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Inclusionary Housing Ordinance Annual Report

FY 2025 – 2026

Issued November 13, 2026

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 starting FY24)

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 2025-2026 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:	**Clement Kern Gardens: Bagley Townhomes + 10th St Flats**
Address:	1661 Bagley St, Detroit, MI 48216
Council District:	6
Date Presented to City Council:	July 1, 2025
Date of Financial Closing:	October 31, 2025
Transaction Type:	Type 3: CDBG commitment of at least $500,000 Type 5: Other state or federal (CNI) commitment of at least $500,000
Total Housing Units:	54 units
Affordable Housing Units**:	44 affordable units;

	5 units @ 30% AMI, 4 units @ 40% AAMI, 19 units @ 50% AMI, 16 units @ 80% AMI; 28 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Clement Kern Gardens: West of 10th**
Address:	1661 Bagley St, Detroit, MI 48216
Council District:	6
Date Presented to City Council:	July 1, 2025
Date of Financial Closing:	October 31, 2025
Transaction Type:	Type 3: CDBG commitment of at least $500,000 Type 5: Other state or federal (CNI) commitment of at least $500,000
Total Housing Units:	46 units
Affordable Housing Units**:	40 affordable units; 5 units @ 40% AMI, 35 units @ 60% AMI; 38 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**900 Tuscola**
Address:	931 Selden St, Detroit, MI 48201
Council District:	6
Date Presented to City Council:	July 1, 2025
Date of Financial Closing:	October 31, 2025
Transaction Type:	Type 4: HOME commitment of at least $500,000
Total Housing Units:	67 units
Affordable Housing Units**:	67 affordable units; 13 units @ 30% AMI, 13 units @ 40% AMI, 7 units @ 60% AMI, 21 units @ 70% AMI, 13 units @ 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Clement Kern Gardens: Trumbull**
Address:	1661 Bagley St, Detroit, MI 48216
Council District:	6
Date Presented to City Council:	July 29, 2025
Date of Financial Closing:	April 16, 2026
Transaction Type:	Type 3: CDBG-DR commitment of at least $500,000 Type 5: Other state or federal (CNI) commitment of

	at least $500,000
Total Housing Units:	88 units
Affordable Housing Units**:	72 affordable units; 32 units @ 30% AMI, 40 units @ 80% AMI; 32 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**VOA St. Mary**
Address:	14751 Mansfield St
Council District:	1
Date Presented to City Council:	November 14, 2025
Date of Financial Closing:	December 29, 2025
Transaction Type:	Type 4: HOME commitment of at least $500,000
Total Housing Units:	61 units
Affordable Housing Units**:	61 affordable units (51 PSH); 61 units @ 30% AMI 61 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Wesson Apartments**
Address:	5850 Michigan Ave
Council District:	6
Date Presented to City Council:	November 14, 2025
Date of Financial Closing:	September 18, 2026
Transaction Type:	Type 4: HOME-ARP commitment of at least $500,000
Total Housing Units:	32 units
Affordable Housing Units**:	32 affordable units (32 PSH); 32 units @ 30% AMI 32 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Cabot Apartments**
Address:	13725 Dexter Ave
Council District:	5
Date Presented to City Council:	November 14, 2025
Date of Financial Closing:	November 30, 2026
Transaction Type:	Type 4: HOME-ARP commitment of at least $500,000
Total Housing Units:	84 units
Affordable Housing Units**:	84 affordable units (30 PSH);

	6 units @ 20% AMI, 30 units @ 30% AMI, 48 units @ 60% AMI 43 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Preserve on Ash II**
Address:	3029 14th St
Council District:	6
Date Presented to City Council:	November 14, 2025
Date of Financial Closing:	December 18, 2025
Transaction Type:	Type 3: CDBG-DR commitment of at least $500,000
Total Housing Units:	31 units
Affordable Housing Units**:	31 affordable units; 13 units @ 30% AMI, 18 units @ 80% AMI 8 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Preserve on Ash III**
Address:	3081 14th St, 3106 145th St, 3075 16th St, 3107 16th St
Council District:	6
Date Presented to City Council:	November 14, 2025
Date of Financial Closing:	October 21, 2026
Transaction Type:	Type 4: HOME commitment of at least $500,000 Type 5: Other state or federal (CNI) commitment of at least $500,000
Total Housing Units:	60 units
Affordable Housing Units**:	60 affordable units; 21 units @ 30% AMI, 10 units @ 60% AMI, 29 units @ 80% AMI 21 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Jefferson Ave Apartments**
Address:	13041 East Jefferson Ave
Council District:	4
Date Presented to City Council:	November 14, 2025
Date of Financial Closing:	March 6, 2026
Transaction Type:	Type 4: HOME commitment of at least $500,000
Total Housing Units:	52 units
Affordable Housing Units**:	52 affordable units;

