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Ann Arbor Housing Commission selects Related Midwest to co-develop affordable housing on former YMCA parcel in downtown Ann Arbor

Public-private partnership to build low- and moderate-income housing units on transit-oriented site

ANN ARBOR, Mich. (June 25, 2024) — The Ann Arbor Housing Commission and [Related Midwest](#) today announced a partnership to co-develop an affordable housing development on a prime site in downtown Ann Arbor, one block from Main Street. The site is one of several properties that the Housing Commission is partnering with the City of Ann Arbor to develop as affordable housing.

Currently used for public parking, the site at 350 S. Fifth Ave.—known as the Y Lot—previously housed the Ann Arbor YMCA, which relocated in 2005. The former YMCA building and its 100 affordable housing units were demolished in 2008, and after being considered for redevelopment several times over the past 15 years, the site was ultimately sold to the Housing Commission in 2023.

With the goal of bringing much-needed affordable housing to this transit-oriented site in the heart of downtown, the Housing Commission reviewed proposals from seven developers as part of a competitive RFP process. Related, the largest developer of affordable housing in the Midwest, was ultimately selected to co-develop the project. As proposed, the development will include 260 to 300 units that will be considered affordable to a broad spectrum of households. The greater of a minimum of 100 units or a minimum of 40% of the units will be for households earning up to 60% of the area median income. Lifestyle amenities and coordinated services will enhance the residential experience at the new development.

“With a reputation for delivering community-enriching affordable housing and a strong track record in Michigan, Related Midwest is the ideal partner for this highly anticipated project,” said **Jennifer Hall, Executive Director of the Ann Arbor Housing Commission**. “We look forward to leveraging their development and multifamily finance expertise to achieve the highest level of affordability across the greatest number of units, ensuring this site will once again serve the people of Ann Arbor.”

Key elements considered in selecting a developer for the project included alignment with Ann Arbor’s sustainability goals and a strong commitment to community engagement and local workforce development. Related has extensive experience with both components, having won numerous awards and high-level environmental certifications for its residential developments. The firm is also a founding member of HIRE360, a cross-industry partnership designed to provide sustainable career opportunities for local residents and support women- and minority-owned businesses.

“Collaborative public-private partnerships are vital to addressing our nation’s affordable housing crisis, and we are honored to work alongside the Ann Arbor Housing Commission and other local stakeholders to realize this site’s full potential,” said **Curt Bailey, President of Related Midwest**. “As a firm with extensive experience developing, owning and operating affordable and mixed-income housing communities throughout the Midwest, we know how transformative projects like this can be.”

In conjunction with the new residential development, the Ann Arbor Area Transportation Authority (AAATA) and the Ann Arbor Downtown Development Authority (DDA) are planning a full reconstruction of Fourth Avenue between William and Liberty streets. Coordinated in partnership with the Housing Commission, the project will begin in 2026 and include repaved travel lanes, widened sidewalks and enhanced lighting, among other improvements designed to promote the safety and comfort of area residents across multiple modes of transit.

In addition to being selected for the Ann Arbor development, Related Companies is working in partnership with Michigan-based Olympia Development to create [The District Detroit](#), a new mixed-use development in downtown Detroit. The project will feature affordable and market-rate housing, sustainable green spaces, commercial offices, retail and restaurants. It will also house the University of Michigan Center for Innovation (UMCI), anchored by a world-class 200,000-square-foot research, education and entrepreneurship center. The District Detroit aims to become a vibrant, inclusive community that attracts global companies and expands economic opportunities for Detroiters.

Furthermore, Related Affordable recently acquired and renovated four affordable housing communities across Michigan totaling 524 units and representing a combined investment of \$94 million. All four projects were completed in partnership with the Michigan State Housing Development Authority.

About Related Midwest:

[Related Midwest](#), the Midwest office of Related Companies, is the preeminent developer of mixed-use properties, affordable housing communities, and luxury condominium and rental homes across Chicago. The company commands a portfolio of residential, mixed-use and master-planned properties, including pioneering projects like The 78 where the company is heading a transformational development on 62 acres in the heart of downtown Chicago to create the city’s next great neighborhood. Related Midwest is also the largest developer of affordable housing in the Midwest, with more than 10,000 units, and has never converted an affordable unit to market rate.

The firm’s other market-defining projects include ultra-luxury residential tower One Bennett Park, designed by Robert A.M. Stern Architects, with adjacent park by Michael Van Valkenburgh Associates; Fulton Market’s The Row, the first high-rise in Chicago co-built by a African American-owned general contractor (BOWA Construction); luxury rental towers 500 N. Lake Shore Drive and OneEleven; Lathrop, an ongoing restoration and redevelopment of the historic Julia C. Lathrop Homes into a mixed-income community; 400 Lake Shore, two residential towers situated where the river meets the lake in Chicago, and Roosevelt Square, an innovative 120-acre multi-phase development on Chicago’s west side.

For more than 30 years, Related Midwest has been an industry leader in community commitment and routinely sets the bar for measurable equity, diversity and inclusion standards on all of its projects. The company is deeply committed to improving neighborhoods, creating sustainable opportunities for small businesses and community residents, and building inspirational places and homes for all. Related Midwest’s business model is built on partnership with minority- and women-owned firms as well as mentorship of small minority- and women-owned businesses as they launch and grow. The firm is a founding partner in HIRE360, a first-of-its-kind community partnership designed to expand professional development and employment opportunities in the trades.

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