

Inclusionary Housing Ordinance

Annual Report

July 1, 2021 – June 30, 2022

Issued November 7, 2022

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 2021-2022 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:	Rev. Dr. Jim Holley Residences
Date Presented to City Council:	March 9, 2021
Date of Financial Closing:	December 17, 2021
Transaction Type:	Type 4: HOME Commitment of at least \$500,000
Total Housing Units:	60
Affordable Housing Units:	60; 13 @ 50% AMI, 47 @ 60% AMI
Compliance with Ordinance:	Yes
City Council Decision:	Approved

Development:	150 Bagley
Date Presented to City Council:	June 15, 2021
Date of Financial Closing:	March 10, 2022
Transaction Type:	Type 3: CDBG Commitment of at least \$500,000

Total Housing Units:	148
Affordable Housing Units:	30; 30 @ 80% AMI
Compliance with Ordinance:	No
City Council Decision:	Approved

Development:	La Joya Gardens
Date Presented to City Council:	March 29, 2022
Transaction Type:	Type 2: City Support (AHD&PF) commitment of at least \$500,000 Type 4: HOME commitment of at least \$500,000
Total Housing Units:	53
Affordable Housing Units:	40; 8 @ 30% AMI, 12 @ 40% AMI, 10 @ 50% AMI, 2 @ 60% AMI. 10 @ 80% AMI
Compliance with Ordinance:	Yes
City Council Decision:	Approved

Development:	Life is A Dreamtroit
Date Presented to City Council:	March 29, 2022
Transaction Type:	Type 2: City Support (AHD&PF) commitment of at least \$500,000
Total Housing Units:	81
Affordable Housing Units:	73; 11 @ 35% AMI. 6 @ 40% AMI, 1 @ 50% AMI. 4 @ 60% AMI, 51 @ 80% AMI
Compliance with Ordinance:	Yes
City Council Decision:	Approved

Development:	Jefferson Van Dyke
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Date Presented to City Council:	March 29, 2022
Transaction Type:	Type 2: City Support (AHD&PF) commitment of at least \$500,000
Total Housing Units:	48
Affordable Housing Units:	24; 11 @ 50% AMI, 13 @ 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 of 227 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	Status
Sugar Hill	2019	14	Certification of low-income households has not started, as lease-up of low-income units begins in Fall 2022.
Milwaukee Junction	2020	20	Certification of low-income households passed on 7/6/2022.
Ruth Ellis Clairmount Center	2020	42	Certification of low-income households had not started as of Fall 2022, as the project was still undergoing construction/leasing
Marwood Apartments	2021	71	Certification of low-income households has not started, as the project is still under construction. Lease up will take place after construction.
Beaubien (Brush & Watson)	2021	60	Certification of low-income households has not started, as the project is still under

		construction. Lease up will take place after construction.
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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

There were no expenditures of the Detroit Affordable Housing Development & Preservation Fund during the reporting period. In previous reports, the City filled out this section of the report when Fund expenses were incurred and committed rather than paid out. Going forward, this section will be filled out only when funds are expended or paid from the Detroit Affordable Housing Development & Preservation Fund to projects.

7. City Land Sales

The Inclusionary Housing Ordinance states that "it is expected that the annual appropriation (from the City’s annual budget to the Detroit Affordable Housing Development & Preservation Fund) will be not less than 20 percent* of the net receipts of all commercial property sales during the previous fiscal year." To facilitate transparency in the annual budget process, the following sales of City-owned real property closed in the 2021-2022 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.

Address	Closed Date	City Sales Revenue
31 Woodland	6/29/2022	\$56,960.00
2945 Military	10/13/2021	\$8,244.50
2780 Livernois	7/23/2021	\$11,377.60
12901 W Seven Mile	5/3/2022	\$6,050.00
7300 W Mcnichols	1/26/2022	\$7,000.00
7640 Oakland	2/1/2022	\$27,211.25
1904 Springwells	3/29/2022	\$27,500.00
16127 Petoskey	7/14/2021	\$11,588.50
7729 Fenkell	4/6/2022	\$6,050.00

