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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director   
Legislative Policy Division Staff

DATE: September 27, 2023

RE: **Listing of all NEZs in the city of Detroit**

Council member Coleman a. Young II, requested that the Legislative Policy Division (LPD) provide a listing of all NEZs (Neighborhood Enterprise Zones) in the city of Detroit. This report is our response to this inquiry.

The Neighborhood Enterprise Zone Act (NEZ), Michigan public Act 147 of 1992, was originally introduced under Michigan Senate bill 662 in 1992, by Republican Senator Jon Cisky of the State's 33rd district. NEZ legislation was developed to provide tax incentives in order to stimulate new housing development and improvement in communities where such was not likely to otherwise occur. Prior to its inception, economically challenged municipalities throughout the state (urban areas in particular) faced a steep decline in new housing construction and little to no home improvements to their existing older and often debilitated housing stock, due primarily to the additional tax burden generated from the higher tax assessments given to both new housing and existing housing as a result of home improvements.

Pursuant to the NEZ Act, a NEZ containing *new facilities, rehabilitated facilities, or a combination of both* shall not exceed 15% of the total acreage contained within the boundaries of the LGU.<sup>1</sup> An NEZ containing only *homestead facilities*<sup>2</sup> shall not exceed 10% of the total acreage contained within the boundaries of the LGU. If approved by the board of commissioners of the county or a county executive, if the county has an elected or appointed county executive, the homestead facility NEZ can contain up to 15% of the total acreage of the LGU. Therefore, Detroit has two NEZ allocations, new and rehab, and a homestead allocation.

<sup>1</sup> Local Governmental Unit (LGU)

<sup>2</sup> A Neighborhood Enterprise "Homestead" Zone covers only pre-existing residential property, located within a subdivision platted pursuant to state law before January 1, 1968.

For Council’s edification, the city of Detroit is composed of 88,260 acres of land,<sup>3</sup> and we have attached the full listing of the city of Detroit’s approved allocation of NEZ New & Rehab areas, which are currently comprised of the following:<sup>4</sup>

APPROVED NEZ AREAS AS OF	9/25/2023
<b>Areas with NEZ Rehab, In-fill, and New Facilities</b>	
Total acreage available (15% of Detroit acreage):	13,239.00
Total acreage remaining:	5,680.09
Percentage of allotted acreage used:	57%
Percentage of allotted acreage remaining:	43% <sup>5</sup>

Regarding the Homestead NEZ allocation, the following is the list of areas in Detroit:

**NEZ HOMESTEAD ZONES ESTABLISHED IN 2005 & 2006**

- |                           |                                 |
|---------------------------|---------------------------------|
| <b>ARDEN PARK</b>         | <b>EIGHT MILE</b>               |
| <b>BERRY SUB</b>          | <b>BERG GRAND RIVER</b>         |
| <b>BOSTON EDISON</b>      | <b>KENTFIELD</b>                |
| <b>GOLF CLUB ADDTN</b>    | <b>CURTIS EVERGREEN</b>         |
| <b>DETROIT GOLF CLUB</b>  | <b>EIGHT MILE MEYERS</b>        |
| <b>GRANDMONT</b>          | <b>GREENFIELD PURITAN</b>       |
| <b>GREENACRES</b>         | <b>MCNICHOLS LYNDON</b>         |
| <b>GREENLAWN</b>          | <b>MEYERS OUTER DRIVE</b>       |
| <b>INDIAN VILLAGE</b>     | <b>PURITAN MEYERS</b>           |
| <b>LASALLE GARDENS</b>    | <b>MIDTOWN BRUSH</b>            |
| <b>LIVERNOIS PARKSIDE</b> | <b>WOODWARD WEST GRAND BLVD</b> |
| <b>LONGFELLOW</b>         | <b>WARREN ROUGE PK</b>          |
| <b>OAKMAN WEST</b>        | <b>FIELDING W CHICAGO</b>       |
| <b>OAKMAN EAST</b>        | <b>WOODBIDGE</b>                |
| <b>OUTER DRIVE E</b>      | <b>WOODWARD GREENDALE</b>       |
| <b>PALMER WOODS</b>       | <b>WEST VILLAGE</b>             |
| <b>ROSEDALE NORTH</b>     | <b>MORNING SIDE</b>             |
| <b>ROSEDALE SOUTH</b>     | <b>CADIEUX MACK</b>             |
| <b>RUSSELL WOODS</b>      | <b>JEFFERSON ALTER</b>          |
| <b>SHERWOOD</b>           | <b>GRATIOT EIGHT MILE</b>       |
| <b>VASSAR OUTER DRIVE</b> | <b>GRATIOT OUTER DRIVE</b>      |
| <b>AVIATION</b>           | <b>RIVERSIDE</b>                |
| <b>BAGLEY</b>             | <b>EAST ENGLISH VILLAGE</b>     |
| <b>EIGHT MILE</b>         | <b>JOY SOUTHFIELD</b>           |

<sup>3</sup> 88,260 Acres = 137.90625 Square Miles

<sup>4</sup> NEZ allocations are limited by state statute: “The total acreage of the neighborhood enterprise zones containing only new facilities or rehabilitated facilities, or any combination of new facilities or rehabilitated facilities designated under this act shall not exceed 15% of the total acreage contained within the boundaries of the local governmental unit [Michigan Legislature - Section 207.773](#)

<sup>5</sup> This is a ballpark estimate by LPD, based on current available data.



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NEZ-H: Homestead



NEZ-NR: New & Rehabilitated



Above, please find an image of the online map of both the **NEZ Homestead** and the **NEZ-NR: New and Rehabilitated districts** from the City of Detroit's Open Data portal, which is searchable, interactive and may be zoomed in and out, can be accessed via the following link: [NEZ Lookup Tool | Detroit's Open Data Portal \(detroitmi.gov\)](https://detroitmi.gov/datasets?q=NEZ%20Lookup%20Tool)

Please contact us if we can be of any further assistance.

