

City of Detroit

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April 7, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for one (1) rehabilitated 52-unit multi-family residential apartment building located at 300 Whitmore Road in the Covington Terrace Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received one (1) application requesting Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk for the rehabilitation of one (1) 52-unit multi-family residential apartment building located at 300 Whitmore Road. This application corresponds to a qualified site that will facilitate the rehabilitation of the 52-unit multi-family residential apartment building. The project will consist of extensive interior and exterior renovations. The project is anticipated to offer affordable rents with a 20% set aside at 80% of the Area Median Income.

The subject properties have been confirmed as being within the boundaries of the Covington Terrace NEZ which was established by a vote of Council on November 20, 2018, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The estimated rehabilitation cost per unit is \$45,172.24 for a total estimated project cost of \$2,348,956.48. 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