

Ground-breaking event for The Adeline

Crain's Detroit Business: [Work begins on \\$225M affordable housing tower in downtown Ann Arbor](#)

The Ann Arbor Housing Commission and Chicago-based developer Related Midwest formally got underway Monday with construction on The Adeline, a \$225 million high-rise that will offer 330 one- and two-bedrooms apartments.

WEMU: [Ann Arbor breaks ground on its largest affordable housing complex ever](#)

As the Community High Jazz Quintet played, the crowd celebrated the largest affordable housing development in city history.

WXYZ-ABC Detroit: [The Adeline: 20-story affordable housing complex breaks ground in downtown Ann Arbor](#)

A long-vacant piece of downtown Ann Arbor is set to be transformed after a groundbreaking Monday for The Adeline, a 20-story affordable housing complex that will bring 330 apartments to the city.

Multi-Housing News: [Related JV Breaks Ground on \\$227M Michigan Affordable Project](#)

The SmithGroup-designed development will be the first fully income-restricted high-rise in the city. The all-electric property will use a geothermal system as its primary heating and cooling source, making it Related's first building to use this technology and one of Michigan's largest affordable housing projects to do so.

YieldPro: [Ann Arbor Housing Commission and Related Midwest Break Ground on The Adeline an Affordable Housing Development in Downtown Ann Arbor](#)

"The Adeline reflects what is possible through public-private partnership, and we're honored to partner with the Ann Arbor Housing Commission to bring much-needed housing to a site that will once again serve the Ann Arbor community," said Curt Bailey, President of Related Midwest. "The design reflects a thoughtful approach to affordable housing, one that gives residents a building they can be proud to call home. We look forward to welcoming residents in 2028."

FULL ARTICLE TEXT

Crain's Detroit Business: [Work begins on \\$225M affordable housing tower in downtown Ann Arbor](#)
[\[crainsdetroit.com\]](http://crainsdetroit.com)

September 29

Author: Nick Manes

After several years of planning, construction is underway on a 20-story tower in downtown Ann Arbor geared toward the university town's working class.

The Ann Arbor Housing Commission and Chicago-based developer Related Midwest formally got underway Monday with construction on The Adeline, a \$225 million high-rise that will offer 330 one- and two-bedrooms apartments. All units will be reserved for households earning up to 80% of the area median income (\$77,520 for an individual in affluent Washtenaw County), with approximately one-third set aside for those earning less than 30% AMI, which is \$29,070 for an individual.

Named in honor of Robert and Adeline Thompson, the longtime owners of the now-closed barbecue restaurant DeLong's Bar-B-Q Pit on Detroit Street in Ann Arbor, The Adeline is viewed as a response to ever-increasing pressure in the city's housing market, where home prices have risen steadily in recent years and policymakers have expressed concern about how key members of the population — service workers, teachers, firefighters — can afford the city.

"The Adeline reflects what is possible through public-private partnership, and we're honored to partner with the Ann Arbor Housing Commission to bring much-needed housing to a site that will once again serve the Ann Arbor

community,” Curt Bailey, president of Related Midwest, said in a news release. “The design reflects a thoughtful approach to affordable housing, one that gives residents a building they can be proud to call home. We look forward to welcoming residents in 2028.”

Chicago-based Related Midwest is a regional subsidiary of the New York City-based real estate giant Related Cos. founded by Detroit-born billionaire businessman Stephen Ross.

Designed by Detroit-based architecture firm SmithGroup, the all-electric tower will incorporate a geothermal system as its primary heating and cooling source.

The tower, which will be the second tallest building in Ann Arbor — is being built at 350 S. Fifth Ave. on what has been a city-owned surface parking lot but was previously the home of the city’s YMCA. It’s also located next to Ann Arbor’s transit center and across from the downtown library branch.

“Over 20 years ago, the City of Ann Arbor made a commitment to the community to replace 100 affordable SRO units that were lost when the former YMCA was demolished,” Jennifer Hall, executive director of the Ann Arbor Housing Commission, said in the release. “I am proud to partner with the City, DDA, AAATA, and Related Midwest to develop 330 high-quality affordable apartments on this site while expanding our transit capacity adjacent to the Blake Transit Center.”

The development’s capital sources include \$35 million from the city’s housing millage bond and \$4 million from its affordable housing trust fund. The developers are also using tax-exempt bonds, low-income housing tax credits and various other public incentives.

Upon completion, slated for 2028, tenants of The Adeline will live in contemporary units “that pair bold energetic hues in common areas with warm soft tones in residences,” according to the release.

Ground-floor retail space will offer two storefronts totaling 6,000 square feet. Tenant amenities include storage space, bicycle parking and a gym.

The Adeline will join a host of other high-rise residential buildings that now dot Ann Arbor’s skyline in and around the city’s central business district and to the south near the main campus of the University of Michigan. The increasing density in the area speaks to the efforts by city officials to address Ann Arbor’s longtime housing shortage.

