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# City of Detroit

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March 26, 2024

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for the rehabilitation of a residential building into 4 condominium units at 9767 Dundee in the Nardin Park Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received applications requesting a Neighborhood Enterprise Zone (NEZ) certificate for the rehabilitation of a residential building into 4 condominiums (Units A, B, C, and D) at 9767 Dundee.

The building is located on the Dundee between Nardin Park and West Grand River. Below is a map and street view of the location. The subject request is for a 15-year abatement.

The developer for the project is New E.R.A. Community Group, Inc. New E.R.A. was founded in 2013 by five African American women from Saginaw, Michigan whose mission is to create equitable economic development project in urban communities.

The developer indicates the units will be at 80% Area Median Income (AMI). Details for the four units are listed below:

Unit	Square Footage	# Bedrooms	Unit cost to build/renovate	Estimated sale price
3	770	2	\$132,397	\$160,000 per unit
1	1,600	3	\$219,809	\$180,000 per unit

The project would not have any on-site parking; the alley in the back is not open and there is no side yard for a driveway. The developer indicates due to a significant surge in land prices mandated by the land bank, they are compelled to provide street and alley parking instead of parking on private lots; initially priced at \$100 during the project's initiation, the land bank now requires \$20,000 per lot.

Regarding accessibility, the building is older and is not handicap accessible. The developer indicates the handicap accessible features for the units will include:

1. **Doorways:** Widening doorways to accommodate wheelchair access.
2. **Bathrooms:** Installing grab bars, accessible sinks, and roll-in showers.
3. **Flooring:** Using slip-resistant and firm surfaces to facilitate mobility.
4. **Light Switches and Controls:** Placing them at accessible heights for all residents.
5. **Common Areas:** Ensuring common spaces are navigable for individuals with mobility aids.

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 31, 2023, to the City Clerk’s office.

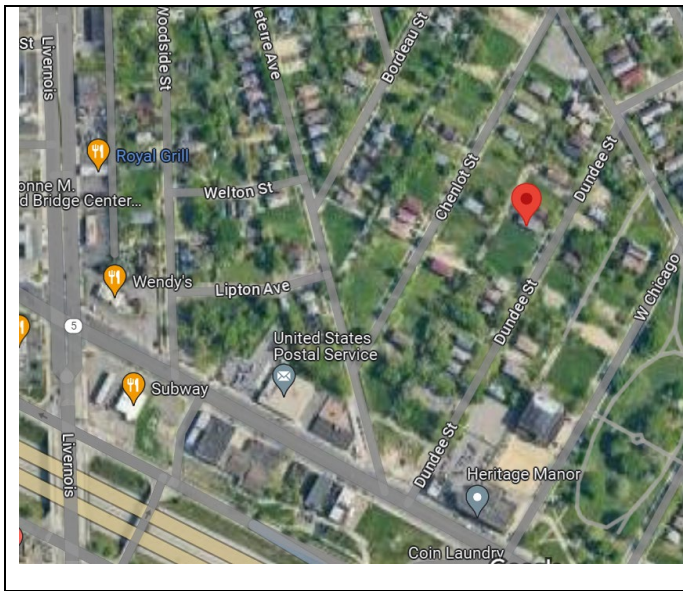
The subject property has been confirmed as being within the boundaries of the Nardin Park NEZ, which was established by a vote of the City Council on June 13, 2023. CPC staff has reviewed the applications and recommends approval. The City Clerk’s office is submitting a resolution for Your consideration. Please contact our office should you have any questions.

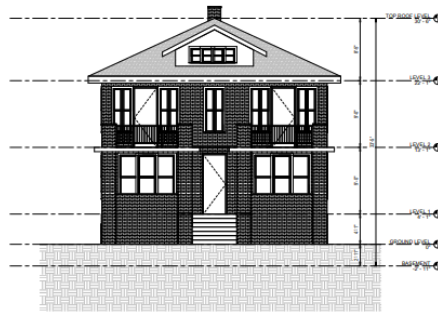
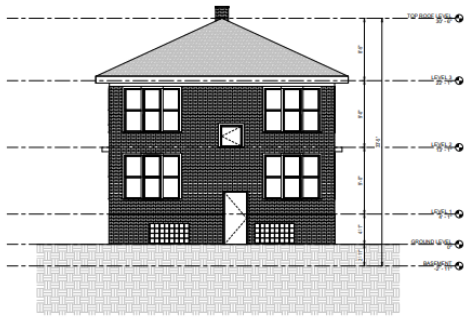
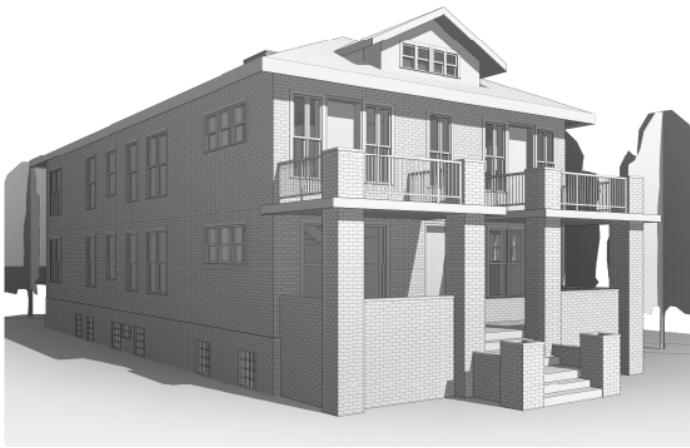
Respectfully submitted,



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 applications 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 Certificates for a fifteen-year period:

<b><u>Zone</u></b>	<b><u>Address</u></b>	<b><u>Application No.</u></b>
Nardin Park	9767 Dundee (Unit A)	07-1010
Nardin Park	9767 Dundee (Unit B)	07-1011
Nardin Park	9767 Dundee (Unit C)	07-1012
Nardin Park	9767 Dundee (Unit D)	07-1013