



HOW LOCAL GOVERNMENTS ARE ADDRESSING AFFORDABLE HOUSING IN SOUTHEAST MICHIGAN

PITTSFIELD TOWNSHIP

Since its Payment-in-Lieu of Taxes (PILOT) inception, the Township has approved two projects with nearly 450 new dwellings and recaptured taxes for use for other affordable housing initiatives from a third project.

Most recently, the township completed Haverhill on Clark apartment development. It has 295 units with rent restrictions to qualifying residents with below-average incomes. The complex features a mix of one- to three-bedroom apartments serving households at or below 40% to 60% of Washtenaw County's area median income. The location of this development was prioritized because of its proximity to jobs and public transportation, as well as Ann Arbor Public Schools. (Image above from [Haverhill on Clark](#))



CITY OF HARPER WOODS

The City of Harper Woods' new Fraser Square will create 71 new homes, many priced for families earning 60-120% of the Area's Median Income (AMI). This is the single largest new development in Harper Woods in many decades. Fraser Square includes 48 duplexes and 23 townhomes; 13 units will be priced at market rate, with typical prices in the mid-\$200,000s. Most will be sold below the cost of construction and will include downpayment assistance for qualified and priority buyers (early access to teachers, first responders, and city employees).

CITY OF HOWELL

The city has used Payment-in-Lieu of Taxes (PILOT) to allow for the rehabilitation of Country Glen Apartments, a low-income senior housing apartment complex. The rehabilitation project will allow for affordable rents, 35 housing units, to be maintained, avoiding the conversion of the development to market rate.

YPSILANTI TOWNSHIP

Post 2012, Ypsilanti Township adopted a neighborhood stabilization policy that gave them first right of refusal over the purchase of tax-foreclosed homes. Since the inception of the program, the township has sold over 232 homes with 32 more in process to Habitat for Humanity for just the fees it has incurred.

The success of the program has not only provided home ownership to many who could not otherwise afford it but has contributed to the stabilization of many neighborhoods.

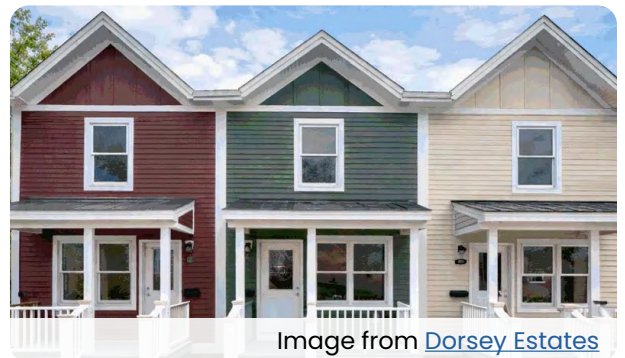


Image from [Dorsey Estates](#)

CITY OF PONTIAC

In 2023, the City of Pontiac adopted the Residential Infill Overlay District to allow for diversity in housing stock and promote redevelopment of dated housing or vacant lots in certain single-family neighborhoods.

The Overlay District permits the construction of both two-family and smaller one-family dwellings by right, subject to compliance with certain design standards intended to promote compatibility with existing homes in the neighborhood.



CITY OF DEXTER

The city has allowed duplexes in single family districts since 1996 and ADUs since 2021. The city amended its zoning ordinance in 2023 to reduce the minimum lot size to 4500 sq. ft. and a lot width of 49.5' in the central core of the city. Side yard requirements were also reduced to 5' for a single side and 15' total. Parking was reduced to one space per dwelling unit, and additional amendments were made to allow for single family, duplexes and mixed-use with residential and multi-family buildings in the city's downtown.



CITY OF YPSILANTI

To keep the homes affordable and available to the most residents, a lottery system was established which allowed residents to purchase homes at 40% of the area's median income. One half of all homes are listed at this rate. This is a true public-private partnership, in which the city prioritized this specific site to be developed as affordable housing, and ultimately sold the land to developers for \$1.

CITY OF BERKLEY

In 2025, the City of Berkley adopted Ordinance amendments that decreased the number of single family districts from 4 to 2, allowed ADUs in residential districts subject to design standards, allowed multiple family development in commercial corridors where such use had not previously been permitted, reduced the minimum dwelling unit size, reduced parking requirements for multi-family, and added a height bonus for affordable housing.

Moving Forward Together

Read the full article and learn more



Communities in Southeast Michigan are eager to increase access to affordable housing. They are also committed to developing in ways that are consistent with community needs and resources. These examples illustrate that the State has willing partners in its goal, and we look forward to working together on solutions that create what we all want: attainable and affordable housing that helps to build prosperity in our region. What communities in Southeast Michigan do not want or need is development with no planning or community input that threatens to cripple local infrastructure and/or create public safety challenges.