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February 23, 2022

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a former church building to include 15 rental apartment units located at 92 E. Forest Avenue in the Garfield Condominium Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) via the City Clerk's office has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the rehabilitation of a vacant church building to include 15 apartment units at 92 E. Forest. The property is generally located on the south side of Forest Street just west of John R. Below is an image of the existing building. The request is for a 15-year abatement.

The anticipated cost of rehabilitation for each unit is \$166,666. The developer is proposing to provide 20% of the units as affordable (80% of AMI). The developer indicates there will be studio and one bedroom units.

The subject property has been confirmed as being within the boundaries of the Garfield Condominium NEZ which was established by a vote of City Council on November 18, 2005.

The NEZ certificate application has been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted certificate application dated November 15, 2021 and a building permit has not been issued yet.

CPC staff has reviewed the applications and recommends approval. The City Clerk's office is submitting a resolution for approval. Please contact our office should you have any questions.



Respectfully submitted,

Marcell R. Todd, Jr.
Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner CPC

cc: Angela Jones, City Clerk's Office