	11 units @ 30% AMI, 8 units @ 50% AMI, 33 units @ 60% AMI 8 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Gesu Senior Housing**
Address:	17181 Birchcrest Dr, 17180 Oak Dr
Council District:	2
Date Presented to City Council:	April 7, 2026
Date of Financial Closing:	May 5, 2026
Transaction Type:	Type 4: HOME commitment of at least $500,000
Total Housing Units:	36 units
Affordable Housing Units**:	36 affordable units; 14 units @ 30% AMI, 1 unit @ 40% AMI, 21 units @ 80% AMI 8 PBV units*
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Wayne Tower (Wayne Tower LLC)**
Address:	1200 Sixth Street
Council District:	6
Date Presented to City Council:	October 21, 2025
Transaction Type:	Type 6: Tax abatement certificate issuance (PA 146 Obsolete Property Rehabilitation Act)
Total Housing Units:	354 units
Affordable Housing Units**:	71 affordable units (20%); 71 units @ 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	**Stockbridge Detroit (Stockbridge Renaissance LLC)**
Address:	590 E Jefferson
Council District:	5
Date Presented to City Council:	June 23, 2026
Transaction Type:	Type 6: Tax abatement certificate issuance (PA 146 Obsolete Property Rehabilitation Act)
Total Housing Units:	86 units
Affordable Housing Units**:	18 affordable units (21%); 5 units @ 60% AMI, 13 units @ 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

**Tenants in project-based voucher (PBV) units pay only 30% of their income to housing costs, including rent and utilities. Project-based vouchers and contracts are awarded by the U.S. Department of Housing and Urban Development (HUD), local housing commissions (such as Detroit Housing Commission), and Michigan State Housing Development Authority (MSHDA).*
***Area median income (AMI) is defined annually by HUD and is a national standard for measuring housing affordability. It refers to the mid-point income level in a specific metropolitan area or county. A'60% AMI' unit is affordable to a household earning 60% of the area median income. Permanent supportive housing (PSH) units refer to units set aside to provide long-term housing assistance and supportive services to assist households exiting homelessness in achieving housing stability.*

2. Affordable dwelling units created

Qualifying transactions during this reporting period will result in the development of 668 units of affordable housing:

- 87% (579) of these units are attributable to direct investment of City dollars
- 13% (89) 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	Units in service; verified as income compliant upon lease up
Osi Art Apartments	2022	15	N/A	Units in service; verified as income compliant upon lease up
60 Harper	2023	49	1	Units in service; verified as income compliant upon lease up
Benjamin O Davis Veteran's Village	2022	50	2	Units in service; verified as income compliant upon lease up
Dr. Violet T. Lewis Village (fka Meyers Senior)	2023	105	N/A	Units in service; verified as income compliant upon lease up
Preserve on Ash I	2024	48	N/A	Units in service; verified as income compliant upon lease up
Henry Street	2024	84	3	Units in service; verified as income compliant upon lease up
The HIVE on Russell	2024	78	N/A	Units in service; verified as income compliant upon lease up
Minock Park Place	2025	42	N/A	Units in service; verified as income compliant upon lease up
North Corktown Apartments	2025	49	8	Units in service; verified as income compliant upon lease up
Preston Townhomes (fka Genesis Hope Village)	2025	31	10	Units in service; verified as income compliant upon lease up
4401 Rosa Parks	2025	84	10	Units in service; verified as income compliant upon lease up
6465 Sterling	2024	4	N/A	Units in service; verified as compliant via certification of affordability
The Residencies at 150 Bagley	2022	30	N/A	Under construction; 2026 Q4 estimated completion
Lee Plaza	2025	117	N/A	Under construction; 2026 Q4 estimated completion
7850 E Jefferson	2022	150	6	Under construction; 2026 Q4 estimated completion
Russell Woods Senior	2025	77	14	Under construction; 2026 Q4 estimated completion

