



OFFICE OF THE CHIEF FINANCIAL OFFICER
Office of the Assessor

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June 7, 2023

Honorable City Council

**RE: The Anchor at Mariners Inn Limited Dividend Housing Association Limited Partnership –
Payment in Lieu of Taxes (PILOT)**

Mariners Inn and Cinnaire Solutions have formed The Anchor at Mariners Inn Limited Dividend Housing Association Limited Partnership (the "LDHA") in order to develop the Project known as Mariners Inn. The LDHA owns Unit 2 of the Mariners Inn Condominium, a mixed-use new construction development structured as seven (7) separate condominium units. Units 1-3 are in one four-story building. Units 4-7 encompass the parking lot and existing buildings on the property site. Unit 2 consists of seventy (70) living units in an area bounded by Ledyard on the north, Cass on the east, Henry on the south and Second on the west. The Project will include thirty (30) 1-bed, 1-bath five hundred (500) square foot apartments with free parking. There will also be an additional floor of forty (40) studio units at two-hundred sixty (260) square feet that will be dedicated to short-term recovery housing. The site will also include first-floor Cass-facing four thousand four hundred (4,400) square feet of commercial space.

A permanent loan in the amount of \$1,518,830 will be provided by Michigan State Housing Development Authority ("MSHDA"). Citizens Bank will provide a construction loan in the amount of \$12,534,838. The City of Detroit will provide \$827,350 in Community Development Block Grant CARES Act Funds (CBDG-CV) and \$499,096 in American Rescue Plan Act funds (ARPA). Mariners Inn and Cinnaire will provide sponsor loans in the amount of \$1,069,901 and \$938,317, respectively. The Sponsors have agreed to defer \$93,506 of the developer fee.

Rents for all units will be reserved for those earning less than thirty percent (30%) of area median income ("AMI") and will be supported fully by project-based vouchers through MSHDA. All seventy (70) units will be subject to the PILOT based on Section 15a of the State Housing Development Authority Act of 1966, as amended.

In order to make this development economically feasible, it is necessary for it to receive the benefits of tax exemption under Section 15a of the State Housing Development Authority Act of 1966 (P.A. 346 as amended, MCL 125.1415A). Adoption of the resolution by your Honorable Body will therefore satisfy the requirements of Public Act 346 and City Ordinance 9-90, as amended, by establishing a service charge of four percent (4%) of the annual net shelter rent obtained from this housing project.

Respectfully submitted,

Alvin Horhn
Deputy CFO/Assessor

Attachment
JB/jb



BY COUNCIL MEMBER _____

WHEREAS, pursuant to the provisions of the Michigan State Housing Development Act, Act 346 of the Public Acts of 1966, as amended, being MCL 125.1401 se seq. (the “Act”), a request for exemption from property taxes has been received on behalf of Mariners Inn and Cinnaire Solutions (the “Sponsors”); and

WHEREAS, a housing project as defined in the Act is eligible for exemption from property taxes under Section 15a of the Act (MCL 125.1415a) if the Michigan State Housing Development Authority (“MSHDA”) provides funding for the housing project, or if the housing project is funded with a federally-aided mortgage as determined by MSHDA; and

WHEREAS, Section 15a of the Act (MCL 125.1415a) provides that the local legislative body may establish by ordinance the service charge to be paid in lieu of taxes, commonly known as a PILOT; and

WHEREAS, the City of Detroit has adopted Ordinance 9-90, as amended, being Sections 18-9-10 through 18-9-16 of the Detroit City Code to provide for the exemption from property taxes of eligible housing projects and to provide for the amount of the PILOT for said housing projects to be established by resolutions of the Detroit City Council after review and report by the Board of Assessors; and

WHEREAS, the Sponsors are constructing a housing project to be known as Unit 2 of the Mariners Inn Condominium, consisting of seventy (70) units in an apartment building located on condo property owned, processed and recorded by the Sponsors as described by street address and tax parcels in Exhibit A to this resolution, with all seventy (70) units for low and moderate income housing (the “Project”); and

WHEREAS, the purpose of the Project is to serve low to moderate income persons as defined by Section 15a(7) of the Act, being MCL 125.1415a(7); and

WHEREAS, MSHDA has provided notice to the Sponsors that it intends to approve federal-aided financing for the Project in the form of Low Income Housing Tax Credits, provided that the Detroit City Council adopts a resolution establishing the PILOT for the Project; and

WHEREAS, pursuant to Section 15a of the Act, being MCL 125.1415a(1), the tax exemption is not effective until the Sponsors first obtain MSHDA certification that the housing project is eligible for exemption, and files an affidavit, as so certified by MSHDA, with the Board of Assessors; and

WHEREAS, pursuant to Section 18-9-13(G) of the Detroit City Code, the tax exemption shall be effective on adoption, with the tax exemption and PILOT payment to occur only upon bona fide use and physical occupancy by persons and families eligible to move into the project, in accordance with the Act, which must occur as of December 31 of the year preceding the tax year in which the exemption is to begin;



NOW, THEREFORE, BE IT

RESOLVED, that in accordance with City Code Section 18-9-13, the Project known as Unit 2 of Mariners Inn as described above is entitled to be exempt from taxation but subject to the provisions of a service charge of four percent (4%) for payment in lieu of taxes as set forth in Act No. 346 of the Public Acts of 1966, as amended, being MCL 125.1401, et seq.; and be it further

RESOLVED, that arrangements to have collections of a payment in lieu of taxes from the Sponsors be established upon occupancy for future years with respect to the same be prepared by the Office of the Chief Financial Officer; and be it further

RESOLVED, that specific legal description for the Project shall be as set forth in the certification from MSHDA; and be it further

RESOLVED, that in accordance with Section 15a(3) of the Act, MCL 125.1415a(3), the exemption from taxation shall remain in effect for as long as the MSHDA-aided or Federally-aided financing is in effect, but not longer than fifty (50) years, and shall terminate upon the determination by the Board of Assessors that the Project is no longer eligible for the exemptions; and be it further

RESOLVED, that the City Clerk furnish the Office of the Chief Financial Officer – Office of the Assessor two certified copies of this resolution; and be it further

RESOLVED, that this resolution is adopted with a waiver of reconsideration.



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EXHIBIT A

The Anchor at Mariners Inn Limited Dividend Housing Association Limited Partnership

The following real property situated in Detroit, Wayne County, Michigan:

S LEDYARD UNIT 2 WAYNE COUNTY CONDO PLAN NO 1218 "THE ANCHOR AT MARINERS INN"
RECORDED L58285 P 229, W C R

Tax Parcel No. Ward 02, item 000618.002

Property Address: 445 Ledyard Unit 2