

Detroit City Council Information Request Responses

TO: Honorable City Council Members
FROM: The Future of Health Engagement Team
CC: Hassan Beydoun, JETS
 Antoine Bryant, PDD
 Kenyetta Bridges, DEGC
 David Whitaker, LPD
VIA: Malik Washington, Mayor’s Office
DATE: As of February 26, 2024
RE: The Future of Health Project

Hon. City Council Members

This memorandum is intended to clarify the proposed housing-related commitments made by the Future of Health development team as a part of the Community Benefits Agreement (“CBA”) that was approved by the Neighborhood Advisory Council (“NAC”) by a 7-2 vote. The proposed benefits are included within the 3-project, 662-unit proposed residential development as well as broader commitments that address the housing needs of existing Detroiters.

Deepest Affordability of Any Community Benefits Project To-Date

The Future of Health project is proposing setting aside 133 units at an average of 50% area median income (“AMI”), including 13 units at 30% AMI, 107 units at 50% AMI, and 13 units at 70% AMI, the deepest levels seen from a major project in the City’s history.

AMI	Hourly Wage for 1 Person	Annual Wage for 1 Person	Monthly Rent		
			Studio	1 Bedroom	2 Bedroom
30% AMI	\$10/Hour	\$19,880/Year	\$416	\$438	\$514
50% AMI	\$16/Hour	\$33,120/Year	\$747	\$794	\$941
70% AMI	\$22/Hour	\$46,400/Year	\$1,079	\$1,149	\$1,367

Significant Efforts Made to Support Existing Detroiters’ Housing Needs

1. \$2,000,000 contribution to home repair funds
2. \$500,000 contribution to rental assistance funds
3. \$1,500,000 contribution to the affordable housing trust fund
4. Acceptance of section 8 vouchers

Development Team Continues to Pursue More Affordable Options

In addition to accepting “mobile vouchers” (i.e., housing choice vouchers) that empower tenants to use their vouchers at properties of their choice, the Developers have discussed applying for project-based vouchers (“PBVs”) with the City of Detroit Housing & Revitalization Department (“HRD”) and the Michigan State Housing Development Authority (“MSHDA”) as they become available as a means of offering additional affordable options to residents.

Quality Market-Rate Housing, Not “Luxury”



The proposed market-rate residential housing is anticipated to have rents ranging from \$1,340-\$2,830 per month, with almost 80% of the units at or below “workforce” rent levels. These rental rates are in line with newly built and rehabilitated housing in New Center including the Kahn and the Boulevard, but vastly below luxury housing Downtown.