

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cc-cpc@detroitmi.gov

Brenda Goss-Andrews
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

October 2, 2020

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of seventy rental apartment units in a multi-family residential building located at 3444 Second Avenue in the GW 1 Cass Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received 10 applications requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the rehabilitation of seventy rental apartment units in a multi-family residential buildings located at 3444 Second Avenue. These applications correspond to a qualified site which will accommodate the rehabilitation of the multi-family residential building. The proposed projects will consist of the total rehabilitation of 70 rental apartment units in the Heather Hall Apartment Building as well as some exterior modifications and improvements.

The rehabilitation is expected to include limestone repair, façade/lentil work, & new windows. Each unit being renovated will include new flooring, kitchens (excluding appliances*), & bathrooms. Lobby renovations will consist of new millwork, elevator work, and security / intercom system installation. Hallway updates will consist of new lighting and new doors. Additional updates include mechanical, electrical, and plumbing throughout the building.

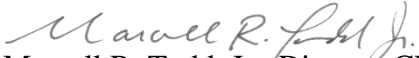
The overall unit count in the building will be 50 studios and 20 one-bedroom apartments. There five studio apartment units and two one-bedroom units on each floor. The owner will offer approximately 7 affordable units in the overall building at rents affordable to those with income not greater than 60% of the Area Median Income.

The affordable units are expected to be spread approximately among the studio and one bedroom units throughout various floors of the building. Of these units, 12 current tenants who have reported that they are on fixed income of less than \$40,000/year and are not students (“legacy tenants”) will be allowed to return to the building after completion of the building rehabilitation with rents based upon a formula provided in an Affordable Housing Agreement between the applicant and the City of Detroit.

The subject property has been confirmed as being within the boundaries of the GW 1 Cass NEZ which was established by a vote of Council on July 15, 2020, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost for the respective projects is approximately \$83,744 per unit. The applicants are seeking a 15-year tax abatement. The NEZ certificate applications 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