Attachment: **List of NEZ New and Rehab Listings in Detroit**

APPROVED NEZ AREAS AS OF 9/27/2023

**Areas with NEZ Rehab, In-fill, and New Facilities**

Total acreage available (15% of Detroit acreage): 13,239.00  
 Total acreage remaining: 5,680.09

Percentage of allotted acreage used: 57%  
 Percentage of allotted acreage remaining: 43%

Name of N.E.Z.	Date Approved by City Council	Acreage of Each Zone	Acreage Remaining for NEZ Designation	Petitioner/Developer	Number & Type of Units	Proposed Price Per Unit	Location/General Boundaries
Jefferson-Chalmers	21-Oct-92	341.000	12,898.00	<b>P&amp;DD/Jefferson Chalmers CDC</b>	houses (new) & houses (rehab)	low/mod	in general: n-E. Jefferson, e-Alter, s- xxx, w-Lenox
P.I.F.U.	21-Oct-92	64.000	12,834.00	<b>P&amp;DD/P.I.F.U. Housing Corp.</b>	houses (new) & houses (rehab)	low/mod	n-Kercheval, e-Alter, s-E. Jefferson, w-Chalmers
Hubbard-Richard	21-Oct-92	8.000	12,826.00	<b>P&amp;DD/Bagley Housing Association</b>	11 houses (new) & houses (rehab)	\$55,000-\$70,000	n-Porter, e-18th in general, s-Howard & Lafayette, w-west side of St. Anne
Victoria Park	21-Oct-92	46.000	12,780.00	<b>P&amp;DD</b>	157 houses (new)	\$100,000-\$250,000	n-Freud, e-Newport, s-Averhill, w- Dickerson
Elmwood Park (10c & 10d)	21-Oct-92	8.000	12,772.00	<b>P&amp;DD/Singh/Bradby LLC</b>	111 townhomes (new)	market rate	in general near: Bradby Dr., Woods Circle, St. Marion Pl.
Elmwood Park (Parcel 7)	21-Oct-92	8.000	12,764.00	<b>P&amp;DD/Crosswinds (Campau Farms)</b>	180 condos (new)	\$89,900-\$120,000	in general near: Elmwood Park, Prince Hall Dr., Bradby Dr., and Joseph Campau
Virginia Park	21-Oct-92	18.000	12,746.00	<b>P&amp;DD</b>	55 houses (new)	\$150,000	in genera: n-north side of Estates Dr., e-Poe, s-Pallister, w-Rosa Parks
Harbortown	21-Oct-92	33.000	12,713.00	<b>P&amp;DD</b>	condos and townhomes (new)	\$215,000-\$250,000	n-Jefferson, e-Mt. Elliott, s-Detroit River, w-Adair
Corktown	26-Oct-94	50.400	12,662.60	<b>Corktown Citizens District Council</b>	houses & townhomes (new) & houses (rehab)	market rate and low/mod	n-Michigan, e-Lodge, s-Porter & Bagley, w-Trumbull & Rosa Parks
Westwood Park	3-Jan-96	88.000	12,574.60	<b>Habitat for Humanity/Northwest Detroit Neighborhood Developm</b>	houses (new) & houses (rehab)	\$75,000-\$125,000	n-north of Lyndon, e-Westwood & Grandville, s-north of Schoolcraft, w-east of Evergreen
Grayhaven	27-Mar-96	33.912	12,540.69	<b>Grayhaven Estates Dev. Co.</b>	301condos (new)	market rate	n-south of Avondale, e-Lenox, s-Detroit River, w-Port Lagoon
Island View	1-May-96	60.710	12,479.98	<b>Island View Development Corp.</b>	houses (new) & rehab	low/mod	n-Kercheval, e-Shipperd, s-Lafayette & Agnes, w-west side of Sheridan
Clairpointe Woods of Victoria Park	1-May-96	13.800	12,466.18	<b>Clairpointe Woods LLC</b>	41 houses (new)	\$171,000-\$267,500	area of Clairpointe and Conner
Crosswinds (Woodward Place)	17-Jul-96	89.000	12,377.18	<b>Crosswinds Communities</b>	300 condos (new)	\$200,000 and up	in general: n-Mack, e-Brush, s-Fisher, w-Woodward
Painia Development (Euclid Square)	2-Oct-96	4.270	12,372.91	<b>Painia Development (Freddie DuBose)</b>	28 condos (new)	\$120,000-\$125,000	north & south sides of W. Euclid between Second and Woodward
Emmanuel Community Center Inc.	25-Jun-97	82.060	12,290.85	<b>Emmanuel Community Center, Inc.</b>	11 houses (new), houses (rehab), & 50 townhomes (new)	\$80,000	n-Savannah, e-rxr & Oakland, s-Dakota, w-John R
U-SNAP-BAC	16-Jul-97	63.190	12,227.66	<b>U-SNAP-BAC</b>	houses (new) & houses (rehab)	\$96,000	s-south of E. Warren, e-east side of Lakepointe, s-Lozier, w-Alter
Bagley	9-Sep-98	31.999	12,195.66	<b>P&amp;DD/Bagley Housing Association/Westminster Abbey</b>	79 houses (new) & 80 townhomes (new)	\$90,000-\$185,000	in general: n-W. Vernor, e-16th, s-Fort, w-west side of 20th
Crosswinds (Uptown Row)	9-Sep-98	3.690	12,191.97	<b>Crosswinds Communities</b>	47 condos	market rate	n-Seville, e-2nd, s-Lothrop, w-John Lodge
Midtown	10-Mar-99	85.600	12,106.37	<b>Midtown Development Group Project</b>	10 units (new) townhomes, rowhouses, & lofts & 24 houses (rehab)	\$140,000-\$250,000	in general: n-Hancock, e-Cass, s-Selden, w-Lodge
Graimark	31-Mar-99	101.300	12,005.07	<b>Graimark</b>	410 houses (new) & 58 houses (rehab)	\$135,000-\$170,000	n-Jefferson, e-St. Jean, s-Freud, w-Marquette