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WEMU: [Ann Arbor breaks ground on its largest affordable housing complex ever \[wemu.org\]](https://www.wemu.org)

September 28

Author: Kevin Meerschaert

After years of hopes and false starts the official groundbreaking for The Adeline housing complex was held this morning in downtown Ann Arbor.

As the Community High Jazz Quintet played, the crowd celebrated the largest affordable housing development in city history.

The Adeline will be a 20-story complex with 330 units. It’s named after Adeline Thompson, who, with husband Robert, opened DeLong’s Bar-B-Q, one of Ann Arbor’s historic Black-owned businesses.

Granddaughter Angela Davis says the complex is a fitting tribute to their lives.

Ann Arbor Housing Commission Executive Director [Jennifer Hall \[a2gov.org\]](https://a2gov.org) says after over 20 years since the site’s old YMCA closed, she’s thrilled housing is returning.

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WXYZ-ABC Detroit: [The Adeline: 20-story affordable housing complex breaks ground in downtown Ann Arbor \[wxyz.com\]](#)

September 28

Author: Carli Petrus

A long-vacant piece of downtown Ann Arbor is set to be transformed after a groundbreaking Monday for The Adeline, a 20-story affordable housing complex that will bring 330 apartments to the city.

The building is located next to the Blake Transit Center and across from the public library.

Jennifer Hall of the Ann Arbor Housing Commission said the project is among the most significant the city has undertaken.

"It's one of the largest affordable housing projects in the city."

The complex will offer 1- and 2-bedroom units to households earning up to 80% of the area's median income. For a family of 4, that could mean earning up to about \$100,000 a year. About one-third of the units will be reserved for families earning less than about \$38,000 a year.

Hall said the need for affordable housing has never been more urgent in her 4 decades of work.

"Because we didn't do what we're doing now, 40 years ago. If we have built this housing back in the 1980s, the 1990s, we wouldn't have as big of a crisis as we do today."

Hall said the goal is to build more than just housing.

"It's going to be very active and we're going to try to make sure we build community and that people have a great place to live."

A name rooted in Ann Arbor history

The Adeline is named after Adeline Thompson, a fixture in the Ann Arbor community for nearly 40 years. In 1964, Adeline and her husband Robert opened DeLong's Bar-B-Q Pit, one of Ann Arbor's historic Black-owned businesses.

Her granddaughter, Angela Davis, said the name is a perfect tribute.

"I couldn't have thought of it myself and it was absolutely perfect."

Davis said her grandmother's legacy makes the building's mission especially meaningful.

"She saw them and met them where they were at so this here is significant to this community because now the barriers are dropped, we're trying to bring people back here, and a lot of people are trying to find an affordable house to live in."

Residents weigh in

Ann Arbor residents have mixed reactions to the project.

Lauren Park, who is new to the city, said she welcomes the development.

"I think that's great especially with the price of living, housing specifically these days."

Park said affordable housing should be a community priority.

"Just from my point of view, I think giving people shelter and food and other necessary resources is kind of more of a priority than our own comfort."

Long-time Ann Arbor resident Dan Powell said he is less certain the project will deliver the change its supporters are hoping for.

"There are a lot of people that seem to be unhappy with the general state of homelessness and that sort of thing in Ann Arbor without the buildings, so I'm a little skeptical that the buildings going to greatly change the nature, the make of the city."

The first residents are expected to move into The Adeline in 2028.

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Multi-Housing News: [Related JV Breaks Ground on \\$227M Michigan Affordable Project \[multihousingnews.com\]](#)

September 29

Author: Claudia Tiganescu

Related Midwest and the Ann Arbor Housing Commission have broken ground on The Adeline, a 20-story, 330-unit affordable housing project in downtown Ann Arbor, Mich. Completion on the \$227 million project is expected in 2028.

The SmithGroup-designed development will be the first fully income-restricted high-rise in the city. The all-electric property will use a geothermal system as its primary heating and cooling source, making it Related's first building to use this technology and one of Michigan's largest affordable housing projects to do so.

Apartments will cater to households earning at or below 30, 60, 70 and 80 percent of the area median income, with the average clocking in at 58.3 percent of AMI. Additionally, 37 HOME- and 110 Project-Based Voucher-assisted units will be available.

Floorplans call for one- and two-bedroom layouts of 638 and 914 square feet, respectively. The ground floor will feature 6,000 square feet of retail space and a resident lobby, as well as a mail and package room, while the second floor is set to encompass other amenities such as a lounge, classrooms for social programming and resident services, in addition to a children's playroom, a gym and storage spaces.

The Adeline is rising on city-owned land at 350 S. Fifth Ave., in Ann Arbor's downtown. The site is part of a dense urban district where several public infrastructure upgrades are planned, such as bike lane and streetscape improvements, as well as a new bus lane.

