

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Lauren Hood, MCD
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

January 24, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a 4-unit apartment at 629 West Willis in the Midtown 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 house with 4-units at 629 West Willis.

The building is located on the south side of West Willis between 2nd and 3rd Avenues. Below is a map and street view of the location. The subject request is for a 15-year abatement. The petitioner/developer for the project is Kevin Yanos who indicates he has experience renovating single and multi-family homes in the metro-Detroit area since 2020.

Proposed work includes new electrical and plumbing systems, HVAC, kitchen and bath installation, painting, and flooring. Details for the four units are listed below:

Unit	Square Footage	# Bedrooms	Unit cost to renovate	Estimated rental price
1	1,043 square feet	2	\$17,000	\$2,000/month
2	1,043 square feet	2	\$17,000	\$2,000/month
3	774 square feet	1	\$17,000	\$1,500/month
4 (ADU)	416 square feet	studio	\$17,000	\$950/month

Regarding affordability, the developer indicates that 3 units will be offered below 100% Area Median Income (AMI) and the studio unit will be lower than 80% AMI.

Regarding parking, the developer indicates there will be 8 spaces provided and no fee will be charged.

Regarding accessibility, the developer indicates the planned unit layout allows for flexible use of the space with accessible routes throughout the unit. Clear floor areas in kitchens and bathrooms for wheelchair users will be provided. The ground floor unit of the house requires use of stairs and is currently occupied, however, should a future tenant require adaptations, a wheelchair accessible ramp will be constructed. The unit already provides wide doorways and routes throughout the unit, as well as clear floor areas at the sinks, front controls on appliances, a lever handle at the main entrance, and outlets/switches in locations that increase accessibility and ease of use.

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 January 4, 2024, to the City Clerk’s office.

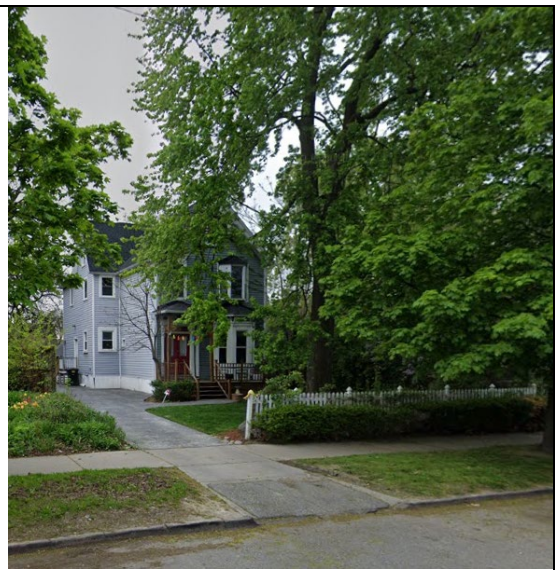
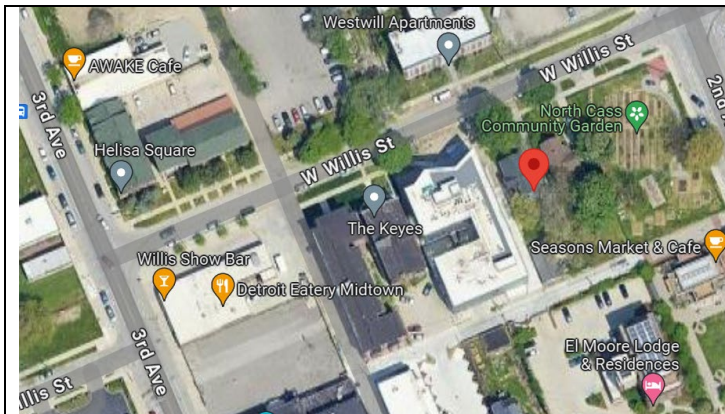
The subject property has been confirmed as being within the boundaries of the Midtown NEZ, which was established by a vote of the City Council on March 1999. CPC staff has reviewed the application and recommends approval. The City Clerk’s office is submitting a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



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

cc: 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 application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificates 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>
Midtown	629 West Willis	07-1016