

Repeals
4/15/19

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

OFFICE OF CONTRACTING
AND PROCUREMENT

January 8, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6000221 100% Federal Funding – To Provide Project Management and/or Construction Management Services. – Contractor: Economic Development Corporation of the City of Detroit – Location: 500 Griswold Ste. 2200, Detroit, MI 48226 – Contract Period: July 29, 2016 through December 31, 2019 – Contract Increase: \$0 – Total Contract Amount: \$2,593,500.00. **HOUSING AND REVITALIZATION** (*Amendment is to Extend the Period of Performance from 3/31/18 to 12/31/19, No Funding is being added.*)

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER TATE

RESOLVED, that Contract No. 6000221 referred to in the foregoing communication dated January 8, 2019, be hereby and is approved.

City of Detroit
CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD
218 Coleman A. Young Municipal Center, Detroit, Michigan 48226
Phone: 313.224.3487 Fax: 313.224.4336
e-mail: historic@detroitmi.gov

January 9, 2019

HONORABLE CITY COUNCIL

RE: Petition #577: Third New Hope Baptist Church requesting that the intersection of Plymouth Road and Steel Street be assigned the secondary street name Dr. Edward L. Branch.

The Historic Designation Advisory Board (HDAB) staff has reviewed the documentation submitted to the City Clerk's office by the petitioner for the establishment of a Secondary Street Sign. Upon review of the documentation submitted (see attachment) staff has determine that reasonable grounds has been provided and therefore has concluded that the petition meets the criteria for **Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.**

Criteria

As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets.* A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Staff is available to answer any questions and or concerns you may have.

Respectfully submitted,

Janese Chapman, Deputy Director
Historic Designation Advisory Board
/Attachments

RESOLUTION

BY COUNCIL MEMBER _____

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center on **Thursday**, _____ **2019** at _____ **a.m.**, for the purpose of considering the petition of Joe Ann Walker, on behalf of Third New Hope Baptist Church, requesting the secondary street name in honor of Dr. Edward L. Branch in the area of Plymouth Road and Steel Street to "Dr. Edward L. Branch."

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, November 05, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PUBLIC LIGHTING DEPARTMENT PLANNING AND DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT
DPW - CITY ENGINEERING DIVISION

577 *Third New Hope Baptist Church, request to affix a secondary street name in honor of Dr. Edward L. Branch at the corner of Plymouth and Steel.*

Petition number:

City of Detroit Secondary Street Sign Application

In order to honor people who have made significant contribution to our community, the City of Detroit has provided the opportunity for those to be honored on Secondary Street Signs per Ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. The petitioner is required to complete the said application for consideration of erecting a Secondary Street Sign. Required documentation includes 2/3rds of residents and businesses within 300 linear ft of the proposed signage are in approval and a written statement explaining the significance of the honoree, along with a letter of concurrence from either the honoree's surviving or living descendants, if applicable. A Six-hundred sixty-five dollar (\$665) fee must be paid to the order of the City of Detroit Treasurer prior to submission. If sign is approved, the petitioner will be required to pay two-hundred dollars (\$200) per sign to the Department of Public Works street fund prior to installation. Please return all supporting documentation to the Office of the Detroit City Clerk.

I. APPLICANT INFORMATION

Please type or print information clearly:

Contact name: Joe Ann Walker
Name of the Organization: Third New Hope Baptist Church
Mailing Address: 12850 Plymouth Road
City/State/Zip Code: Detroit, MI 48227

Phone: (313) 622-2684 E-Mail: Stamps 2 @comcast.net
Joeann.Walker@yahoo.com

If registered as a non-profit, please indicate your non-profit status identification number and attach a copy of the certificate. Non-profit identification number: 38-2192266

PETITION FOR HONORARY SECONDARY STREET NAME

Detroit, MI

Date 8 Nov 5 20 18

TO THE HONORABLE CITY COUNCIL:

We, the undersigned owners of the property within 300 linear feet of the below listed intersection:

Plymouth and Steel
Location of Intersection

do respectfully petition your Honorable Body to affix a secondary street name in honor of

Dr. Edward L. Branch
Name of Honoree

SPONSORING PETITIONER Third New Hope | 12850 Plymouth Road | 313-491-7890
(Name) (Address) (Phone No.)