8540 W Mcnichols	8/26/2021	\$11,750.00
8636 W Mcnichols	1/4/2022	\$9,071.00
10243 Puritan	8/30/2021	\$1,958.00
14616 Harper	7/13/2021	\$1,762.20
14951 Harper	6/22/2022	\$5,035.00
2711 Puritan	9/14/2021	\$1,842.30
14466 Woodrow Wilson	12/20/2021	\$3,960.00
18721 Schoolcraft	12/23/2021	\$2,224.11
2420 Bagley	11/1/2021	\$53,400.00
2350 Stanton	2/7/2022	\$20,870.00
3456 Buchanan	11/3/2021	\$4,450.00
16831 W Grand River	6/15/2022	\$26,000.00
9500 Conner	8/6/2021	\$3,561.00
6327 Linwood	7/16/2021	\$21,250.00
5703 Trumbull	7/20/2021	\$64,080.00
5084 Ogden	4/8/2022	\$3,560.00
7322 W Warren	11/22/2021	\$2,848.00
12533 Harper	11/8/2021	\$31,985.00
14082 W Grand River	9/13/2021	\$8,805.00
3333 Gratiot	5/11/2022	\$12,320.00
9140 Vinton	7/13/2021	\$89.00
2227 Mcgraw	11/11/2021	\$7,465.50
12739 Woodrow Wilson	6/3/2022	\$7,494.00
19129 Mound	9/8/2021	\$3,485.00
14929 Ward	10/27/2021	\$934.50
18404 Ryan	7/13/2021	\$5,888.50
20622 Joy Rd	11/30/2021	\$17,925.00
13229 Fenkell	9/14/2021	\$2,670.00
14117 W Grand River	7/15/2021	\$7,190.00
17514 Woodward Avenue	12/30/2021	\$23,150.00
7507 Mackenzie	7/7/2021	\$9,375.00
16600 Chicago	3/2/2022	\$3,580.00
11018 Whittier	4/11/2022	\$7,000.00
12700 Dexter	4/8/2022	\$3,115.00
2445 Meldrum	6/14/2022	\$4,150.00
25 E Golden Gate	10/27/2021	\$3,115.00
14604 Schaefer	3/30/2022	\$11,750.00
21533 W Grand River	1/11/2022	\$44,500.00
11800 Livernois	11/15/2021	\$3,675.00

18577 Conant	3/24/2022	\$3,890.00
18201 Joy Rd	10/12/2021	\$26,000.00
2811 Dubois	1/12/2022	\$8,900.00
13643 Chadwick	5/31/2022	\$1,815.60
18039 John R	9/17/2021	\$979.00
18602 John R	9/20/2021	\$6,819.50
8735 Lyndon	8/24/2021	\$65,860.00
2415 Carpenter	3/2/2022	\$11,750.00
8975 W Grand River	7/21/2021	\$9,850.00
435 W Seven Mile	5/27/2022	\$890.00
19420 John R	4/18/2022	\$32,650.00
5013 Chene	7/26/2021	\$16,975.00
19958 Livernois	7/15/2021	\$11,750.00
10909 Shoemaker	1/28/2022	\$2,670.00
8465 Harper	5/11/2022	\$7,000.00
11650 Van Dyke	10/4/2021	\$5,100.00
8324 Woodward Avenue	2/4/2022	\$111,250.00
6402 E Forest	12/22/2021	\$1,068.00
16703 E Warren	4/18/2022	\$66,750.00
708 Pallister	7/13/2021	\$11,500.00
4110 W Mcnichols	12/15/2021	\$5,290.00
4715 French Rd	2/18/2022	\$1,958.00
5060 Lakewood	4/29/2022	\$26,000.00
2687 W Grand Blvd	7/1/2021	\$71,200.00
112 Edmund Pl	12/20/2021	\$244,750.00
287 Watson	8/12/2021	\$200,050.00
10333 Fenkell	11/26/2021	\$53,400.00
13126 Harper	12/3/2021	\$12,700.00
1700 W Lafayette	7/27/2021	\$57,850.00
5024 Mt Elliott	8/2/2021	\$33,600.00
3640 Buchanan	3/31/2022	\$7,750.50
9339 Mack	3/2/2022	\$18,685.00
234 Piquette	2/17/2022	\$1,023,500.00
17881 Conant	7/13/2021	\$9,455.75
4635 W Grand River	8/24/2021	\$191,350.00
4520 Jeffries	3/10/2022	\$250,000.00