



**Inclusionary Housing Ordinance  
Annual Report  
July 1, 2020 – June 30, 2021  
*Issued August 20, 2021***

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 2020-2021 Fiscal Year are summarized below.

**1. Qualifying transactions presented to City Council in the reporting period**

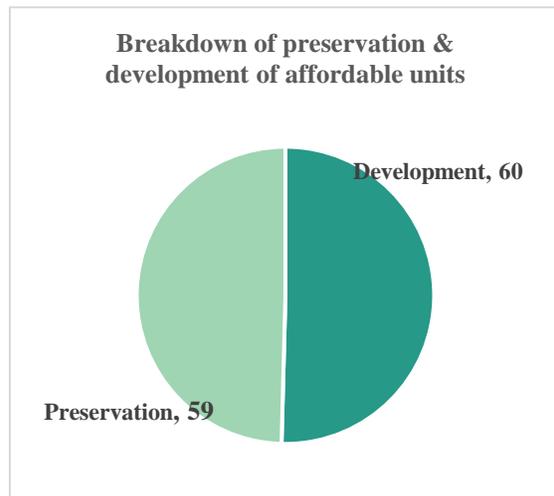
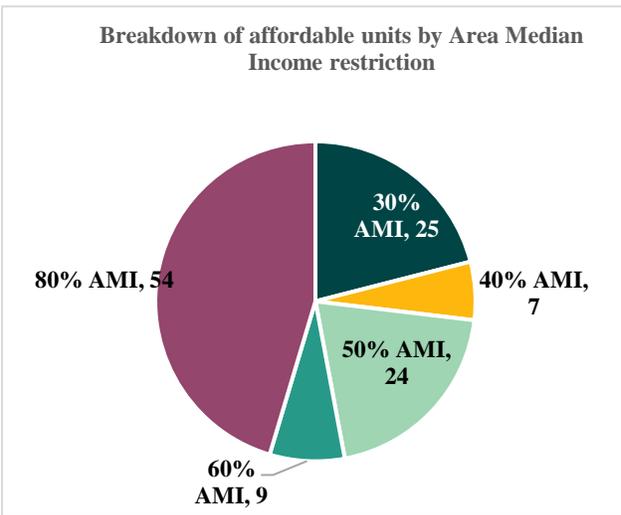
The following qualifying transactions were presented to City Council during the reporting period:

Development:	Marwood Apartments
Date Presented to City Council:	September 21, 2020
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	71
Affordable Housing Units:	71; 17 @ 30% of Area Median Income; 20 @ 50% AMI; 34 @ 80% AMI
Compliance with Ordinance:	Yes
City Council Decision:	Approved

Development:	Beaubien Building (Brush & Watson Project)
Date Presented to City Council:	November 17, 2020
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	60
Affordable Housing Units:	48; 8 @ 30% of Area Median Income; 7 @ 40% AMI, 4 @ 50% AMI, 9 @ 60% AMI, 20 @ 80% 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 or preservation of 119 units of affordable housing.



**3. Level of compliance maintaining affordability**

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

Development	Transaction Year	Affordable Units	Status
Sugar Hill	2019	14	Under Construction
Northlawn Gardens	2019	96	Compliant
Milwaukee Junction	2020	20	Under Construction
REC Center	2020	42	Under Construction

**4. Notifications of noncompliance issued**

No notification 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 of the Detroit Affordable Housing Development & Preservation Fund



Project:	REC Center
Developer:	Full Circle Communities
DAHDPF Funds:	\$311,783
Total Dev. Cost:	\$15,514,919
Total Housing Units:	42
Affordable Units:	42 @ 30% of Area Median Income for 40 years
Accessible Units:	6



Project:	Clay Center Apartments
Developer:	MHT Housing, Inc & Neighborhood Service Organization, Inc (NSO)
DAHDPF Funds:	\$230,523
Total Dev. Cost:	\$11,808,045
Total Housing Units:	42
Affordable Units:	42 @ 30% AMI
Accessible Units:	7



Project:	Peterboro Arms
Developer:	Ethos Development Partners & Coalition On Temporary Shelter (COTS)
DAHDPF Funds:	\$1,175,707
Total Dev. Cost:	\$22,264,115
Total Housing Units:	56
Affordable Units:	56 at 30% AMI
Accessible Units:	8

Projects receiving DAHDPF investment during this reporting period have resulted in the development or preservation of 140 units of affordable housing available to residents at or below 30% of area median income.

**Breakdown of affordability in projects funded by DAHDPF by Area  
Median Income restriction**