Signature of Deed Holder	Signature of Spouse or Other Co-Owner	Address	Date
<u>L. Hollenquest</u>		<u>12850 Plymouth Road</u> <u>Detroit, MI 48227</u>	<u>8/5/18</u>
<u>Wesley Stamps</u>		<u>17460 Redwood Ave.</u> <u>Lathrup Village MI 48076</u>	<u>8/5/18</u>
<u>Isaac Williams</u>		<u>12850 Plymouth Rd</u> <u>Detroit, MI 48227</u>	<u>8/5/18</u>
<u>J. K. West</u>		<u>12850 Plymouth</u> <u>Detroit, MI 48227</u>	<u>8/5/18</u>
<u>Thomas H. Newman</u>		<u>42032 MILTON DR</u> <u>DETROIT, MI 48115</u>	<u>8/5/18</u>

II. SECONDARY STREET NAME INFORMATION

(a) What will the name on the Secondary Street Sign be?

Dr. Edward L. Branch

(b) Where will the sign be located?

Between Meyers Road & Schaefer Road

(Please list the intersection where the signs are being requested to be installed.)

(c) Proposed installation date of the sign?

① September 2, 2018 or January 22, 2019

(A petition for a secondary street name shall be filed with the office of the City Clerk not less than one hundred eighty (180) days prior to the proposed date of installation of the secondary street sign(s).)

(d) Purpose of Secondary Street Sign?

Attached - Bio

(Please attached a written narrative describing the honoree who has achieved prominence as a result of his or her significant, positive contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.)

(e) Is this located on a Michigan State Trunk Line or Wayne County Road (See attached for State Trunk Lines and Wayne County Roads)? YES/NO

III. CERTIFICATION

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Secondary Street Sign. I understand that this application is made subject to the rules and regulations as outlined in ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. Applicant agrees to comply with all other requirements of the City, County, State and any other applicable entity, which pertains to Secondary Street Signs.

The undersigned applicant(s) agrees to abide by the provides set by the City of Detroit and Sign Ordinance.

Joe Ann Walker

Applicant Signature

Nov 5, 2018

Date



Third New Hope Baptist Church | One Church . One Family . Multiple Locations

[Home](#)
[Pastor's Books](#)
[Pastors](#)
[Prayer Requests](#)
[Prayer Calendar](#)
[Streaming](#)
[e-Giving](#)
[Heritage Center](#)
[Membership](#)

Dr. Branch - Main Campus
Dr. Hatcher - West Campus

Dr. E. L. Branch, Senior Pastor

Sunday, Worship Times: 8:00AM . 10:00AM . 12:00PM

Wednesday, Bible2Life (Bible Study): 7:00 PM

Main Campus: 12850 Plymouth Road, Detroit, MI 48227



Edward L. Branch is a native of Chicago IL, having served as Minister of Music for the New Mt. Sinai Baptist Church through his teen years. He relocated to Detroit in 1975 and served the New Jerusalem Baptist Church as assistant pastor to Rev. Lawrence J. London, then became associate minister of the New Bethel Baptist Church in 1976 under the late Rev. C.L. Franklin. In 1977 he was called as pastor of the Third New Hope Baptist Church where he has now served for forty years.

EDUCATION: Pastor Branch holds a Master of Arts degree and a Master of Divinity degree from the Ashland Theological Seminary. In 2012 Ashland Seminary bestowed an honorary Doctor of Divinity degree upon Pastor Branch in acknowledgement of his years of service as Adjunct Professor and Advisory Board Member.

DENOMINATION SERVICE: Pastor Branch served as president of the Baptist, Missionary and Educational Convention of Michigan (1996-2004), the Council of Baptist Pastors of Detroit and Vicinity (1999-2001) and the Kingdom Building Pastors and People International (2002-2005). He served as a member of the board of directors of the Sunday School Publishing Board of the National Baptist Convention, USA, Inc. (2009-2014).

