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Inclusionary Housing Ordinance Annual Report

July 1, 2022 – June 30, 2023

Issued October 5, 2023

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. Pursuant to Section 22-3-8 of the Code, 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 2022-2023 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:	MLK on Second
Address:	3515 Second Ave.
Council District:	District 6
Date Presented to City Council:	October 18, 2022
Date of Financial Closing:	December 21, 2022
Transaction Type:	Type 4: HOME commitment of at least \$500,000; Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	33
Affordable Housing Units	33; 5 at 0-30% AMI, 12 at 40% AMI, 16 at 60% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Grandmont Park Rosedale Collective II
Address:	9710 W. Outer Drive
Council District:	District 1
Date Presented to City Council:	October 18, 2022
Date of Financial Closing:	March 23, 2023
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	35
Affordable Housing Units	35; 2 at 50% AMI, 33 at 60% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Merrill Place, Phase II
Address:	1312 Seward St.
Council District:	District 5
Date Presented to City Council:	October 18, 2022
Date of Financial Closing:	Not yet closed as of the time of creation of this report
Transaction Type:	Type 4: HOME commitment of at least \$500,000; Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	27
Affordable Housing Units	14; 2 at 50% AMI, 12 at 60% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Osi Arts Apartments
Address:	3820 Grand River Ave.
Council District:	District 6
Date Presented to City Council:	November 22, 2022
Date of Financial Closing:	Not yet closed as of the time of creation of this report
Transaction Type:	Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	30
Affordable Housing Units	15; 2 at 50% AMI, 6 at 60% AMI, and 7 at 80% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Benjamin O. Davis Veterans Village
Address:	4777 E Outer Dr
Council District:	District 3
Date Presented to City Council:	November 22, 2022
Date of Financial Closing:	Not yet closed as of the time of the creation of this report
Transaction Type:	Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	50
Affordable Housing Units	50; 25 at 0-30% AMI, 25 at 50% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Alternatives for Girls Miller Grove
Address:	16711 Burt Road
Council District:	District 1
Date Presented to City Council:	November 22, 2022
Date of Financial Closing:	May 12, 2023
Transaction Type:	Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	45
Affordable Housing Units	45; 10 at 0-30% AMI, 35 at 50% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Anchor at Mariners Inn
Address:	445 Ledyard St
Council District:	District 6
Date Presented to City Council:	November 22, 2022
Date of Financial Closing:	June 28, 2023
Transaction Type:	Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	44
Affordable Housing Units	44; 44 at 0-30% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	7850 E. Jefferson
Address:	7850 E. Jefferson
Council District:	District 5
Date Presented to City Council:	November 22, 2022
Date of Financial Closing:	Not yet closed as of the time of the creation of this report
Transaction Type:	Type 4: HOME commitment of at least \$500,000; Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	150
Affordable Housing Units	150; 20 at 0-30% AMI, 18 at 40% AMI, 50 at 50% AMI, and 62 at 60% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	5800 Michigan Ave
Address:	5800 Michigan Ave.
Council District:	District 6
Date Presented to City Council:	April 4, 2023
Date of Financial Closing:	June 9, 2023
Transaction Type:	Type 3: CDBG commitment of at least \$500,000; Type 4: HOME commitment of at least \$500,000
Total Housing Units:	40
Affordable Housing Units (break down by AMI):	40; 40 at 0-30% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

Development:	Orchard Village Apartments
Address:	21566 Orchard Street
Council District:	District 1
Date Presented to City Council:	June 13, 2023
Date of Financial Closing:	Not yet closed as of the time of the creation of this report
Transaction Type:	Type 4: HOME commitment of at least \$500,000; Type 5: Commitment of at least \$500,000 from another Michigan or federal program (ARPA)
Total Housing Units:	48
Affordable Housing Units	48; 10 at 0-30% AMI, 10 at 40% AMI, 3 at 50% AMI, and 25 at 60% AMI
Compliance With Ordinance:	Yes
City Council Decision:	Approved

2. Affordable dwelling units created

Qualifying transactions during this reporting period have resulted in the development of 474 units of affordable housing.

3. Level of compliance maintaining affordability

Past qualifying transactions under the Affordable Housing Ordinance with compliance status are listed here:

Project	Transaction Year	Affordable Units	Affordable units restricted by City loan agreements	Status
Sugar Hill	2019	14	14	Units in service; onboarded to compliance manager and awaiting updated rent roll
Milwaukee Junction	2020	20	6	Units in service; onboarded to compliance manager and verified as

				income compliant per last rent roll received
Ruth Ellis Clairmount Center	2020	42	42	Units in service; in process of onboarding to compliance manager
Marwood Apartments	2021	71	12	Units in service; in process of onboarding to compliance manager
Beaubien (Brush and Watson project)	2021	48	48	Under construction
Rev. Dr. Jim Holley Residences	2021	60	10	Under construction
150 Bagley	2022	30	30	Under construction
La Joya Gardens	2022	42	42	Under construction
Life is a Dreamtroit	2022	76	58	Under construction
Jefferson Van Dyke	2022	24		In pre-development; clearance and demolition in progress

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 nor collected for noncompliance with the Ordinance during the term of this report. No developments were given extensions to cure noncompliance issues.

