

# City of Detroit

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May 27, 2020

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a multifamily residential building consisting of 48 apartments located at 686 Selden Avenue in the Midtown Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of a multifamily residential building consisting of 48 apartments located at 686 Selden Avenue. This application corresponds to a qualified site which will accommodate the continuation of a multifamily residential building. The project will include the complete rehabilitation of 48 rental apartment units at a cost of \$58,505 per unit. It is anticipated that affordable housing will be provided for 10% of the apartments in the building based upon 60% AMI.

The subject property has been confirmed as being within the boundaries of the Midtown Development NEZ which was established by a vote of Council on March 9, 1999, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost for the total rehabilitation of the complex is approximately \$2.8 million. The applicant is seeking a 15 year tax abatement. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC  
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk