

City of Detroit

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January 3, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of a vacant apartment at 90 and 100 Seward Avenue in the Woodward-Seward Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received two applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the rehabilitation of a vacant apartment building at 90 and 100 Seward containing a total of 56 rental units.

The property is located on the north side of Seward between Woodward and 2nd Avenues. The building, which is in a historic district, is located within Council District 5. Below is a map of the location and an image of the building. The site is presently a side-by-side apartment building with 4 stories.

The petitioner is 90 and 100 Seward Detroit LLC. The developer behind the LLC is Brian Spector; Mr. Spector is not based in Michigan, but his representative indicates he recently partnered with Detroit-based developer Richard Hosey in building mixed-income housing at 655 West Willis in Midtown.

The developer is proposing to rehab the buildings, spending about \$180,000 per unit. All units are proposed to be rented at market rate rents. Attached is a table of the unit types and proposed rents provided by the developer. A summary of the units is as follows:

- Units range from 405 to 905 square feet
- 90 Seward has 28 units - 6 studio units, 16 one-bedroom units, and 6 two-bedroom units
- 100 Seward has 28 units - 6 studio units, 16 one-bedroom units, and 6 two-bedroom units
- Rents range from \$885 to \$1800 per month

Regarding parking, the developer indicates this section of Seward Avenue is highly developed (with existing historic apartment buildings to the east and west). Therefore, the building does not have any surface parking.

Regarding handicap accessibility, the developer indicates the property is the renovation of an existing building within a historic district; as a result, full ADA compliance is constrained. To the extent that construction has modified existing layouts, the developer has made them ADA accessible; however, the building does not have an elevator and therefore is not fully accessible.

It appears the NEZ certificate applications were submitted after the issuance of building permits, however, this is allowed under the State NEZ Act, since the building is within a historic area.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Marcell R. Todd, Jr.".

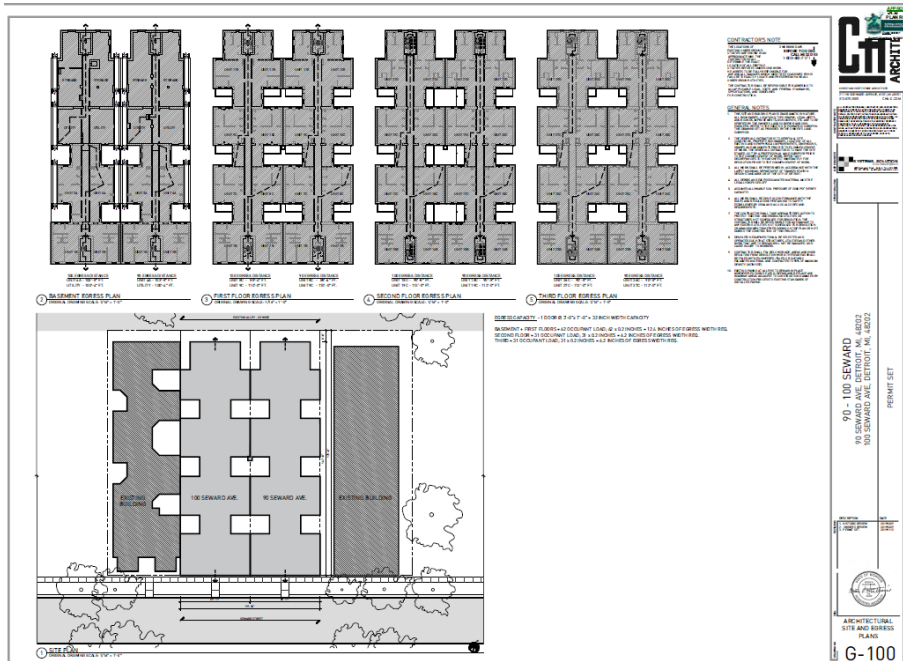
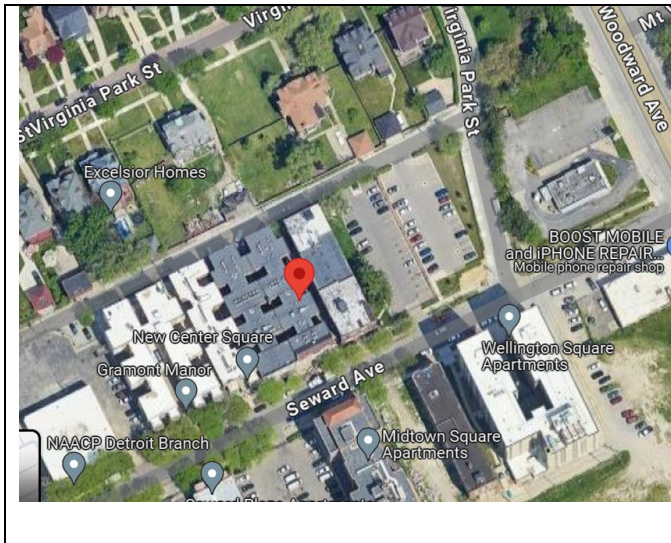
Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner

