

Lauren Hood, MCD  
Chairperson

# City of Detroit

## CITY PLANNING COMMISSION

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February 22, 2021

### HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of a 30-unit multi-family residential rental facility located at 664 and 676 W. Alexandrine in the Midtown Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received two (2) applications for Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk for new construction of a 30-unit multi-family residential rental facility located at 664 and 676 W. Alexandrine. The overall project will consist of a single 30-unit apartment building for a total of 30 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 Midtown 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 construction cost of the project is approximately \$94,163 per unit for a total project cost of \$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