COMMUNITY SERVICE: Pastor Branch's community service began with the Detroit Compact, a collection of community leaders working with the Detroit School Board. He joined the board of Black Family Development in 1980; serving also on the board of Detroit Youth Foundation, United Way of Southeastern Michigan, the Arts League of Michigan, and Crime Stoppers of Michigan.

Pastor Branch serves as a chaplain with the Wayne County Sheriff's Office since 2013. While functioning as an adjunct professor for Ashland Theological Seminary, Pastor Branch gave leadership to the ATS-D Board of Advisors. He went on to become an Advisory Member of the ATS Board of Trustees.

ADDITIONAL HIGHLIGHTS: Pastor Branch founded the Heritage Center for Religious Studies in 1988 on the main campus of Third New Hope Baptist Church. Pastor Branch's ministry has reached more than twenty countries on five continents. He boldly embraces Luke 4:18 as his personal mission statement: *"The Spirit of The Lord is upon me for he has anointed me to preach the gospel..."* His ministry is one of justice and liberation for all people. Pastor Branch is committed to making the wounded whole.

Pastor Branch and Sister Lanell are celebrating more than forty-two years of marriage. They have one daughter, Nikkiya, who is an attorney.

DID YOU KNOW? Pastor Branch is a Finisher in 14 Half-Marathons over the past six years and wears a Brown Belt in Isshinryu Karate. He plays Piano, Organ and Guitar. Pastor Branch is also an avid Golfer.



Pastor Branch and Lady Lanell

2015-02-27

577

577 *Petition of Third New Hope Baptist Church, request to affix a secondary street name in honor of Dr. Edward L. Branch at the corner of Plymouth and Steel.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PUBLIC LIGHTING DEPARTMENT PLANNING AND
DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT
DPW - CITY ENGINEERING DIVISION

38

City of Detroit
CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

218 Coleman A. Young Municipal Center, Detroit, Michigan 48226

Phone: 313. 224.3487 Fax: 313. 224.4336

e-mail: historic@detroitmi.gov

January 9, 2019

HONORABLE CITY COUNCIL:

RE: Council President Brenda Jones, requested that the intersection of East Jefferson Avenue and St. Aubin Street be assigned the Secondary Street name Emanuel Steward in honor of legendary boxer, trainer, commentator and 1963 National Golden Glove winner Emanuel Steward.

On July 14, 2017, Council President Brenda Jones directed the Historic Designation Advisory Board (HDAB) staff to review documentation submitted to the City Clerk's office by the following petitioners: Hilmer Kenty (WBA/Kronk 1st World Champion), Thomas Hearn (WBC, WBA, WBO, IBF World Champion), Milton McCrory (WBC, NABF World Champion), Jimmie Paul (IBF, USBA World Champion), Sylvia Steward-Williams (Kronk Boxing, CEO) and Marie Steward (wife) for the establishment of a Secondary Street sign for Emanuel Steward.

Shortly after the submission of the request for a Secondary Street Sign, the original Kronk Gym location suffered a catastrophic fire, resulting in the property being razed. It has taken until now for the petitioners to agree on a suitable location for the requested secondary street sign given the honorees' extensive history and multitude of contributions to the City of Detroit.

Emanuel Steward, celebrated as being the greatest boxing trainer of all time, took a small basement gym in Detroit and put it on the map as the place where champions were made. Detroit's Kronk Recreation Center is known world-wide as one of the greatest producers of world-class professional boxers. The narrative began in the 1971 when Emanuel Steward was asked to work part-time at Kronk with the boxing program. Emanuel Steward along with Floyd Logan and Walter Smith established the Kronk Boxing Club and began training Golden Gloves boxers out of the Kronk gym inside a city-owned recreation center located on McGraw at Junction. Soon promising boxers from all over the city were making their way to Kronk, wanting to be trained by "the best," Emanuel Steward.

By the 1980s, Emanuel Steward and his team had built the Kronk Boxing Team into a world powerhouse, mystifying boxing experts worldwide who marvel at the Detroit club's accomplishments. Steward trained more than 50 amateur champions, over 120 titles, three Olympic gold medalists and five World Champions.

