Council District:	District 6
Developer:	1 st City Corporation
Total Development Cost (rounded):	\$51,000,000
Total Housing Units:	248 units
Affordable Units*:	248 affordable units; 35 units @ 30% AMI, 213 units @ 60% AMI 248 PBV units (planned)
Accessible Units**:	13 ADA units, 5 HVI units

Type of Commitment:	Multifamily Housing
Project:	The HIVE on Russell
AHD&P Funds:	\$445,000 committed during FY
Address:	1358 Gratiot Ave
Council District:	District 5
Developer:	Develop Detroit, Inc.
Total Development Cost (rounded):	\$23,900,000
Total Housing Units:	78 units
Affordable Units*:	78 unit; 10 units @ 30% AMI, 68 units @ 60% AMI
Accessible Units**:	6 ADA units, 2 HVI units

**AHD&P funds in multifamily housing transactions support the portion of units affordable to those earning 30% AMI and below, including through project-based vouchers and Section 8 HAP contracts. Tenants in project-based voucher and HAP contract units pay only 30% of their income to housing costs, including rent and utilities. Project-based vouchers and Section 8 HAP contracts are awarded by the Department of Housing and Urban Development (HUD), local housing commissions (such as Detroit Housing Commission), and the Michigan State Housing Development Authority (MSHDA).*

***ADA units refer to those built to meet the needs of residents with mobility needs, 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 2024-2025 Fiscal Year. As required by the Inclusionary Ordinance, of sales conducted

during 2024-2025 Fiscal Year, 40 percent of net receipts from these land sales are due to the Fund. This equates to \$1,040,883.20 for the 2024-2025 Fiscal Year.

Property Address (Primary)	City Sales Revenue	Closed Date
7969 W Fisher	\$40,000.00	7/3/2024
5975 16th St	\$4,500.00	7/5/2024
6448 Garfield	\$5,100.00	7/10/2024
19416 W Grand River	\$9,600.00	7/12/2024
14620 Plymouth	\$60,000.00	7/15/2024
2901 Gratiot	\$25,835.00	7/17/2024
10512 Fenkell	\$13,000.00	7/18/2024
14700 Dexter	\$490,000.00	8/2/2024
12026 Linwood	\$41,000.00	8/8/2024
18921 John R	\$28,500.00	8/15/2024
1150 Lawndale	\$7,750.00	9/4/2024
20409 Schoolcraft	\$7,500.00	9/16/2024
4659 18th St	\$68,428.00	9/16/2024
21607 W Grand River	\$36,000.00	10/1/2024
11200 Hayes	\$21,000.00	10/16/2024
3522 E Davison	\$11,000.00	10/17/2024
10347 Kercheval	\$16,800.00	10/17/2024
5832 Chene	\$6,000.00	10/17/2024
566-588 Engel	\$25,900.00	10/18/2024
11441 E McNichols	\$2,500.00	10/18/2024
9932 Roseberry	\$1,250.00	10/18/2024
12676 Westphalia	\$8,870.00	11/13/2024
7521 Greenfield	\$6,600.00	11/19/2024
12449 Conant	\$57,800.00	11/21/2024
1556 Lyman Pl	\$24,000.00	11/22/2024
5156 Wabash	\$7,180.00	11/27/2024
8068 Harper	\$24,250.00	12/4/2024
3907 Canton	\$2,950.00	12/12/2024
20119 Wisconsin	\$430,000.00	12/13/2024
2980 W Warren	\$7,000.00	12/13/2024
14150 Greenfield	\$115,000.00	12/17/2024
10800 Puritan	\$85,000.00	2/21/2025
9900 Sorrento	\$23,900.00	3/4/2025
5807 Livernois	\$3,920.00	3/24/2025
18068 Pelkey	\$25,000.00	4/2/2025
9106 Kercheval	\$45,000.00	4/4/2025
11321 E McNichols	\$4,500.00	4/8/2025

15700 James Couzens	\$6,090.00	4/8/2025
11290 Harper Ave	\$114,410.00	4/14/2025
5530 E Seven Mile	\$4,000.00	4/14/2025
19149 Joy Rd	\$2,860.00	4/16/2025
1255 Broadway and 222 Gratiot	\$236,800.00	4/16/2025
19673 John R	\$62,725.00	4/17/2025
15650 W Warren	\$40,000.00	5/7/2025
13244 Linwood	\$10,800.00	5/13/2025
12931 Greiner	\$17,000.00	5/15/2025
94 Parcels across W. Robinwood St, W. Hollywood Ave, W. Brentwood St, and between John R St and Charleston St	\$60,120.00	5/16/2025
4841 MCGREGOR	\$11,900.00	5/20/2025
4833 E Seven Mile	\$9,450.00	5/21/2025
3396 14th St	\$32,000.00	5/23/2025
7700 Harper	\$150,000.00	6/4/2025
18472 Mt Elliott	\$4,000.00	6/18/2025
13332 Plymouth	\$8,990.00	6/20/2025
13736 Puritan	\$8,000.00	6/24/2025
13033 Puritan	\$4,300.00	6/25/2025
7619 Mack	\$16,500.00	6/25/2025
18073 Conant	\$9,630.00	6/26/2025
TOTAL SALES REVENUE	\$2,602,208.00	