6. Expenditures and Commitments of the Detroit Affordable Housing Development & Preservation Fund

Project:	NSO Clay Center
DAHDPF Funds	\$79,585.48 spent during FY
Address:	3426 Mack Ave
Council District:	District 5
Developer:	Neighborhood Service Organization/MHT Housing
Total Development Cost:	\$9,000,000
Total Housing Units:	42 units
Affordable Units:	42 units; 42 at 30% AMI
*Accessible Units:	6 units

Project:	Alternatives for Girls – Miller Grove
DAHDPF Funds:	\$1,800,000 committed during FY
Address:	16711 Burt Road
Council District:	District 1
Developer:	Full Circle Communities (services provided by Alternatives for Girls)
Total Development Cost:	\$15,000,000
Total Housing Units:	45 units
Affordable Units:	45; 10 at 0-30% AMI, 35 at 50% AMI
Accessible Units:	5 units

Project:	Mariners Inn
DAHDPF Funds:	\$1,657,694 committed during FY
Address:	445 Ledyard St
District:	District 6
Developer:	Cinnaire
Total Development Cost:	\$26,581,055
Total Housing Units:	44 units
Affordable Units:	44 units; 44 at 30% AMI
Accessible Units:	8 units

Project:	La Joya Gardens
DAHDPF Funds:	\$1,128,583 committed during FY
Address:	4000 W. Vernor Hwy
Council District:	District 6
Developer:	Cinnaire/Southwest Detroit Business Association/Invest Detroit
Total Development Cost:	\$23,900,000
Total Housing Units:	53 units
Affordable Units:	42 units; 8 at 30% AMI, 12 at 40% AMI, 10 at 50% AMI, 2 at 60% AMI, and 10 at 80% AMI
Accessible Units:	4 units

**Accessible units for all developments in this section include Section 504 units, adaptable units, and units for residents with visual and/or hearing impairments.*

7. City Land Sales

To facilitate transparency in the annual budget process, the following sales of City-owned real property closed in the 2022-2023 Fiscal Year. The percentage of net receipts due to the Fund was increased from 20 percent of net receipts to 40 percent adopted by Detroit City Council in Fiscal Year 2021-22. The new change will be applied to sales conducted during Fiscal Year 2022-23.

Property Address (Primary)	City Sales Revenue	Closed Date
4010 W Vernor	\$44,500.00	7/13/2022
2239 Carpenter	\$2,937.00	7/21/2022
5400 E Seven Mile	\$164,650.00	8/19/2022
4059 W Davison	\$200,250.00	8/22/2022
11087 Gratiot	\$4,226.00	9/1/2022
8537 Van Dyke	\$4,450.00	9/23/2022
18701 Joy Rd	\$14,600.00	10/7/2022
14321 W Grand River	\$20,585.00	10/11/2022

14307 W Grand River	\$20,585.00	10/11/2022
7537 Puritan	\$1,771.10	10/19/2022
4413 18th St	\$3,409.00	10/20/2022
13809 Conant	\$4,005.00	10/21/2022
6643 Benson	\$5,271.00	10/27/2022
23838 Fenkell	\$8,140.00	12/2/2022
3520 W Grand River	\$48,950.00	12/5/2022
3746 Second	\$72,090.00	12/16/2022
9734 Dexter	\$2,915.00	12/16/2022
18291 Livernois	\$33,220.00	12/19/2022
2424 E Seven Mile	\$89,000.00	1/12/2023
13203 Fenkell Et al.	\$31,461.00	1/13/2023
12077 Livernois	\$4,530.00	1/23/2023
14520 Harper	\$1,335.00	1/24/2023
5538 Tireman	\$2,573.00	1/27/2023
8243 E Forest	\$18,637.50	1/27/2023
12801 Linwood	\$3,382.00	1/30/2023
8137 Mack	\$18,970.00	1/31/2023
13124 W Grand River	\$1,869.00	2/3/2023
2963 Military	\$6,430.00	2/3/2023
5439 TIREMAN	\$17,925.00	2/21/2023
8053 Joy Rd	\$6,848.00	2/28/2023
12851 Gratiot	\$3,437.50	3/2/2023
3503 Mack	\$3,638.32	3/2/2023
5804 Cobb Pl	\$17,450.00	3/3/2023
5066 St Jean	\$69,420.00	3/6/2023
17408 Mackay	\$6,525.00	3/10/2023
4700 Michigan Ave	\$102,350.00	3/24/2023

10062 Van Dyke	\$8,805.00	4/11/2023
9461 ROSELAWN	\$11,750.00	4/18/2023
7319 Greenfield	\$3,560.00	4/26/2023
16901 Livernois	\$22,513.50	5/2/2023
9734 Chalmers	\$53,400.00	5/3/2023
3249 Joy Rd	\$3,987.20	5/3/2023
14954 E Warren	\$11,750.00	5/8/2023
12716 Dexter	\$16,053.50	5/12/2023
11301 Whittier	\$8,900.00	5/19/2023
16139 Meyers	\$27,900.00	5/22/2023
3125 Second	\$93,450.00	5/25/2023
7326 W McNichols	\$14,714.00	6/7/2023
6460 Russell	\$6,724.50	6/23/2023
Vacant Five Mile Street	\$4,895,000.00	4/1/2023
TOTAL	\$6,240,843.12	