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August 9, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of a duplex at 1218 and 1247 West Euclid in the Herman Keifer Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the rehabilitation of a duplex at 1218 and 1247 West Euclid.

1218 West Euclid is located on the north side of the street, and 1247 West Euclid is located on the south side of the street, west of the Lodge Freeway. Below are maps of the location and images of the buildings. The subject request is for a 15-year abatement.

The developer for the project is 360 Detroit Inc. which is a non-profit Community Development Corporation established in 2014 serving the Virginia Park Community.

The developer indicates each unit is anticipated to include: a new roof and renovations to plumbing, electrical and mechanical systems, windows, kitchen, bathrooms, etc. Each duplex would be sold to one owner for about \$150,000, and the 2nd unit would be rented out by the owner. Details for the four units are listed below:

Unit	Square Footage	# Bedrooms	Unit cost to renovate	Estimated sale price
1218 W. Euclid	1,000 square feet	2	\$125,000	\$150,000
1220 W. Euclid	1,000 square feet	2	\$125,000	
1247 W. Euclid	1,000 square feet	2	\$125,000	\$150,000
1249 W. Euclid	1,000 square feet	2	\$125,000	

Regarding parking, the existing houses do not have driveways, but appear to have parking access from the rear alley. The developer indicates street parking is also available. The developer indicates there are no handicap features.

It appears the NEZ certificate applications have 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 NEZ certificate application dated August 1, 2023, to the City Clerk's office.

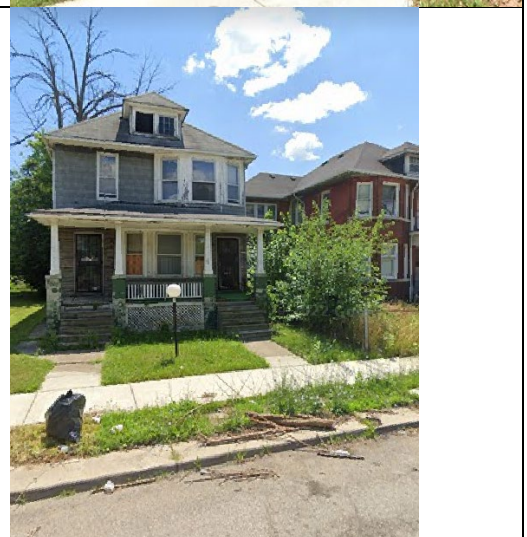
The subject property has been confirmed as being within the boundaries of the Herman Keifer NEZ which was established by a vote of City Council on September 24, 2019. CPC staff has reviewed the applications and recommends approval. The City Clerk's office is submitting a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



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

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



Resolution

By Council Member _____

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific tax in lieu of ad valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the applications to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificates if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

BE IT FINALLY RESOLVED, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Herman Keifer	1218 West Euclid	07-0933
Herman Keifer	1247 West Euclid	07-0934