Longacre	8-Sep-99	28.675	11,976.39	<b>New Hope CDC</b>	54 houses (new)	\$127,900	n-Pembroke, e-Evergreen, s-Vassar, w-Stout
Corktown 1999 (C)	19-Nov-99	25.762	11,950.63	<b>Corktown Consumer Housing Cooperative</b>	11 houses (new) & 5 houses (rehab)	\$80,000	n-south side of Michigan, e-Rosa Parks & Vermont, s-Marantette & Bagley, w-14th in general
Bonnie Bridge Villa	19-Nov-99	0.722	11,949.91	<b>Bonnie Bridge Villa LLC (Dwight Belyue of Don Barden Compan</b>	16 townhomes (new)	\$130,000-\$155,000	west side of Trumbull between Lysander and Canfield
Woodward Seward	12-Jan-00	36.870	11,913.04	<b>New Center Council, Inc./Crosswinds</b>	168 townhomes (new) & 42 condos (rehab)	\$139,000-\$170,000	n-north side of seward, e-Woodward, s-Bethune & south side Seward, w-west of 3rd
Island View Amendment	1-Jul-00	104.230	11,808.81	<b>Rivertown Business Assoc./Farbman Group</b>	48 condos (rehab)	\$175,000-\$500,000	200 River Place/n-Jefferson, e-Adair, s-Wight/River/Atwater, w-Chene
River Place	9-Nov-00	1.213	11,807.60	<b>West Village Assoc./Steve Flum</b>	2 houses & 2 townhomes (new) & rehab	\$160,000-\$170,000	n-Charlevoix, e-Maxwell, s-w-Shipperd & Sheridan
West Village	15-Nov-00	87.380	11,720.22	<b>Grinnell Place Lofts LLC</b>	32 lofts (rehab) & 8 lofts (new)	\$165,000-\$300,000	n-Beech, e-Brooklyn, s-Michigan, w-8th
Grinnell Place Lofts	15-Nov-00	1.000	11,719.22	<b>Central Detroit Christian CDC</b>	14 single & 2 family houses (new)	\$65,000 & \$75,000-\$80,000	north & south sides of Pingree between Woodward and 3rd
Piety Hill	10-Jan-01	13.181	11,706.04	<b>WDIFCO</b>	20 houses (new)	\$75,000	n-Ellis, e-Asbury Park, s-Joy, w-Grandmont
WDIFCO - Woodmont Estates	24-Jan-01	1.237	11,704.80	<b>Jefferson Ave. Housing Dev. Corp.</b>	381 houses (new) & 75 houses (rehab)	\$135,000-\$175,000	n-Kercheval, e-east side of Cadillac, s-E. Jefferson, w-west side of Fischer
East Village	21-Feb-01	104.590	11,600.21	<b>Shorebank Enterprise</b>	300 houses & townhomes (new)	\$90,000-\$140,000	n-E. Warren, e-Alter, e-Mack, w-alley between Chalmers & Marlborough
ChalmersHeights	21-Feb-01	129.000	11,471.21	<b>WDIFCO</b>	60 houses (rehab)	\$48,000	n-Westfield, e-Prevost, s-Kramer, w-Rutherford
WDFICO - Prevost Gardens	28-Mar-01	16.699	11,454.51	<b>Lenton Property Development Co./Palmer Development Group L</b>	numerous condo's (rehab) & townhomes (new)	market rate	n-Hendrie, e-Brush, s-Ferry, w-Woodward
Woodward/Brush/Hendrie/Ferry	25-Jul-01	22.88	11,431.63	<b>Farbman Group</b>	126 condo's	market rate	Clairpointe, Emerson, Kitchener, Continental, Jefferson, Avondale
Algonquin (Area A)	17-Sep-01	116.71	11,314.92	<b>Farbman Group</b>	condo's	market rate	Emerson, alley east of Eastlawn, Freud
Algonquin (Area B)	17-Sep-01	25.740	11,289.18	<b>Scripps Park LLC</b>	93 houses, townhomes & duplexes (new) & houses (rehab)	\$150,000-\$240,000	n-Canfield, e-Lodge, s-MLK, w-Trumbull
Woodbridge Estates	19-Sep-01	71.552	11,217.63	<b>Ram Development Corp./Peter Cummings</b>	45 condo's	\$170,000-\$281,000	3600 Woodward
3600 Woodward Area	10-Oct-01	4.578	11,213.05	<b>Cass Avenue Development (Joel Landy)</b>	63 units (new) houses, condos, lofts & rehab	\$119,000-\$275,000	in general: n-Peterboro, e-Woodward, s-Temple, w-Cass
Peterboro-Charlotte	7-Nov-01	17.646	11,195.40	<b>Nailah LLC (Julio Bateau)</b>	condos (rehab)	market rate	n-E. Ferry, e-Beabien, s-l-75, w-Brush
East Ferry Street	28-Nov-01	7.85	11,187.55	<b>P&amp;DD</b>	houses (new) & houses (rehab)	market rate and low/mod	n-E. Warren, e-Lakewood & Alter, s-Kercheval, w-Anderdon & Conner
Far East Side	18-Sep-02	452.25	10,735.30	<b>Bagley Housing Association</b>	125 units (new) houses, condos, & townhomes & 50-100 houses (rehab)	\$80,000-\$150,000	n-Brandon&Toledo, e-l-75, s-l-75, w-west side of Clark
Hubbard Farms	23-Oct-02	245.6	10,489.70	<b>Cass Avenue Development (Joel Landy)</b>	30 lofts (rehab) & 8 townhomes (new)	\$155,000-\$350,000	Nellie Leland School/n-Service, e-Antietem, s-Antietem, w-Rivard
Leland Lofts	26-Mar-03	10.764	10,478.94	<b>Dev)</b>	123 houses (new)	\$120,000-\$140,000	n-Charlevoix, e-St. Jean, s-E. Jefferson, w-west side of Lemay
Jefferson North Park	16-Apr-03	89.917	10,389.02				