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

Unit Overview Provided by the Developer

Unit #	Side	Size (sf)	bed/bath	Monthly Rent	Renovation Cost
L1	90 Seward	836	1/1	\$ 1,215.00	\$ 179,000.00
L2	90 Seward	761	1/1	\$ 1,105.00	\$ 179,000.00
L3	90 Seward	836	1/1	\$ 1,215.00	\$ 179,000.00
L4	90 Seward	761	1/1	\$ 1,105.00	\$ 179,000.00
101	90 Seward	905	2/2	\$ 1,665.00	\$ 179,000.00
102	90 Seward	905	2/2	\$ 1,630.00	\$ 179,000.00
103	90 Seward	645	1/1	\$ 1,220.00	\$ 179,000.00
104	90 Seward	645	1/1	\$ 1,195.00	\$ 179,000.00
105	90 Seward	610	1/1	\$ 1,155.00	\$ 179,000.00
106	90 Seward	610	1/1	\$ 1,130.00	\$ 179,000.00
107	90 Seward	405	0/1	\$ 905.00	\$ 179,000.00
108	90 Seward	405	0/1	\$ 885.00	\$ 179,000.00
201	90 Seward	905	2/2	\$ 1,710.00	\$ 179,000.00
202	90 Seward	905	2/2	\$ 1,675.00	\$ 179,000.00
203	90 Seward	645	1/1	\$ 1,250.00	\$ 179,000.00
204	90 Seward	645	1/1	\$ 1,230.00	\$ 179,000.00
205	90 Seward	610	1/1	\$ 1,185.00	\$ 179,000.00
206	90 Seward	610	1/1	\$ 1,160.00	\$ 179,000.00
207	90 Seward	405	0/1	\$ 925.00	\$ 179,000.00
208	90 Seward	405	0/1	\$ 905.00	\$ 179,000.00
301	90 Seward	905	2/2	\$ 1,800.00	\$ 179,000.00
302	90 Seward	905	2/2	\$ 1,765.00	\$ 179,000.00
303	90 Seward	645	1/1	\$ 1,315.00	\$ 179,000.00
304	90 Seward	645	1/1	\$ 1,290.00	\$ 179,000.00
305	90 Seward	610	1/1	\$ 1,245.00	\$ 179,000.00
306	90 Seward	610	1/1	\$ 1,220.00	\$ 179,000.00
307	90 Seward	405	0/1	\$ 965.00	\$ 179,000.00
308	90 Seward	405	0/1	\$ 945.00	\$ 179,000.00
L11	100 Seward	836	1/1	\$ 1,215.00	\$ 179,000.00
L12	100 Seward	761	1/1	\$ 1,105.00	\$ 179,000.00
L13	100 Seward	836	1/1	\$ 1,215.00	\$ 179,000.00
L14	100 Seward	761	1/1	\$ 1,105.00	\$ 179,000.00
111	100 Seward	905	2/2	\$ 1,630.00	\$ 179,000.00
112	100 Seward	905	2/2	\$ 1,630.00	\$ 179,000.00
113	100 Seward	645	1/1	\$ 1,195.00	\$ 179,000.00
114	100 Seward	645	1/1	\$ 1,195.00	\$ 179,000.00
115	100 Seward	610	1/1	\$ 1,130.00	\$ 179,000.00
116	100 Seward	610	1/1	\$ 1,130.00	\$ 179,000.00
117	100 Seward	405	0/1	\$ 885.00	\$ 179,000.00

118	100 Seward	405	0/1	\$ 885.00	\$ 179,000.00
211	100 Seward	905	2/2	\$ 1,675.00	\$ 179,000.00
212	100 Seward	905	2/2	\$ 1,675.00	\$ 179,000.00
213	100 Seward	645	1/1	\$ 1,230.00	\$ 179,000.00
214	100 Seward	645	1/1	\$ 1,230.00	\$ 179,000.00
215	100 Seward	610	1/1	\$ 1,160.00	\$ 179,000.00
216	100 Seward	610	1/1	\$ 1,160.00	\$ 179,000.00
217	100 Seward	405	0/1	\$ 905.00	\$ 179,000.00
218	100 Seward	405	0/1	\$ 905.00	\$ 179,000.00
311	100 Seward	905	2/2	\$ 1,765.00	\$ 179,000.00
312	100 Seward	905	2/2	\$ 1,765.00	\$ 179,000.00
313	100 Seward	645	1/1	\$ 1,290.00	\$ 179,000.00
314	100 Seward	645	1/1	\$ 1,290.00	\$ 179,000.00
315	100 Seward	610	1/1	\$ 1,220.00	\$ 179,000.00
316	100 Seward	610	1/1	\$ 1,220.00	\$ 179,000.00
317	100 Seward	405	0/1	\$ 945.00	\$ 179,000.00
318	100 Seward	405	0/1	\$ 945.00	\$ 179,000.00



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.

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

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Woodward-Seward	90 Seward (28 units)	07-1007
Woodward-Seward	100 Seward (28 units)	07-1008