In 1981 Steward was featured in People Magazine, concerning the Hearn and Leonard September 16, 1981 fight. In 1987 Steward appeared on the front cover of the Wall Street Journal representing Detroit in Sports; and in 1996 he was inducted into the International Hall of Fame. A year later in 1997, Steward was featured in the September 15th issues of Sport Illustrated in an article entitled; "Mr. Fix It Emanuel Steward Boxing's Guru, has created a Mecca for Fighters In Need Of Repair."

In addition to being recognized as a boxing guru and trainer of champions' Steward was also an entrepreneur and venture capitalist. The 1940 Chop House originally under the management of longtime restaurateur Don Vargo who owned and ran this popular restaurant through the 1980s on East Jefferson Avenue, ultimately closed and sold this iconic landmark to former boxing manager Emanuel Steward in 1993 after an attempt to boost sales by hiring scantily clad wait staff failed. During the reopening of this mainstay restaurant Steward ensured that Detroiters were hired to operate and manage the facility.

Emanuel Steward became a Boxing Commentator for the HBO Network until his passing October 25, 2012.

Upon review of the documentation submitted by the petitioners, staff has concluded that the petition does meet the criteria for Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.

Criteria

As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets*. A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Attached for your review and consideration is a resolution which will authorize the establishment of a Secondary Street Name in honor of Emanuel Stewart upon the conclusion of a favorable public hearing, which must be held in accordance with Section 50-7-35 of the Detroit City Code.

Staff is available to answer any questions you may have.

Respectfully submitted,

Janese Chapman, Deputy Director
Historic Designation Advisory Board

RESOLUTION

BY COUNCIL MEMBER _____

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center on **Thursday, _____ 2019** at _____ **a.m.**, for the purpose of considering the petition of Hilmer Kenty (WBA/Kronk 1st World Champion), Thomas Hearn (WEBC, WBA, WBO, IBF World Champion), Milton McCrory (WBC, NABF World Champion), Jimmie Paul (IBF, USBA World Champion), Sylvia Steward-Williams (Kronk Boxing, CEO) and Marie Steward, requesting the secondary street name in honor of Emanuel Steward in the area of E. Jefferson Avenue and St. Aubin Street to "Emanuel Steward Blvd."

City of Detroit
CITY COUNCIL
COUNCIL PRESIDENT BRENDA JONES

LPD Staff Assignment

Date: 7/18/17
Assigned To: George E. / Tamar C.

MEMORANDUM

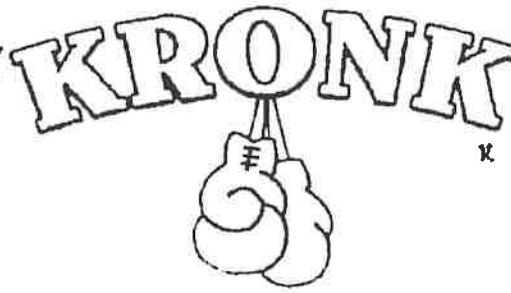
TO: David Whitaker, Director
Legislative Policy Division

FROM: Council President Brenda Jones 

DATE: July 14, 2017

RE: Secondary Street Name Request

I am requesting that the intersection at 33rd and McGraw be assigned the street name "Emmanuel Steward Way" in honor of legendary boxer Emmanuel Steward.



March 3, 2017

CITY OF DETROIT
2 WOODWARD AVENUE
SUITE 1126
DETROIT, MI 48226

Dear Honorable Council President Brenda Jones and the Honorable Detroit City Council,

Historical events are recorded and celebrated often times by the sheer will of a single individual. This individual changed the future for a multitude of people who could not do so for themselves. One such man, Emanuel Steward, let his desire and determination guide his journey to legendary status. Mr. Steward not only gave his gift of will to the City of Detroit, he also gave Detroit four World Champions, Thomas Hearns, Hilmer Kenty, Milton McCrory and Jimmy Paul and laid the foundation not only for himself, but for the many he trained to believe in themselves and their incredible abilities.

He loved Detroit, and help placed Detroit on the map when it pertains to boxing.

- 1955 Eddie Jenkins represented Detroit by winning the National Golden Glove, after that we did not have anyone representing Detroit until 1963 that's when Emanuel Steward won the National Golden Gloves and continued his life of fame.