Name of N.E.Z.	Date Approved by City Council	Acreage of Each Zone	Acreage Remaining for NEZ Designation	Petitioner/Developer	Number & Type of Units	Proposed Price Per Unit	Location/General Boundaries
North Corktown	16-Apr-03	39.61	10,349.41	<b>Greater Corktown Development Corp.</b>	93 houses (new)	\$89,000 & \$170,000-\$200,000	n-MLK, e-Trumbull, s-Temple, w-Rosa Parks
Oakland-Caniff	16-Apr-03	85.809	10,263.60		400 houses (new)	low/mod units	n-Caniff, e-Chrysler, s-Owen, w-Greeley & Oakland
New Amsterdam	16-Apr-03	18.02	10,245.58	<b>New Center Council/Crosswinds/Farbman</b>	100 lofts (rehab); 10 rowhouses (new);	market rate	n-Amsterdam, e-Cass, s-Burroughs, w-alley west of Cass
Oakland-Clay	16-Apr-03	48.33	10,197.25	<b>Oakland East CDC (Vann, Bing, Jordan, Moten)</b>	16 condo's (new)	low/mod units	n-alley north of King, e-Chrysler & Cameron, s-Clay, w-Oakland
East Grand Boulevard	30-Apr-03	58.14	10,139.11	<b>Vanguard/E. Grand Blvd. Development</b>	50 houses (new)	\$100,000-\$300,000	n-north side of E. Grand, e-Chrysler Service Dr., s-Milwaukee, w-Woodward
Uptown Row	30-Apr-03	3.515	10,135.60	<b>Crosswinds Communities</b>	80-100 houses (new) & 120-150	\$139,000-\$169,000	n-Lothrop, e-Third, s-Grand Blvd., w-Lodge
St. Clair	12-Jun-03	0.9072	10,134.69	<b>Rose Evans (citizen)</b>	houses (rehab)	\$170,000	east side of St. Clair just north of Jefferson
Stearns Building	2-Jul-03	0.57	10,134.12	<b>Stearns Building LP</b>	1 house (new)	\$94,000-\$800,000	Lofts at Rivertown/E. Jefferson between Beaufait and Bellevue
Lower Far East Side	23-Jul-03	420.017	9,714.10	<b>P&amp;DD</b>	172 condo's (rehab)	market rate & low/mod	n-E. Canfield, e-Newport, s-E. Jefferson, w-Dickerson
Riverfront Towers	26-Nov-03	10.664	9,703.44	<b>Riverfront Associates (Peter Cummings of Detroit)</b>	hundreds of new & rehab	\$90,000-\$300,000	n-W. Jefferson, e-Third, s-Detroit River, w-line 200 ft. west of Cabacier
Gratiot-McDougall	11-Feb-04	38.246	9,665.19	<b>Gratiot McDougall Homes/Urban Entities Group V (out of</b>	577 condos (rehab)	\$90,000-\$100,000	n-Hunt, e-alley west of Mt. Elliott, s-Vernor, w-alley east of Chene
West Pointe Homes	11-Feb-04	99.985	9,565.21	<b>Prevailing CDC/Phoenix Group Consultants</b>	46 houses (new)	\$60,000-\$80,000	n-Tireman, e-Begole, s-Warren, w-Epworth more or less
Briggs	18-Feb-04	58.027	9,507.18	<b>Glenn E. Wash Assoc./Carylss Lewis</b>	326 houses (new)	\$100,000-\$150,000 & \$185,000	n-MLK, e-Rosa Parks, s-Temple, w-alley west of 18th
Gratiot Woods	18-Feb-04	189.583	9,317.60	<b>Detroit Catholic Pastoral Alliance</b>	50 duplexes (new) & 2 houses (new)	\$80,000-\$150,000	n-Gratiot/I-94, e-Cadillac, s-Warren, w-Rohns
North Woodbridge	25-Feb-04	12.005	9,305.59	<b>North Woodbridge Properties (James Wickenheiser of Detroit)</b>	160 houses and townhouses (new)	\$75,000-\$160,000	n-Ford Freeway Service Dr., e-Commonwealth, s-Merrick/Putnam, w-Rosa Parks
Puritan/Lodge/Parkside/Pestoskey	31-Mar-04	83.850	9,221.74	<b>Northstar CDC</b>	67 houses and townhouses (new) &	\$78,000-\$98,000-\$174,000	n-north side of Puritan, e-Parkside, s-Lodge, w-Petoskey
Garden Court Apartments	2-Apr-04	5.363	9,216.38	<b>Garden Court Apartments LLC/The Farbman Group</b>	11 houses (new) & 48 townhouses	\$90,000-\$250,000	n-E. Jefferson, e-McDougall, s-Franklin, w-Joseph Campau
Belle Harbor Estates	21-Apr-04	13.433	9,202.95	<b>Phoenix Group Consultants, Inc.</b>	(new)	\$250,000-\$300,000 & \$500,000+	n-canal north of Klenk, e-Fox Creek Canal, s-Detroit River, w-Lakewood E. Park
Jefferson/Woodbridge/Franklin	28-Apr-04	10.613	9,192.34	<b>Aspen Custom Builders of Colorado/Quint Construction Co.</b>	270 houses & townhomes (new)	\$319,000-\$379,000	n-Jefferson & Woodbridge, e-Orleans, s-railroad, w-west of Riopelle
West Town I	12-May-04	37.280	9,155.06	<b>West Town Homes I, LLC/Community Planning Assoc. &amp; Urban</b>	36 lofts (rehab)	\$150,000-\$200,000	n-rxr/Tireman, e-Rutherford/rxr, s-north & south sides of Tireman, w-Asbury Park
Six Oaks	23-Jun-04	17.048	9,138.01	<b>Urban Entity Group LLC/Peter Barclae of Troy</b>	31 houses (new)	\$80,000	n-Dakota, e-Brush, s-south side of Edgevale, w-John R
E & B Brewery Lofts	28-Jul-04	12.767	9,125.24	<b>E&amp;B Brewery Lofts, Inc./Pellerito Foods of Eastern Market</b>	72 houses (new)	\$138,000-\$347,000	n-Division, e-railroad, s-Gratiot/Fisher, w-Market & Riopelle
Pittman Homes	8-Sep-04	14.951	9,110.29	<b>Pittman Homes LDHA LP/Phoenix Group</b>	37 condo's (rehab)	\$70,000-\$80,000	n-Pierce, e-Chene, s-Wilkins, w-St. Aubin
Woodward/Michigan	15-Sep-04	1.895	9,108.39	<b>Milestone Realty Services/Operating Engineers Local 324</b>	houses (new) & 34 townhomes (new)	\$250,000-\$400,000	n-State, e-Woodward, s-Michigan, w-Griswold
Parkside/Puritan/Princeton/Midland	6-Oct-04	23.285	9,085.11	<b>Northstar CDC</b>	40 condo's (rehab)	low/mod	n-Puritan, e-Princeton, s-Midland/Lodge, w-Parkside
Silvercup Redevelopment	17-Nov-04	8.353	9,076.76	<b>Silvercup JV LLC (St. Paul CDC &amp; D.P.G. Silvercup)</b>	11 houses (new)	\$130,000-\$200,000	n-Hunt, e-Chene, s-Vernor, w-Dubois
Petosky Park	17-Nov-04	47.410	9,029.35	<b>Northstar CDC/Phoenix Consultants/Castle Constructon</b>	86 townhouses (new)	\$140,000	n-north side of Boston, e-alley 1st west of Linwood, s-parts of n & s sides of Chicago, w-alley 1st
Orton Development (Argonaut Bldg)	17-Nov-04	7.890	9,021.46	<b>Orton Development Inc. from California</b>	132 townhouses (new)	market rate	east of Dexter & Dexter
Core City	17-Nov-04	144.070	8,877.39	<b>Phoenix Group Consultants, Inc./Core City Neighborhood Org.</b>	275 condo's (new)	low/mod & market rate	general: n-W. Grand, e-Cass, s-railroad, w-2nd
