



Detroit City Council  
2 Woodward Ave.  
Detroit, MI 48226

Dear Honorable Members of the Detroit City Council,

I am writing on behalf of Presbyterian Villages of Michigan (PVM), a non-profit, faith-based organization with 80 years of experience providing affordable senior living and services. We currently operate 10 communities serving almost 800 senior households in Detroit, and are committed to building and preserving more quality affordable housing for elderly residents in the City. We strongly support the proposed Fast Track PILOT (Payment in Lieu of Taxes) ordinance amending Chapter 44 of the City Code.

As a developer, we recognize that affordable housing projects often face significant financial barriers that can delay or even prevent them from moving forward. The Fast Track PILOT ordinance offers a crucial tool for overcoming these barriers by providing streamlined and predictable tax incentives. By creating a more favorable environment for affordable housing development, this ordinance will attract much-needed investments into neighborhoods that are most in need of affordable housing options.

Detroit's growing population of retirement-age residents and the demand for safe, affordable housing are clear. The ordinance will allow developers like us to partner with the City to create sustainable, long-term solutions for senior residents facing housing instability. The affordability challenge in Detroit cannot be solved without comprehensive, innovative approaches like the Fast Track PILOT. This initiative will accelerate the production of affordable housing while ensuring that projects are economically viable for developers.

We applaud the Council's consideration of this ordinance and urge you to vote in favor. Passing this ordinance will increase availability of affordable housing and demonstrate that Detroit is serious about supporting responsible development and fostering vibrant, inclusive communities for all its residents.

Thank you for your leadership and dedication to addressing Detroit's housing needs. We look forward to continuing to work collaboratively with the City and other stakeholders to bring these much-needed projects to fruition.

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Sincerely,

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