

# City of Detroit

Alton James  
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Lauren Hood, MCD  
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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  
Frederick E. Russell, Jr.  
Donovan Smith  
Angy Webb  
Henry Williams

December 7, 2020

## HONORABLE CITY COUNCIL

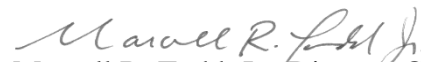
**RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of 72 multi-family residential rental units and 20 for sale condominium units located at 5300 Beaubien, 511 Frederick, 525 Frederick, 541 Frederick, 555 Frederick, 561 Frederick and 5301 St. Antoine in the Art Center Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received seven (7) applications for Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk for new construction of 72 multi-family residential rental units and 20 for sale condominium units located at 5300 Beaubien, 511 Frederick, 525 Frederick, 541 Frederick, 555 Frederick, 561 Frederick and 5301 St. Antoine. The overall project will consist of two apartment buildings with 36 one- and two-bedroom units, respectively. Additionally, five (5) townhomes consisting of two-bedroom units will be constructed as well for a total of 92 units. 20% of the rental units will be set aside for affordability at 80% AMI.

The subject properties have been confirmed as being within the boundaries of the Art Center NEZ which was established by a vote of Council on September 13, 2005, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost of the project is approximately \$200,000 per unit. 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