College Park	5-Jan-05	21.637	8,855.75	<b>People First Community Outreach/NPHC</b>	60 houses & 66 condo's (new)	\$90,000-\$100,000, \$140,000-\$180,00	n-Forest, e-Grand River, s-MLK & Magnolia, w-18th
Expanded East Village (addition)	12-Jan-05	21.740	8,834.01	<b>Phoenix Group Consultants, Inc</b>	70 houses (new), 18 townhomes	market rate and low/mod	n-curtis, e-east side of Ferguson, s-W. Outer Dr., w-Lindsay
Park Shelton	2-Mar-05	4.504	8,829.51	<b>Park Shelton LLC</b>	(new), 10 houses (rehab)	\$72,000-\$315,000	Former Whittier site and area to north, south, and west
Research Lofts (on Trumbull)	15-Apr-05	2.270	8,827.24	<b>5766 Trumbull LLC (Chadd Fox of Ferndale)</b>	70 condos (rehab), 140 senior units	\$112,000-\$148,000	n-Ferry, e-John R, s-E. Kirby, w-Woodward
Farrington Estates	4-May-05	13.980	8,813.26	<b>Original New Grace Missionary Baptist Church</b>	(rehab), 180 condos (new), 60 lofts	\$159,000	n-railroad, e-Lincoln, s-Elijah McCoy, w-Trumbull
Green Acres	18-May-05	4.210	8,809.05	<b>Griggs Group</b>	(new), 92 townhouses (new)	\$250,000-\$400,000	n-Annin, e-Bauman, s-Bryson, w-1st alley east of Woodward
Vinton Building	1-Jun-05	2.580	8,806.47	<b>Vinton Building LLC (R. Scott Martin of Detroit)</b>	1 house (new)/ 15 townhomes (new)	\$400,000	n-W. Eight, e-Woodward, s-Woodstock, w-Queenston
Du Charme Place	1-Jul-05	32.190	8,774.28	<b>Du Charme Place LLC (Walter Cohen of Southfield)</b>	11 condos (rehab)	\$189,900-\$249,000	600 Woodward/(n-Cadillac Square, s-Congress, w-Woodward)
Morgan Waterfront Estates	1-Jul-05	51.800	8,722.48	<b>Morgan Development LLC</b>	66 townhouses & flats (new)	\$185,000-\$1.5 million	n-Lafayette, e-Orleans, s-Larned, w-Rivard
Sacred Heart/St. Elizabeth	6-Jul-05	38.760	8,683.72	<b>Sacred Heart/St. Elizabeth CDC</b>	43 houses (new)/284 condos (new)	\$60,000-\$159,000	n-Freud, e-Lycaste, s-Detroit River, w-St. Jean
Art Center	14-Sep-05	1.490	8,682.23	<b>Petit Bateau LLC</b>	30 houses (new)/2 houses (rehab)	\$239,000	n-Forest, e-east side of McDougall, s-Superior, w-west side of Grandy
Triad Development	14-Sep-05	109.410	8,572.82	<b>Triad Development Co. (KDR &amp; Associates out of Detroit)</b>	39 townhouses (new)	\$120,000-\$150,000	n-Kirby, e-St. Antoine, s-Frederick, w-Beaubien
Eddystone Lofts	21-Sep-05	3.620	8,569.20	<b>Eddystone Development LLC (Jim Wickenheiser)</b>	104 houses (new)/33 houses (rehab)	\$170,000	n-Nevada, e-Dequindre, s-E. McNichols, w-Chrysler
South University Village	19-Oct-05	14.890	8,554.31	<b>The Hubbell Group LLC/Marquette Companies</b>	195 lofts (rehab) & houses (new)	\$170,000	Hotel Eddystone & Sal. Army Harbor Light/(n-north side of Sproat, e-Park, s-Sibley, w-Clifford)
1001 Covington	19-Oct-05	7.410	8,546.90	<b>1001 Covington LLC/Joseph Brophy of Birmingham, MI</b>	390 condos (new & rehab)	\$150,000-\$175,000	Graybar Bldg in part/(n-Forest, e-Woodward, s-Willis, w-Cass)
Amended West Corktown	19-Oct-05	1.338	8,545.56	<b>Greater Corktown Development Corp.</b>	16 condos (rehab)	\$116,000-\$280,000	n-Covington, e-Third, s-Whitmore, w-Manderson
Bellevue Village	18-Nov-05	3.410	8,542.15	<b>Church of the Messiah Housing Corp.</b>	60 condo/townhouse/loft (new &	\$115,000-\$145,000	southeast corner of Michigan and 14th
Garfield Condominium	18-Nov-05	8.150	8,534.00	<b>Arbor</b>	rehab)	\$166,000-\$350,000	n-St. Paul, s-Agnes, east and west sides of Helen
3100 Woodward	18-Nov-05	3.490	8,530.51	<b>3100 Woodward LLC (Dwight Belyue of Detroit)</b>	10 houses (new)	\$120,000-\$350,000	n-Forest, e-John R, s-south side of Garfield, w-Woodward
Canfield/John R	6-Jan-06	3.470	8,527.04	<b>Boulder Development LLC (based out of Royal Oak)</b>	79 condos(new & rehab)	\$175,000	n-Erskine, e-John R, s-Watson, w-Woodward
Newberry Hall	29-Mar-06	9.170	8,517.87	<b>Arbor</b>	217 units (new & rehab)	\$145,000-\$266,000	Melrose Hotel (87 E. Canfield)/(n-Canfield, e-John R, s-Willis)
Cadillac Residences Ltd.	12-Apr-06	5.880	8,511.99	<b>Cadillac Residences Ltd.(Ferchill Group of Cleveland)</b>	30 condos (rehab)	market rate	Newberry Hall/(n-Willis, e-John R, s-Alexandrine,w-west side of Woodward)
St. Regis Condominium	17-May-06	4.950	8,507.04	<b>GMC (Dwight Belyue) of Detroit</b>	67 condos (rehab)	\$189,000-\$279,000	Book Cadillac Hotel/n-State, e-Griswold, s-Lafayette, w-Washington
Cass Corner	12-Jul-06	3.280	8,503.76	<b>DPC LLC (Bingham Farms, MI &amp; Phillip Roberts of Seattle, WA)</b>	30 condos (rehab)	\$127,000-\$204,000	St.Regis Hotel (n-north side W. Grand, e-Woodward, s-Milwaukee, w-e & w of Cass)
Cooley/Houghton	26-Jul-06	2.780	8,500.98	<b>Merit Builders &amp; 3LK Construction (Charlie Grant of Detroit)</b>	36 condos (rehab)	\$150,000-\$175,000	2467 Cass, 427 Henry & 2447 Cass (n-Henry, e-Cass, s-Fisher, w-2nd)
Village-Estates	13-Oct-06	10.990	8,489.99	<b>Strather and Associates and Amandla (Fellowship Chapel)</b>	17 houses (new)	\$200,000	near 7 & Lahser (n-St. Martins, e-Cooley, s-Vassar, w-Houghten)
Merritt Place	20-Oct-06	2.000	8,487.99	<b>S&amp;S Development Group (Sauda Shakoor-Ahmad)</b>	24 houses (new) /96 townhouses	\$145,000-\$170,000	n-Santa Maria and 1 block toward Outer Dr., e-east side Biltmore, s-alley north of McNicholes, w-
Rutland/Outer Drive	1-Nov-06	2.160	8,485.83	<b>People First Community Outreach/NPHC</b>	0 townhouses (rehab)/20 townhouses	\$140,000-\$180,000	west side Lindsay
					24 houses (new)		n-Virginia Park, e-Merrill, s-Seward, w-east line of 1317 Virginia Park
							n-Thatcher, e-west side Gilchrest, s-area north of Outer Dr, w-Lindsay



