



Federal Reserve Bank of Chicago Housing Affordability Challenges

June 4, 2025



City of Detroit Targeted Investment Areas

TRIBE currently has development pursuits and plans for the following Detroit neighborhoods:

- Livernois/W. McNichols
- Jefferson Chalmers
- E. Warren/Cadieux
- Corktown
- Brush Park
- Woodbridge

Each of these neighborhoods exhibit desirable growth characteristics for neighborhood investment, and are in strong paths of growth throughout the City of Detroit.

Jefferson Avenue Apartments

(13041 E. Jefferson)



Situated in Jefferson Chalmers, this development is designed to provide high-quality, affordable housing while contributing to the neighborhood’s long-term stability. Jefferson Avenue Apartments creates new opportunities for residents by increasing access to modern, well-designed living spaces and fostering a stronger, more connected community.

tribedevelopment.city



NEIGHBORHOOD :
Jefferson Chalmers



UNITS CREATED:
52 Affordable Housing Units



TOTAL DEVELOPMENT COST:
\$19 Million

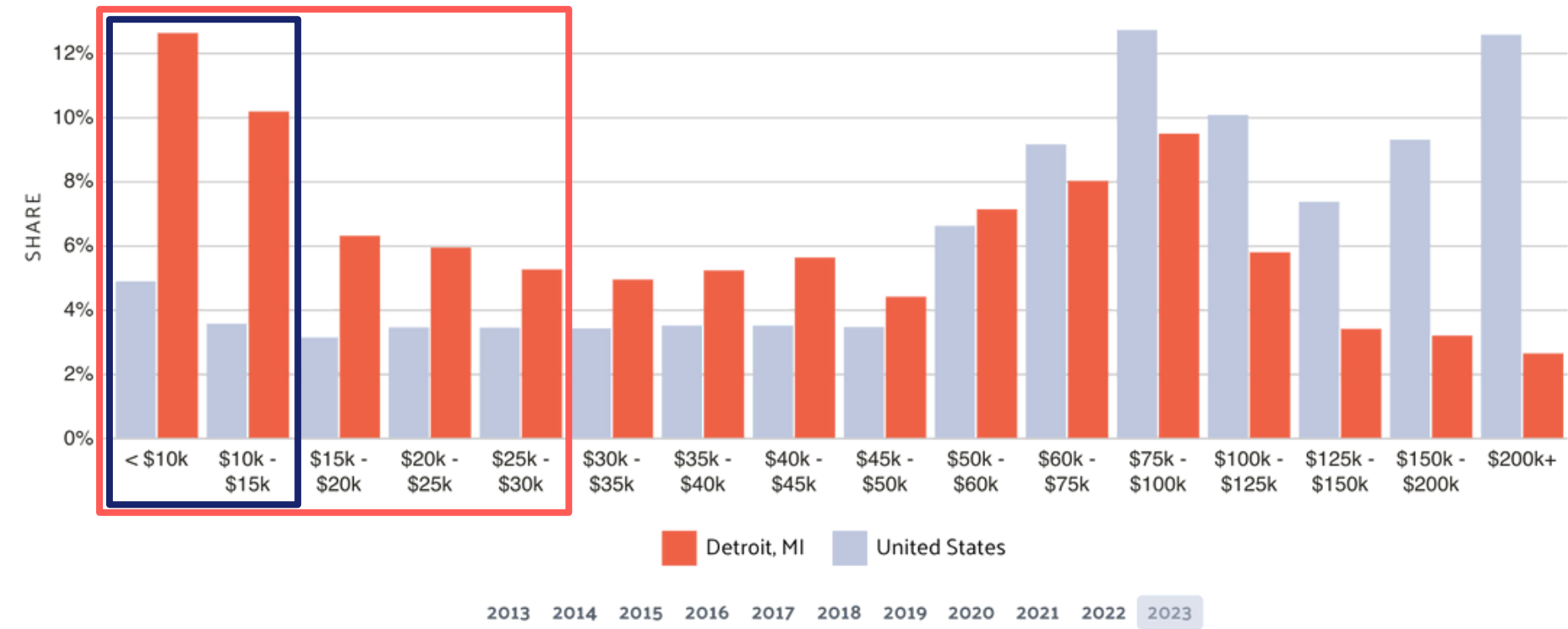


FUNDING HIGHLIGHT:
Secured 9% LIHTC allocation from MSHDA



DEVELOPMENT PARTNER:
CHN Housing Partners

The Context



*42% of Detroit families make less than \$30K in household income

*24% of Detroit families make less than \$15K in household income

Opportunity Areas to Drive Affordability



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