- 1971 He was asked to work part-time at Kronk Recreation Center with their boxing program.

- In 1980 Hilmer Kenty was his first Champion under Kronk.

- In the 80's he had developed 5 World Champions from Detroit and 4 of them are here today. One of the Greatest is Thomas Hearns.

- 1980's Emanuel trained gold medals Olympics under Kronk representing Detroit.

- 1981 Emanuel was featured in People Magazine: About the Hearns and Leonard upcoming fight.

- 1987 Emanuel was on the front cover of Wall Street Journal representing Detroit in sports.

- 1996 International Hall of Fame.

- He trained 3 champions on Marx Street in Detroit, Milton McCrory, Steven McCrory and Jimmie Paul. Around the corner from Marx street, he produced another World Champion Duane Thomas.

- Sep 15, 1997 Sports Illustrated Mr. Fix IT Emanuel Steward, Boxing's Guru, has created a Mecca for Fighters In Need Of Repair.

- 2001 HBO Commentator until his passing.

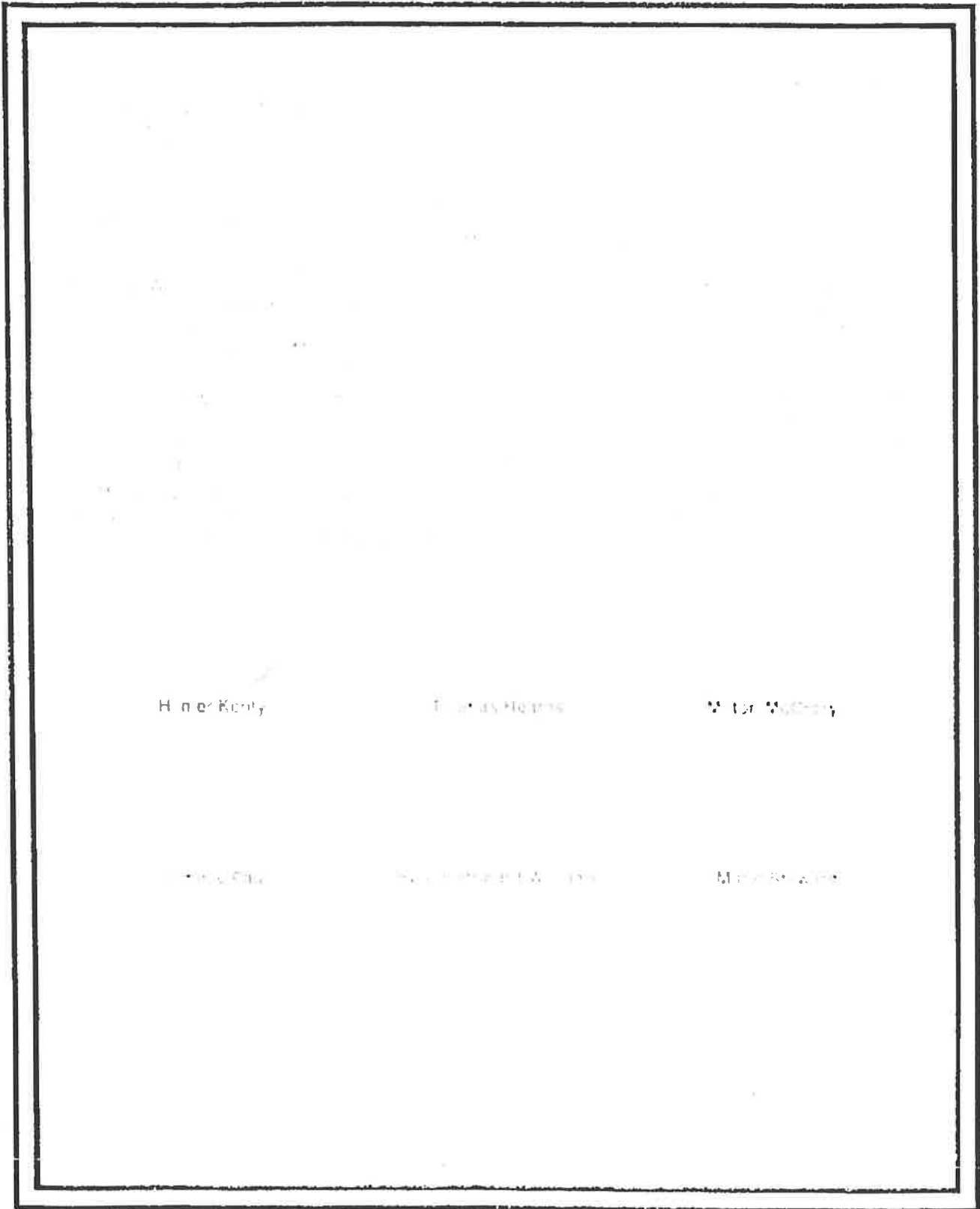
Noted as being the greatest boxing trainer of all time, Emanuel Steward took a small basement based gym in Detroit and put it on the map. The Kronk Boxing Gym is now hailed as the most champion producing gym in the world. He trained over 45 World Champions. He built Kronk into a International name which continues on today. For all of his accomplishments Frank Graza presented Emanuel's wife with a WBC belt, which has Emanuel's photo on it. Marie unselfishly continues to keep the gym open Monday through Friday.

