



**Inclusionary Housing Ordinance
Annual Report
July 1, 2019 – December 31, 2020**
Issued April 14, 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.

This report will typically encompass activities that occur in a Fiscal Year and be issued in a reasonable time following the end of the reporting year. Due to delays in reporting on the 2019-2020 Fiscal Year (ending June 30, 2020), this report encompasses an 18 month period that includes activities through December 31, 2020. A subsequent report will be issued following the conclusion of the 2020-2021 Fiscal Year.

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:	Sugar Hill
Date Presented to City Council:	November 12, 2019
Transaction Type:	Type 3: CDBG commitment of at least \$500,000
Total Housing Units:	68
Affordable Housing Units:	5 @ 50% of Area Median Income, 10 @ 60% Area Median Income for 30 years
Compliance with Ordinance:	Yes
City Council Decision:	Approved

Development:	Northlawn Gardens Apartments
Date Presented to City Council:	November 12, 2019
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	96
Affordable Housing Units:	24 @ 50% Area Median Income, 71 @ 60% Area Median Income for 50 years
Compliance with Ordinance:	Yes
City Council Decision:	Approved

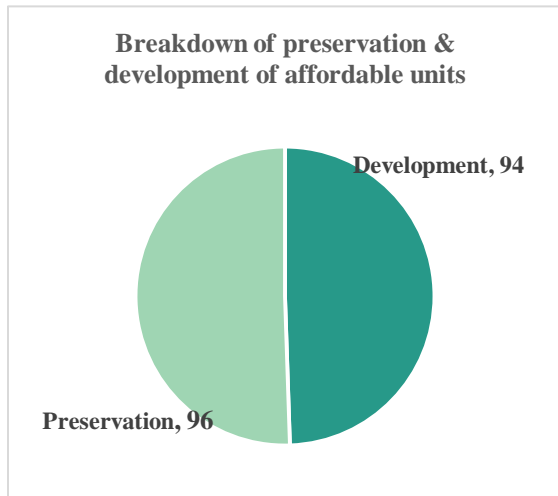
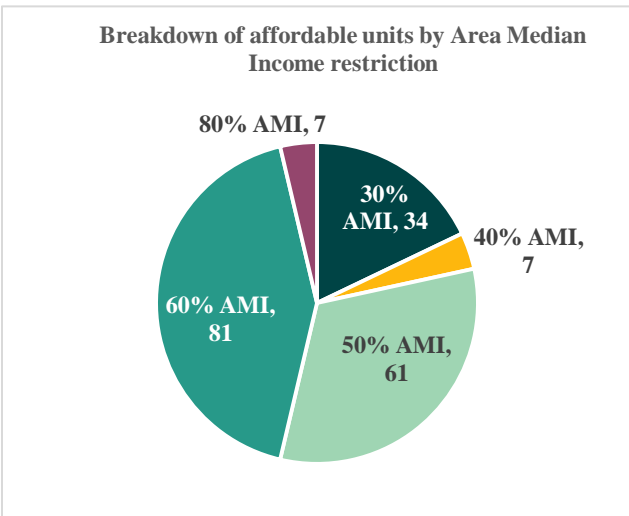
Development:	Milwaukee Junction Apartments
Date Presented to City Council:	March 7, 2020
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	25
Affordable Housing Units:	7 @ 40% of Area Median Income, 6 @ 50% Area Median Income, 7 @ 80% Area Median Income for 45 years
Compliance with Ordinance:	Yes
City Council Decision:	Approved

Development:	REC Center
Date Presented to City Council:	June 23, 2020
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	42
Affordable Housing Units:	34 @ 30% of Area Median Income, 8 @ 50% of Area Median Income for 40 years
Compliance with Ordinance:	Yes
City Council Decision:	Approved

Development:	Transfiguration Place
Date Presented to City Council:	July 28, 2020
Transaction Type:	Type 4: HOME commitment of at least \$500,000
Total Housing Units:	19
Affordable Housing Units:	19 @ 50% of Area Median Income for 55 years
Compliance with Ordinance:	Yes (not required due to less than 20 units)
City Council Decision:	Approved

2. Affordable dwelling units created

Qualifying transactions during this reporting period have resulted in the development or preservation of 190 units of affordable housing.



3. Level of compliance maintaining affordability

No affordable units were produced in qualifying transactions prior to the term of this report. The level of compliance in maintaining affordability for previously completed eligible developments will be reported on in future reports.

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
Other City Funds:	HOME \$688,207
Total Dev. Cost:	\$15,514,919
Total Housing Units	42
Affordable Units:	34 @ 30% of Area Median Income, 8 @ 50% of Area Median Income for 40 years
Accessible Units:	6



Project:	Clay Apartments
Developer:	MHT Housing, Inc & Neighborhood Service Organization, Inc (NSO)
DAHDPF Funds:	\$230,523
Other City Funds:	HOME \$2,090,000 CDBG \$500,000
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
Other City Funds:	HOME \$1,906,980
Total Dev. Cost:	\$21,197,112
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.