Name of N.E.Z.	Date Approved by City Council	Acreage of Each Zone	Acreage Remaining for NEZ Designation	Petitioner/Developer	Number & Type of Units	Proposed Price Per Unit	Location/General Boundaries
Campus Square	3-Jan-07	24.900	8,460.93	<b>Meyers/Six Mile CHDO/Campus Square Development Company</b>	townhouses (new)	\$190,000-\$200,000	n-Thatcher, e-n/s alley west of Pinehurst, s-Santa Clara, w-Meyers
River Rouge Golf View	4-Jun-07	16.170	8,444.76	<b>GEI Development (Greater Emmanuel Institutional COGIC)</b>	150 houses (new)	\$278,000-\$350,000	n-Davison, e- east side of Greydale, s-Fullerton, w-east side of Dolson)
Kercheval/McClellan (Penn. Street)	25-Apr-07	8.720	8,436.04	<b>Olumba, Colin Hubbell, J.C. Cataldo)</b>	60 houses, 40 condos, 20 townh, 12 apt (new)	\$160,000-\$250,000	n-Kercheval, e-east side Penn, s-St. Paul, w-west side McClellan)
Farr Street	25-Apr-07	1.720	8,434.32	<b>JLW</b>	12 houses (new)	\$102,900-\$147,900	n-Selkirk, e-Mt. Elliott, s-Farr, w-Dwyer
East Riverfront	25-Apr-07	123.180	8,311.14	<b>Bing, Bellyue, Bettis, etc.</b>	condos and townhomes (new)	\$30 million in new investment	n-E. Jefferson, e-Joseph Campau, s-River, w-Rivard extended
Lower Woodward	9-May-07	10.800	8,300.34	<b>Motor City Construction</b>	condos - 8 buildings	multi-million investment	n-Witherall, e-Broadway, Farmer, and Woodward, s-Gratiot, w-Griswold and Washington
East Lafayette Village	6-Jun-07	123.060	8,177.28	<b>Church of the Messiah Housing Corp.</b>	60-100 houses (new) & 120-150 (rehab)	\$145,000-\$165,000	n-St. Paul & Lafayette, e-E. Grand, s-e. Jefferson, w-Mt. Elliott & 1st alley east Bellevue
Book Bulding and Tower	18-Sep-07	6.590	8,170.69	<b>Northeast Commercial Services (NY Corp.)</b>	155-160 condos (rehab)	\$90,000-\$100,000	n Grand Circus, e Washington s Michigan w Bagley
Covington Terrace	13-Oct-07	4.960	8,165.73	<b>Covington Terrace LLC</b>	24 condos (rehab)	\$85,000	n Covington, s merton, w second
Hubbard Farms Expansion	19-Feb-08	6.110	8,159.62	<b>Bagley Housing Association</b>	15 houses (new)	\$112,000-\$116,000	n Toledo, e Clark, s Uthes, w McKinstry
Euclid Street Townhouse	26-Feb-08	0.000	8,159.62	<b>Mt. Moriah Development Corp.</b>	24 townhomes (new)	\$105,000	n Philadelphia, w Second, s Euclid, w Lodge
Morningside Community	18-Mar-08	91.220	8,068.40	<b>U-SNAP-BAC</b>	85 houses (new)	\$94,500-\$115,000	n-warren, e-somerset, s-mack, w-alter
Triangle Housing Development	23-Sep-08	28.960	8,039.44		100 houses (new)		n-Huber, e-Mt. Elliott, s-school, w-Vincent
Cortown North	9-Dec-08	21.480	8,017.96	<b>Corktown Housing LLC</b>			n spruce, e alley east vermont, s fisher, w wabash
East Ferry Expansion	6-Jan-09	15.500	8,002.46	<b>Nailah LLC (Julio Bateau)</b>	new condos		n palmer / ferry , e I-75 , s kirby , w brush
Fort Shelby Hotel	31-Mar-09	16.160	7,986.30		condos (rehab)		n lafayette , e cass , s congress , w third
Lofts of Merchant Row	23-Nov-10	1.240	7,985.06				
Leland Estates	8-Feb-11	11.670	7,973.39				
Gardenview	8-Feb-11	42.500	7,930.89				
Community First Paradise Valley	8-Feb-11	21.240	7,909.65				n Arndt, e elmwood, s hunt, w Chene
Power of Green Housing	3-Sep-13	0.440	7,903.91	<b>Power of Green Housing</b>	20 residential housing units (shipping)	\$30,620	southwest corner of W. Warren & Rosa Parks
FD Lofts	8-Jul-14	5.300	7,904.35	<b>FD Lofts LLC</b>	condos (rehab)	\$1,017,086	n Eliot, e Riopelle, s Erskine, w Russell
Lofts at Merchant's Row	9-Jun-14	0.138	7,903.77	<b>Lofts at Merchant's Row LLC</b>	42 apartment units (rehab)	\$1,260,000	parcel #2001875-6
Town Residences	14-Jul-15	0.368	7,903.40	<b>Town Residences LLC</b>	316 affordable housing units	\$2,200,000	1511 First parcel # 04003165-89
1215 Griswold	21-Jul-15	0.112	7,903.29	<b>1215 Griswold LLC</b>	Convert loft space into 25 apts.	\$296,400	1215 Griswold parcel #02002008
Three Squared Inc	17-Nov-15	0.184	7,903.11	<b>Three Squared Inc</b>	8 new apts from shipping containers	\$26,000	1833 Kaline parcel #080000577-8
Yesre Realty LLC	20-Nov-16	0.842	7,902.26	<b>Yesre Realty LLC</b>	31 apartment units rehab	\$816,200	7441 Second parcels #04001594-600
Stapler Industires LLC	21-Jan-16	0.042	7,902.22	<b>Stapler Industires LLC</b>	new construction of 208 apts.	\$92,000	1416 Griswold Parcel #020020000
The Ferlito Group	15-Mar-16	0.226	7,902.00	<b>The Ferlito Group</b>	14 new condo units		438 Selden parcel #02000816
Brush Park Phase 1	25-Apr-16	8.440	7,893.56	<b>Brush Park Development Company Phase 1 LLC</b>	325-450 new market rate condo units	\$80,000	Area generally bounded by Edmund, John R., Division, Adelaide, and Woodward Ave
VG Statler City LLC	15-Mar-16	1.558	7,892.00	<b>VG Statler City LLC</b>	contruction of 290 market rate apts.	market rate	Area generally bound by Park, Washington, Clifford, and Bagley - parcels 02000291, 02000292-3, 02000315, 02000316, 02000317
Chalfonte Riverfront Detroit LLC	11-Jul-16	2.202	7,889.80	<b>Chalfonte Riverfront Detroit LLC</b>	rehab 20 unit apt. bldg		East Village Area 8625-8701 E. Jefferson, 933-961 Fischer, 960 Burns
ECO Homes LLC	12-Sep-16	1.694	7,888.10	<b>ECO Homes LLC</b>	20 new condo units		Midtown area 3920-4160 Fourth, 831 W. Alexandrine
Trident Checker LLC	12-Sep-16	4.159	7,883.94	<b>Trident Checker LLC</b>	150 new rental units		Old Tiger Stadium area 2026-2130 Trumbull, 1355-1434 W. Elizabeth, 2110-2128 Eight, 3121-1341 Plum, 2133-2141 Brooklyn, 1326-1332 W Elizabeth
Pyramid Development LLC	21-Nov-17	0.633	7,883.31	<b>Pyramid Development Co LLC</b>	Residential units in the former Free Press Building on floors 4-14	market rate	321 W Lafayette Blvd parel #120000196
Rosko Development (Monroe Blocks)	14-Nov-17	3.139	7,880.17	<b>Rosko Development Company LLC</b>	new construction of a 16-story residential tower	market rate	area bordered by Monroe, Randolph, Bates, Cadillac Square and Woodward Avenue
Innovative Acquisitions LLC	14-Nov-17	0.840	7,879.33	<b>Innovative Acquisitions LLC</b>	rehab of residential units in the Book Building and Book Tower (13 & 38 floors)	market rate	1201,1249 and 1265 Washington Blvd parcels 02000298, 02000299 and 02000300
Rosko Development (Hudson's Site)	14-Nov-17	2.174	7,877.16	<b>Rosko Development Company LLC</b>	new construction of 250 residential units	market rate	1206 & 1208 Woodward parcels 01004110-4 and 01004115-9
Paperclip Properties, LLC	14-Nov-17	0.136	7,877.02	<b>Paperclip Properties, LLC</b>	David Stott Bldg 28 floors of residential units	market rate	1150 Griswold parcel #001994
Corktown Loft Solutions, LLC	3-May-18	0.641	7,876.38	<b>Corktown Loft Solutions, LLC</b>	The former Casimir School, a 45,813sf building will be renovated into 30 residential lofts.	market rate	3335 23rd Street parcel # 12008359.002L
Marwood Development NEZ	25-Sep-18	3.788	7,872.59	<b>Develop Detroit</b>	Rehabilitate 57 units of the Marwood Apartments	market rate	53 Marston In addition, the project also includes the construction of 12 new apartments and townhouses from 67-111 Marston; the new construction of 12 for sale homes and the rehabilitation of seven single family homes, with all to be for sale as owner occupied homes.
Michigan Central Station NEZ	5-Oct-18	26.75	7,845.84	<b>Ford Motor Company</b>	Rehab the 17-story Michigan Central Station and developing 40 condo units on the top floors	market rate	area bordered by 14th Street and Vernor at Dalzelle
AK Owner, NEZ (Albert Kahn Building)	5-Oct-18	1.27	7,844.57	<b>AK Owner, LLC</b>	plan to convert the Albert Kahn Building, a 10-story office building, located at 7430 Second Avenue in the New Center area, into 211 rental units with 75,652 sq. ft. of retail and office space on the first floor and lower level.	market rate	7430 Second Ave

