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August 23, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of a 45-unit residential apartment building located at 484 Brainard Avenue in the Brainard Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received five applications requesting Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk for the rehabilitation of a 45-unit residential apartment building located at 484 Brainard Avenue. The five certificates for 484 Brainard are divided as follows: units B1-B4 and B6, units 10-19, units 20-29, units 30-39, and units 40-49.

This application corresponds to a qualified site, which will accommodate the development project. The development will allow for the rehabilitation of the existing 4-story Brainard Apartment building. The average rehab cost per unit is \$54,033. The rehab will result in 45 one or two bedroom rental units containing between 375 and 500 square feet. The project will include a new roof, elevator replacement, new security system, efficiency upgrades and structural repairs.

The subject property has been confirmed as being within the boundaries of the Brainard NEZ, which was established by a vote of Council on June 17, 2021 and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The applicant is 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
Christopher J. Gulock, AICP, Planner CPC

cc: Janice Winfrey, City Clerk
Angela Jones, City Clerk