The project's capital stack comprises an \$8 million HOME loan and a \$56 million permanent mortgage issued by the Michigan State Housing Development Authority, a \$46 million Ann Arbor Housing Development Corp. note, \$91.5 million in tax credit equity, \$5.4 million in investment tax credit equity, \$675,907 in Transformation Brownfield Plan Construction Period Income and a \$19.4 million deferred developer fee.

The housing authority's rehab and production efforts

MSHDA's new Housing Opportunity Tax Credit, which is set to complement the federal program and fund the development of 2,500 new units every year, will bolster Michigan's affordable multifamily construction starting 2027, when it will come into effect. Up to \$42 million will be allocated annually, nearly doubling the state's investments in income-restricted housing.

The authority is also actively rehabilitating existing affordable properties. MSHDA recently partnered with Related for the \$94 million acquisition and rehabilitation of four income-restricted communities spanning 524 units across Michigan.

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YieldPro: [Ann Arbor Housing Commission and Related Midwest Break Ground on The Adeline an Affordable Housing Development in Downtown Ann Arbor \[yieldpro.com\]](#)

September 28

Related Midwest and the Ann Arbor Housing Commission broke ground on The Adeline, a 20-story, 330-unit affordable housing community in downtown Ann Arbor, Mich. Located at 350 S. Fifth Ave., The Adeline offers a mix of one- and two-bedroom layouts. All apartments will be reserved for households earning up to 80% of the area median income (AMI), with approximately one-third of units set aside for households earning less than 30% AMI. Delivery is anticipated in 2028.

“Over 20 years ago, the City of Ann Arbor made a commitment to the community to replace 100 affordable SRO units that were lost when the former YMCA was demolished,” said Jennifer Hall, Executive Director of the Ann Arbor Housing Commission. “I am proud to partner with the City, DDA, AAATA and Related Midwest to develop 330 high-quality affordable apartments on this site while expanding our transit capacity adjacent to the Blake Transit Center.”

“The Adeline reflects what is possible through public-private partnership, and we’re honored to partner with the Ann Arbor Housing Commission to bring much-needed housing to a site that will once again serve the Ann Arbor community,” said Curt Bailey, President of Related Midwest. “The design reflects a thoughtful approach to affordable housing, one that gives residents a building they can be proud to call home. We look forward to welcoming residents in 2028.”

The all-electric building will incorporate a geothermal system as its primary heating and cooling source. The Adeline is Related’s first building nationally, and one of the largest affordable housing communities in Michigan, to utilize geothermal energy.

The building’s ground floor will include two storefronts collectively offering more than 6,000 square feet of retail space, along with a resident lobby, mail room and package room. A large ground-floor window facing William Street will showcase the building’s geothermal system, giving pedestrians a view into the manifold room where the system connects to the earth.

Designed by SmithGroup, the tower sits atop a two-story podium and will incorporate brick masonry and metal framing with large, modern windows to provide ample daylight within residences. Interiors will feature a contemporary color palette that pairs bold energetic hues in common areas with warm soft tones in residences. Materials such as wood, stone and metals will create a sophisticated aesthetic.

Corridors will feature recessed doorways outfitted with warm scone lighting, giving each entry a thoughtful arrival moment. Apartment finishes include light oak plank flooring and cabinetry, satin chrome fixtures, tile backsplash, stainless steel appliances and in-home laundry.

The building’s second floor will house resident amenities, including a spacious lounge with a kitchenette, flexible multipurpose classroom for social programming and resident services, indoor children’s playroom, fitness center and resident storage space.

The Adeline is also centrally located and transit-friendly, just steps away from the Blake Transit Center and the William Street bikeway, along with substantial nearby parking infrastructure. A ground-floor bike room with 100 spaces allows residents to ride directly from the bike lane into the building. The city-owned site sits within a dense,

walkable urban district surrounded by residential, commercial and institutional uses, including the University of Michigan, and is steps from employment centers and downtown amenities. The Adeline is planned alongside other public infrastructure enhancements, including a new mid-block bus lane, bike lane improvements and streetscape upgrades in the downtown core.

The Adeline takes its name from Robert and Adeline Thompson, who in 1964 opened DeLong's Bar-B-Q Pit in a converted gas station at 314 Detroit St., across from Ann Arbor's Farmers Market. The restaurant, one of the city's historic Black-owned businesses, was a fixture of the local culinary scene for 37 years and drew visits from blues great B.B. King and boxing champion Joe Frazier. Naming the building after Adeline Thompson carries that legacy forward.

"My grandmother taught us that when you empower people and give them a chance to dream, you change lives," said Angela Davis, granddaughter of Adeline Thompson. "The Adeline isn't just a project — it's a living continuation of the legacy my grandparents built on Detroit Street: a place where no matter who you are or where you come from, you are welcomed, respected and heard."

In addition to The Adeline, Related Companies is working with the University of Michigan and Olympia Development of Michigan on Founders House, a new residential building for graduate students and faculty members attending University of Michigan Center for Innovation (UMCI) located within The District Detroit, a premier sports and entertainment destination featuring residential, retail, educational and office space in the heart of the city.

Related Affordable also 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.