Name of N.E.Z.	Date Approved by City Council	Acreage of Each Zone	Acreage Remaining for NEZ Designation	Petitioner/Developer	Number & Type of Units	Proposed Price Per Unit	Location/General Boundaries
Midtown West	28-Feb-19	4.59	7,839.98	<b>PDH Development Group LLC</b>	Midtown West, will include 335 new residential units, comprised of 175 rental units and 160 for sale units.	market rate	831 Selden, 931 Selden, 830 Brainard and 960 Brainard
651 W. Hancock	11-Jul-19	0.29	7,839.69	<b>Wellesley Propco, LLC</b>	Rehab of 28 units	market rate	651 W. Hancock
4417 Second	11-Jul-19	0.44	7,839.25	<b>Sheridan Propco, LLC</b>	Rehab of 91 units	market rate	4417 Second
3750 Woodward Avenue	18-Jul-19	3.78	7,835.47	<b>Real Estate Interests, LLC</b>	180 multi-family units, of which 36 will be affordable (20%), 198 housing units targeted towards students, and 60 condominiums.	market rate	3750 Woodward Avenue
1720 W. Fort	18-Jul-19	0.75	7,834.72	<b>Corktown Lofts, LLC (Bedrock)</b>	2 floors of residential apartments	market rate	1720 W. Fort
Virgina Park (Herman Keifer) Area	18-Jul-19	224.23	7,610.50	<b>Herman Kiefer Development, LLC</b>	1,830 properties	market rate	Area bounded by rosa Parks Blvd. the alley of Clairmaont Ave, the alley west of Woodward Ave, and the Alley south of Virginia Park Street. Also including the former herman Kiefer Hospital located at 1151 Taylor Street.
United Artist (150 Bagley)	31-Oct-19	0.69	7,609.81	<b>Bagley Development Group, LLC</b>	converting this 18-story building commonly known as the United Artists Building, into 148 apartment units	market rate	150 Bagley
Pullman Parc NEZ	7-Nov-19	3.24	7,606.57	<b>Hunter Pasteur Homes Lafayette Park LLC 1900 Pembridge</b>	81-unit multifamily residential neighborhood: (1) 25 Parc Homes, (2) 29 Townhomes and (3) 27 Corner Flats. The Parc Homes will consist of 2 and 3 bedroom layouts. The Townhomes will consist of 2, 3, and 4 bedroom plans. The Corner Flats buildings will consist of 4 stories, 1 bedroom layouts on the 2nd, 3rd, and 4th stories, ranging from 640 to 935 SF.	market rate	1900 Pembridge (1100 St. Aubin)
Belcrest Apartment NEZ	5-Mar-20	1.06	7,605.51	<b>Belcrest Apartment Acquisition, LLC</b>	Rehab 5540 Cass Ave "The Belcrest Apartments" 142 housing units	market rate	5540 Cass Avenue
Life Is A Dreamtroit NEZ	5-Mar-20	2.98	7,602.53	<b>Life Is A Dreamtroit, LLC</b>	Rehab an existing warehouse into 73 housing units.	market rate	1331 Holden Street, 5924, 5960, 6120, 6126, and 6132 Lincoln Street. The property is bounded by Holden St. to the north, a railroad track to the east, Lincoln St. to the south and west, forming a triangular shape.
Queen Lillian II NEZ	14-May-20	1.85	7,600.67	<b>Queen Lillian II, LLC</b>	204 apartment units	market rate	3439-3455 Woodward and 13 Stimson, located at the intersection of Woodward Avenue and Stimson Street near the Woodward Avenue and Martin Luther King (Mack) intersection.
Heather Hall NEZ	15-Jul-20	0.20	7,600.47	<b>GW1, LLC</b>	rehabilitate the 70-unit Heather Hall Apartment building	market rate	3444 Second Avenue
Greektown Neighborhood NEZ	20-Jul-20	0.35	7,600.11	<b>Gratiot Acquisition Partners, LLC</b>	Construction of a new ground up 16-story residential tower. A total of 165 residential units are proposed on the second through the 16 floors.	market rate	316 Gratiot, 338 Gratiot, 301 Macomb and 343 Macomb
West McNichols NEZ	18-Mar-21	0.55	7,599.56	<b>7303 West McNichols, LLC</b>	Construct a 38,000 square foot mixed-use development on three parcels with 38 residential units.	market rate	7303, 7329 and 7355 West McNichols
Brainard Neighborhood NEZ	15-Apr-21	0.22	7,599.35	<b>484 Brainard, LLC</b>	Rehab an apartment building's 45 rental units.	market rate	484 Brainard
15th St Core City NEZ	6/10/2021	0.68	7,598.66	<b>New Old School, LLC</b>	Contruct 15 separate multi-family buildings with a total of 30 individual rental units.	market rate	4601, 4609, 4613, 4627, 4635, 4641, & 4657 15th Street
Rivard Lafayette Park NEZ	6/10/2021	5.22	7,593.45	<b>Lafayette Acquisition Partners, LLC</b>	Construct three multi-family buildings that will include a total of 230 apartments and construct another three 5-story wood building that will include approximately 88 condominiums.	market rate	1401 Rivard St

