MiGBC MICHIGAN GREEN BUILDING COLLABORATIVE

Project Case Study



S&S Development Group

Merrill Place II

Objective: Integrate geothermal energy and energy-efficient technologies into mixed-income housing to eliminate heating and cooling costs for residents, reduce long-term building operating expenses, minimize environmental impact, and promote the financial and environmental sustainability of affordable housing.

Details

- Detroit, MI
- 27 mixed multi-family units include 14 reserved for households earning at or below 60% of Area Median Income (AMI)
- Geothermal Energy System provides all tenants free heating and cooling

Results

- Tenants live without a utility bill for heating or cooling
- Electric HP powered Washer/Driers that greatly reduces the energy load. And in a complementary benefit, the HP unit in the apartment unit does not produce the CO2 or hydrofluorocarbons (forever chemicals) created by burning gas inside the apartment.

Financials

- $12 million investment
- Low-Income Housing Tax Credits (LIHTC)
- HOME funds
- American Rescue Plan Act (ARPA)
- Renewable energy tax subsidies and rebates.

Project Partners

- **Developer:** S&S Development Group, LLC
- **Construction Financing Partners**
  - Michigan State Housing Development Authority (MSHDA)
  - Cinnaire
  - City of Detroit
  - Michigan Economic Development Corporation (MEDC)
- **Predevelopment and Soft Financing Partners:**
  - Ebiara
  - Capital Impact Partners (CIP)
  - Local Initiatives Support Corporation (LISC)





"This is what sustainable development should look like — environmentally responsible, financially sound, and rooted in equity. Proving that green building and affordable housing are not competing priorities; they are powerful partners."

SAUDA AHMAD-GREEN
S&S Development Group, LLC

S&S DEVELOPMENT GROUP, LLC.