The Arthur Murray	2025	19	N/A	Under construction; 2026 Q4 estimated completion
Brush & Watson - Midblock	2025	170	N/A	Under construction; 2027 Q1 estimated completion
Higginbotham	2025	100	N/A	Under construction; 2027 Q1 estimated completion
1400 Holden	2024	4	N/A	Under construction; 2027 Q4 estimated completion
Sanctuary at Brewster	2025	52	13	Under construction; 2027 Q1 estimated completion
Fisher 21 Lofts	2025	63	N/A	Under construction; 2027 Q3 estimated completion
Piety Hill II	2025	43	3	Under construction; 2027 Q3 estimated completion
Greystone Senior	2025	49	8	Under construction; 2027 Q4 estimated completion
20201 Livernois	2025	11	N/A	Pre-development; 2027 Q1 estimated start
Future of Health	2024	141	N/A	Pre-development; 2027 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 ’25-’26 FY are listed below:

Expenditures

Type of Expenditure:	Multifamily Housing
Project:	**Field Street III**
AHD&P Funds:	$582,626 spent 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; 3 units @ 30% AMI, 5 units @ 50% AMI, 41 units @ 60% AMI
Accessible Units**:	2 ADA units, 1 HVI unit

Type of Expenditure:	Multifamily Housing
Project:	**The Residencies at St. Matthews**
AHD&P Funds:	$500,000 spent during FY
Address:	5970 Audubon Rd
Council 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 units @ 30% AMI, 13 units @ 50% AMI, 8 units at 60% AMI
Accessible Units**:	5 ADA units, 1 HVI unit

Type of Expenditure:	Contract
Project:	**Coordinated Entry Services – Wayne Metro Community Action Agency**
AHD&P Funds:	$1,500,000 spent during FY

Type of Expenditure:	Contract
Project:	**Affordability Monitoring – National Consulting Services LLC**
AHD&P Funds:	$91,225 spent during FY

Type of Expenditure:	Contract
Project:	**Legal Counsel – Lewis & Munday PC**
AHD&P Funds:	$39,510 spent during FY

Commitments

Type of Expenditure:	Multifamily Housing
Project:	**900 Tuscola**
AHD&P Funds:	$200,000 committed during FY
Address:	931 Selden St
Council District:	District 6

Developer:	Procida Diggs
Total Development Cost (rounded):	$36,900,000
Total Housing Units:	67 units
Affordable Units*:	67 affordable units; 13 units @ 30% AMI, 13 units @ 40% AMI, 7 units @ 60% AMI, 21 units @ 70% AMI, 13 units @ 80% AMI
Accessible Units**:	8 ADA units, 8 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 2025-2026 Fiscal Year. As required by the Inclusionary Ordinance, of sales conducted during 2025-2026 Fiscal Year, 40 percent of net receipts from these land sales are due to the Fund. This equates to $705,396.40 for the 2025-2026 Fiscal Year. Per an executive order signed by Mayor Mary Sheffield on March 25, 2026, 100% of net receipts from land sales will be due to the Fund for the 2026-2027 Fiscal Year.

Property Address (Primary)	City Sales Revenue	Closed Date
1123 E Seven Mile	$3,000.00	7/23/2025
2202 Wilkins	$9,500.00	7/18/2025
4099 Beaufait	$13,800.00	8/25/2025
12400 Kelly Rd	$50,000.00	8/28/2025
4805 Bellevue	$11,500.00	9/23/2025
10830 Plymouth	$16,000.00	9/26/2025
5669 Newberry	$55,000.00	9/10/2025
501 Third	$47,816.00	10/24/2025
301 Edmund Pl	$371,490.00	11/10/2025
6142 E Mcnichols	$30,000.00	12/5/2025
11030 Whittier	$14,400.00	1/20/2026
446 Martin Luther King Jr Blvd	$160,000.00	1/14/2026
2 Saint Jean	$400,000.00	1/2/2026
17152 Wyoming	$5,000.00	2/17/2026
3239 Puritan	$15,000.00	2/23/2026

18338 Joy Rd	$32,500.00	3/9/2026
13003 E Jefferson	$150,000.00	3/5/2026
11700 Whittier	$2,000.00	4/24/2026
11642 Van Dyke	$2,370.00	4/2/2026
12707 Goulburn	$6,300.00	5/15/2026
8547 W Vernor	$290,000.00	5/5/2026
16335 W Mcnichols	$9,200.00	6/9/2026
22501 Fenkell	$18,615.00	6/18/2026
16745 Lamphere	$50,000.00	6/24/2026
TOTAL SALES REVENUE	**$ 1,763,491.00**	