Name of N.E.Z.	Date Approved by City Council	Acreage of Each Zone	Acreage Remaining for NEZ Designation	Petitioner/Developer	Number & Type of Units	Proposed Price Per Unit	Location/General Boundaries
Horton North End NEZ	23-Jun-21	0.34	7,593.10	The Beauton, LLC	Construct a 24 unit mixed-use apartment building.	market rate	503, 509, 515, 521 Horton St & 7414 Beaubien
Pallister Henry Ford Neighborhood NEZ	16-Sep-21	1.78	7,591.32	FPJ Investments LLC	Construct thirty-eight residential units that will be owner-occupied.	market rate	503, 509, 515, 521 Horton St & 7414 Beaubien
Edsel Ford Neighborhood NEZ	23-Sep-21	0.16	7,591.16	225 E Edsel Ford, LLC	Construct a 19 unit mixed-use apartment building.	market rate	225 E Edsel Ford
Woodward/Mack NEZ	28-Oct-21	2.36	7,588.80	CCA Midtown Detroit, LLC	Construct a 350 unit mixed-use apartment building.	market rate	Mack Ave. to the north, John R. to the east, Woodward to the west, and Erskine to the south.
North Corktown NEZ	28-Oct-21	1.00	7,587.80	North Corktown Development, LLC & Zeiger Properties, LLC	Construct seven two-bedroom townhomes & construct a 12-unit building	market rate	2722-2746 & 2733-2741 Harrison St., 2802, 2806, 2808 and 2812 Harrison St
North Corktown NEZ	28-Oct-21	0.41	7,587.40	4741 Second Avenue LLC	Rehab a seven-unit apartment building & construct a 14-unit condominium building	market rate	4741 Second Ave
Fisher Body Hastings NEZ	21-Jul-22	4.74	7,582.66	Fisher 21 Lofts LLC	Rehab a 5-story vacant warehouse with approximately 630,500 square feet of building space including 433 market rate and affordable housing units	market rate	6051 Hastings
Trumbull Lysander NEZ	22-Sep-22	0.23	7,582.44	Trumbull Properties LLC	Construct two three-unit buildings, and one four-unit building for a project totaling 10 residential townhome units	market rate	4503, 4515 Trumbull + 1520 Lysander
Second/Brainard NEZ	22-Sep-22	0.44	7,582.00	8484 Brainard LLC	Construct a four-story building, with 57 apartments	market rate	3740 Second
Belcrest Apartment NEZ	20-Oct-22	1.06	7,580.94	5440 Cass LLC	Rehab 141 apartment units	market rate	5440 Cass
North End Landing NEZ	9-Feb-23	1.70	7,579.25	Avanath North End Parcel Owner I, LLC and Civic Tekton North End, LLC	Construct eight (8) affordable for-sale townhomes	Below market rate	405 Smith, 409 Smith, 7718 Brush
2205 Cass NEZ	16-Feb-23	3.74	7,575.51	Olympia Development of Michigan	Construct a 19-floor, 250,050 sq.ft. apartment building with 261 apartments	market rate	2205 Cass Ave
2250 Woodward Ave	16-Feb-23	3.21	7,572.29	Olympia Development of Michigan	Construct a 21-floor, 399,281 sq.ft. apartment building with 287 apartments	market rate	2250 Woodward Ave
408 Temple St	23-Feb-23	0.34	7,571.95	Olympia Development of Michigan	Renovation of the 11-story former American or Fort Wayne Hotel with 131 residential units	market rate	408 Temple
2210 Park Ave	23-Feb-23	0.09	7,571.86	Olympia Development of Michigan	Renovation of the 10-story Detroit Life Building, a vacant former office structure, converting it into 16 market rate apartments	market rate	2210 Park
Second Amended West Corktown	19-Apr-23	0.35	7,571.52	2150 Bagley, LLC	Renovation of a mixed-use building with one loft-style unit on the first floor and the remaining 13 loft-style units on the second floor	market rate	2150 Bagley
Nardin Park NEZ	19-Apr-23	12.61	7,558.91	PDD on behalf of (New Era Development)	Renovation of four existing buildings, for a total of 14 units for purchase. A second phase will consist of eight new structures with 24 additional units	market rate	9706 Nardin, 9767 Dundee, 9790 Dundee, 9797 Dundee
		Total Acreage Remaining	7,558.91		13,239.00		