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## DETROIT

# Affordable housing planned near Detroit's New Center

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Affordable housing is coming to Detroit's Milwaukee Junction neighborhood in 2021 to address increasing rent in the New Center area, the city of Detroit announced Tuesday.

Twenty out of 25 units in the new Milwaukee Junction Apartments will have monthly rent ranging from \$454 to \$945 — based on average median income — with water bills included. Construction began on the four-story development in May and will cost about \$8 million, according to a news release.

The building is expected to open May 2021.

“We know that those who are making the least sometimes need the most help,” said Cleophus Bradley, director of community development for the Detroit Catholic Pastoral Alliance, in the release. The faith-based nonprofit is developing the apartments with Bingham Farms-based MHT Housing, a nonprofit housing organization.

“We also believe that affordable housing done right, that does the most good, means creating housing options that are every bit as good as non-affordable housing,” he said. “Just because they cannot afford to pay more does not mean they deserve less.”

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The Michigan State Housing Development Authority's Low-Income Housing Tax Credits program, the city's Housing and Revitalization Department and the Detroit Housing Commission are helping finance the development.

The property will be required to remain affordable for at least 30 years.

“It is so important that we create developments and neighborhoods with Detroiters of all walks of life together instead of sectioning off people based on their income. It also creates affordable housing opportunities in an area experiencing rising rents,” Donald Rencher, director of the Housing and Revitalization Department, said in the release.

The 22,845 square-foot building at 258 E. Milwaukee St. will be within walking distance of bus and QLINE stops. About 1,800 square feet of retail space is planned for the ground floor.

Units will include central air conditioning, in-unit washers and dryers and energy efficient LED lighting. The building also will feature a community area for residents and rooms for mail, bike storage and mechanical equipment.

“When it is completed, this project will give Detroiters who may have felt they'd never be able to afford to live in a new building in a growing neighborhood the opportunity to do so,” Mayor Mike Duggan said in the release.

In March, the city announced a six-team Preservation Partnership to maintain 10,000 affordable housing units with federal tax credits that are set to expire. The public-private partnership will identify buildings that can offer low-income rent — based on the condition of the building — and help redevelop them.

Last year, the Detroit Catholic Pastoral Alliance built a \$9.5 million, 36-unit affordable housing development on 9100 Gratiot Ave., near Eastern Market. After seeing the cost of rent go up in and around the New Center area, the group decided to increase affordable housing in the neighborhood, Bradley said.

Continental Construction and Management, a subsidiary of MHT Housing, will manage the new building.

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