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# City of Detroit

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October 19, 2023

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a 16-unit residential apartment building located at 1775 Van Dyke in the West Village Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the rehabilitation of a 16-unit 4-story apartment building located at 1775 Van Dyke.

The property is located on the on the west side of Van Dyke south of Kercheval within Council District 5. Below is a map of the location and an image of the building.

The petitioner is Van Dyke Village Apts, LLC which consists of Cecily King of Kipling Development and Clifford Brown of Woodborn Partners. Both development companies have extensive experience owning and developing in Detroit.

The request is for a 15-year abatement to rehab the building. The developer estimates spending \$28,185 per unit with a total rehab cost of \$450,000. Proposed improvements include a new roof and interior unit improvements.

Below is a unit summary from the developer for each unit. All 16 units have 2 bedrooms, 1 bath, and 950 square feet. The rents range would from \$915 to \$1300 per month. The developer indicates the property was acquired in partnership with LISC, the City of Detroit and the Detroit Housing for the Future Fund. The intention of the developer is to fully preserve affordability across a range of household incomes from 50% AMI to 120% AMI; also, 50% of the units will be slated for households earning below 80% AMI. Additionally, the developers have been working closely with the City of Detroit's Housing & Revitalization Department to identify the right affordability that serves the current resident households and prioritizes their retention.

<i>Unit #</i>	<i>Unit SF</i>	<i>Unit Bedrooms</i>	<i>Estimated Renovation Cost</i>	<i>Estimated Rent</i>
1	950	2 BR   1 BATH	\$ 29,062.50	\$ 1,213.00
2	950	2 BR   1 BATH	\$ 29,062.50	\$ 1,300.00
3	950	2 BR   1 BATH	\$ 29,062.50	\$ 1,000.00
4	950	2 BR   1 BATH	\$ 29,062.50	\$ 915.00
5	950	2 BR   1 BATH	\$ 29,062.50	\$ 915.00
6	950	2 BR   1 BATH	\$ 29,062.50	\$ 915.00
7	950	2 BR   1 BATH	\$ 29,062.50	\$ 915.00
8	950	2 BR   1 BATH	\$ 29,062.50	\$ 915.00
9	950	2 BR   1 BATH	\$ 29,062.50	\$ 865.00
10	950	2 BR   1 BATH	\$ 29,062.50	\$ 1,300.00
11	950	2 BR   1 BATH	\$ 29,062.50	\$ 1,300.00
12	950	2 BR   1 BATH	\$ 29,062.50	\$ 915.00
13	950	2 BR   1 BATH	\$ 29,062.50	\$ 1,400.00
14	950	2 BR   1 BATH	\$ 29,062.50	\$ 1,400.00
15	950	2 BR   1 BATH	\$ 29,062.50	\$ 975.00
16	950	2 BR   1 BATH	\$ 29,062.50	\$ 1,300.00
<b>16</b>			<b>\$ 465,000.00</b>	

The developer indicates there are 22 spaces on the site; a monthly fee of \$50 per space is estimated to be charged once the overall renovation of the property is completed.

Regarding accessibility, the developer indicates one unit is currently handicap accessible and a private lift connects the unit from the parking lot directly to the unit (which is located on the second floor). The lift needs to be improved and the unit will be rehabbed and retained as a fully handicap accessible unit.

It appears 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 the NEZ certificate application dated May 16, 2023, to the City Clerk’s office.