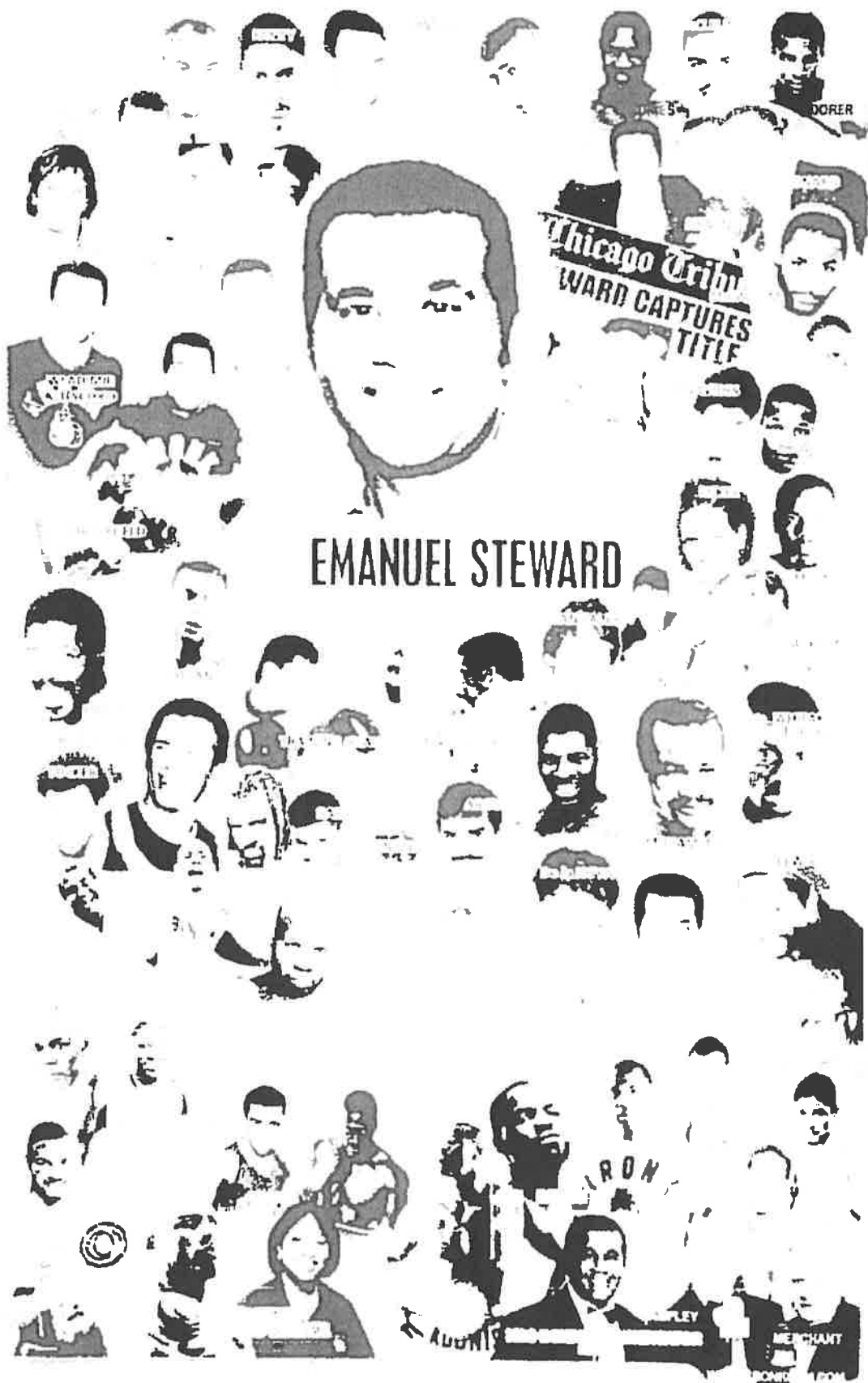
Mr. Steward was inducted into the Sports Hall of Fame in Detroit, where his portrait hung along side many

