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October 24, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of 9 condominium units located at the northeast corner of Avery and Merrick Streets in the North Woodbridge Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received 9 applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of 9 condominium units at 5238 (Unit 1), 5234 (Unit 2), 5232 (Unit 3), 5228 (Unit 4), 5226 (Unit 5), 5222 (Unit 6), 5220 (Unit 7), 5218 (Unit 8), and 5216 (Unit 9) Avery Street. The project consists of a duplex (Units 8 and 9) facing Merrick and a 7-unit townhouse (Units 1-7) facing Avery.

The applicant requesting the certificates is Avery Merrick Development LLC which is represented by Rich Inger. Mr. Inger has been involved in real estate in metro Detroit for the past twenty years. Part of this work included partnering with Southwest Housing Solutions to purchase over 600 properties since 2014 – each property has been fully rehabilitated and marketed to owner occupants.

The table below summarizes details for the subject 9 condo units. All of the units have two bedrooms, except one which has 3 bedrooms.

Unit	Square Footage	# Bedrooms	Unit cost to build	Estimated sale price	Price per square foot
1	1585	2	\$404,175	\$481,000	\$303.5
2	1261	2	\$321,555	\$384,800	\$305.2
3	1261	2	\$321,555	\$384,800	\$305.2
4	1564	2	\$398,820	\$458,800	\$293.4
5	1261	2	\$321,555	\$385,000	\$305.3
6	1261	2	\$321,555	\$388,500	\$308.1
7	1585	3	\$404,175	\$504,000	\$318
8	1265	2	\$322,575	\$351,100	\$277.6
9	1265	2	\$322,575	\$362,000	\$286.2

The site plan indicates there will be attached garages for all 9 units. Regarding accessibility, the developer indicates the following:

- The duplex has a ground floor unit with 2 steps up to enter the property. The unit is laid out to provide single floor living with large open spaces. If during presale a buy required a fully accessible bathroom the space can be reconfigured to provide ADA clearances converting

the unit from 2 full bathrooms to one full bathroom and one 1/2 bath. Grade entry can be adjusted to eliminate the entry steps and sloped for access. The 2nd floor stair is wide enough to accommodate a stair chair lift and the bathrooms are also convertible to ADA if the buyer required.

- The 7-unit building has minimal steps up to the ground floor and stairs are wide enough to accommodate a stair chair lift.

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) or not more than 6 months after the date of the issuance of a building permit for the facility. The petitioner submitted NEZ certificate applications dated October 4, 2023, to the City Clerk's office.

The subject property has been confirmed as being within the boundaries of the North Woodbridge NEZ which was established by a vote of City Council in February 2004. CPC staff has reviewed the applications and recommends approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

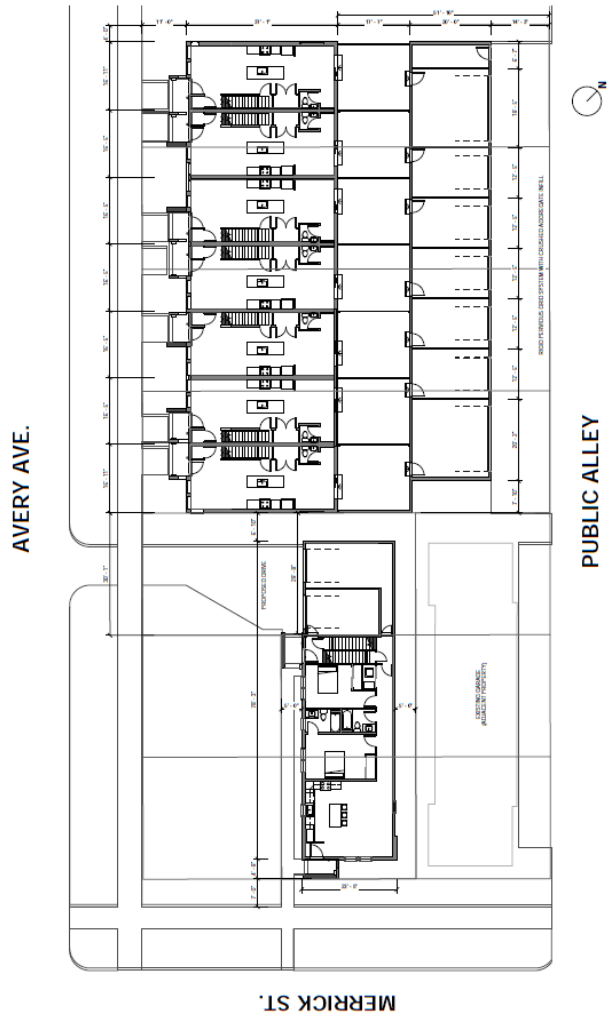
Respectfully submitted,



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 certificate if the applications were 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>
North Woodbridge	5238 Avery (Unit 1)	07-0989
North Woodbridge	5234 Avery (Unit 2)	07-0990
North Woodbridge	5232 Avery (Unit 3)	07-0991
North Woodbridge	5228 Avery (Unit 4)	07-0992
North Woodbridge	5226 Avery (Unit 5)	07-0993
North Woodbridge	5222 Avery (Unit 6)	07-0994
North Woodbridge	5220 Avery (Unit 7)	07-0995
North Woodbridge	5218 Avery (Unit 8)	07-0996
North Woodbridge	5216 Avery (Unit 9)	07-0997