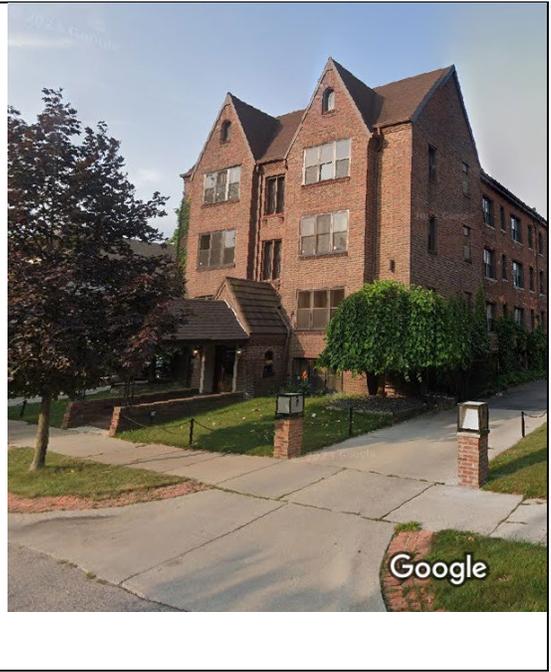
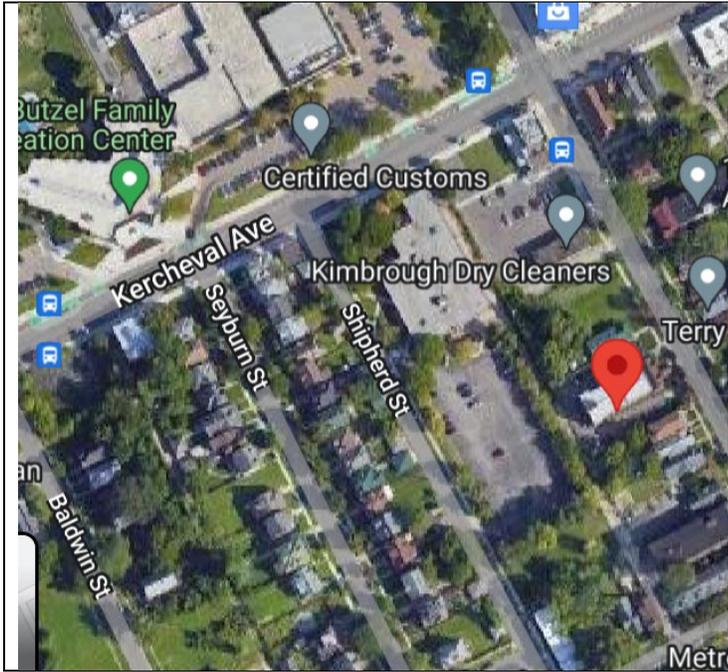
The subject property has been confirmed as being within the boundaries of the West Village NEZ which was established by a vote of City Council in November 2000. CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,

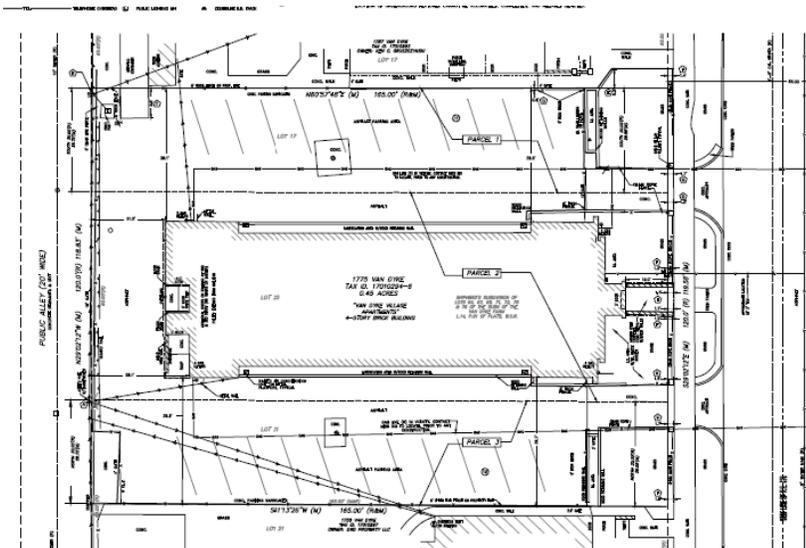


Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, AICP, Planner

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



1775 VAN DYKE // ELEVATIONS



# 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 application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate 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>
West Village	1775 Van Dyke (Units 1-16)	07-0919