

City of Detroit

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November 9, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of two new single-family houses at 1783 and 1789 Fischer in the East Village Amended Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) two applications requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of two single-family houses at 1783 and 1789 Fischer.

The petitioner for the certificates is BlairDan LLC; the developer for the project is Greatwater Homes a new venture of Greatwater Opportunity Capital. Greatwater indicates it is a Detroit development company that has provided quality rental housing across the City of Detroit; its portfolio is largely composed of workforce housing with 93% of the portfolio affordable for households at 80% of AMI, and 55% affordable for households at 60% of AMI.

The property is vacant land on the west side of Fischer south of Kercheval east of Indian Village. Please see map below for reference.

The applicant is proposing to the following:

1783 Fischer

- 1,513 square feet with 3 bedrooms, 2 ½ bathrooms
- Estimated project cost \$326,514
- Estimated sale price

1789 Fischer

- 1,840 square feet with 3 bedrooms and 2 ½ bedrooms
- Estimated project cost \$339,661
- Estimated sale price \$410,000

A two-car garage will be provided with each house. Regarding accessibility, the developer indicates its houses offer design features that accommodate varying degrees of accessibility. For example, 1 of the 2 homes we are proposing to build has a master bedroom on the first floor. All of the homes can be modified to allow for certain features like grab bars or alternative porch entryways.

The subject property has been confirmed as being within the boundaries of the East Village Amended NEZ, which was established by City Council on January 11, 2005, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written. 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 the NEZ certificate applications dated October 30, 2023, to the City Clerk.

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.

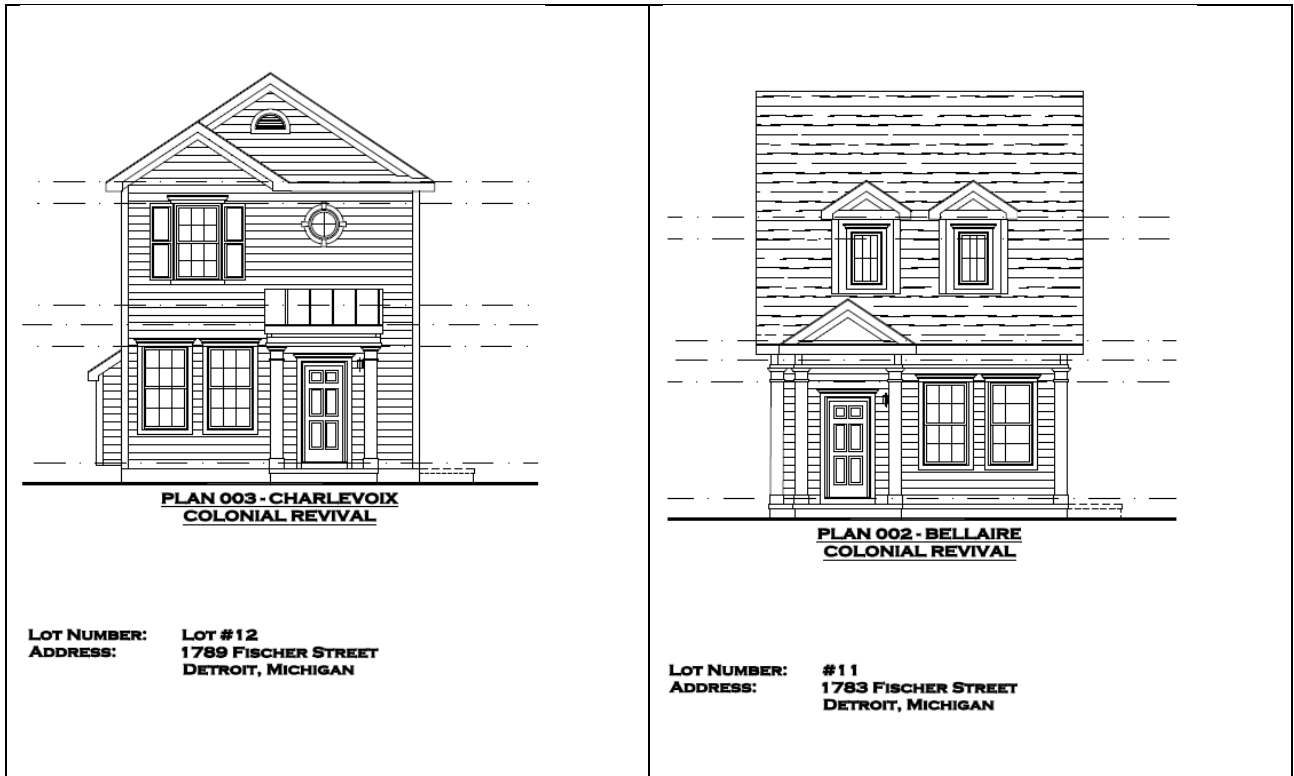
Respectfully submitted,



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

cc: 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 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 Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
East Village Amended	1783 Fischer	07-0980
East Village Amended	1789 Fischer	07-0981