See Back

9520 Mettetal · Detroit, Michigan 48227

www.KronkSports.com





David Whitaker, Esq.
 Director
 Irvin Corley, Jr.
 Executive Policy Manager
 Marcell R. Todd, Jr.
 Senior City Planner
 Janese Chapman
 Deputy Director

LaKisha Barclift, Esq.
 M. Rory Bolger, Ph.D., AICP
 Elizabeth Cabot, Esq.
 Tasha Cowen
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City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
 208 Coleman A. Young Municipal Center
 Detroit, Michigan 48226
 Phone: (313) 224-4946 Fax: (313) 224-4336

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 Jennifer Reinhardt
 Sabrina Shockley
 Thomas Stephens, Esq.
 David Teeter
 Theresa Thomas
 Kathryn Lynch Underwood

TO: The Honorable Detroit City Council

FROM: David Whitaker, Director
 Legislative Policy Division

DATE: January 8, 2019

RE: **Report on Senate Bill 110 of 2018 amending Public Act 226 of 1988**

The Legislative Policy Division (LPD) has received a request from Council President Pro-Tem Mary Sheffield to draft an amendment to the Inclusionary Housing Ordinance to include the receipt of tax abatements as a trigger for the affordable housing requirements set forth in the current ordinance. LPD has attached a copy of the draft amendment for submission to the Law Department for review and approval as to form. In addition, the President Pro-Tem also requested that LPD report on the effects of the recent action by the Michigan Legislature's amendment to Public Act 226 of 1988 and how it relates to the City of Detroit's ability to pursue a rent control ordinance that "would limit rent increases and the amount of rent charged by entities receiving voluntary public incentives".

The Inclusionary Ordinance provides a plan to increase affordable rental residential units for the leased private property effected by its provisions. Ms. Sheffield's proposed amendment to the ordinance provides that a for lease private property owner/developer may voluntarily agree to accept tax credits, incentives or abatements in exchange for limiting the amount charged for rent. The newly passed amended statute would allow for the proposed ordinance amendment. It would not run afoul of the prohibition against controlling rents set forth in Subsection (2).

The Senate Bill 110 of 2018 in question amends Public Act 226 of 1988, Leasing of Private Residential Property, MCL 123.411, which provides as amended:

Sec. 1.

- (1) As used in this section, "local governmental unit" means a political subdivision of this state including, but not limited to, a county, city, village, or township,

if the political subdivision provides local government services for residents in a geographically limited area of this state as its primary purpose and has the power to act primarily on behalf of that area.

- (2) Subject to Subsections (3) and (4), a local governmental unit shall not enact, maintain, or enforce an ordinance or resolution that would have the effect of controlling the amount of rent charged for leasing private residential property. (Emphasis added)¹
- (3) This section does not impair the right of any local governmental unit to manage and control residential property in which the local governmental unit has a property interest.²
- (4) This section does not limit the power of a local governmental unit to adopt an ordinance or resolution to implement a plan to use voluntary incentives and agreements to increase the supply of moderate- or low-cost private residential property available for lease. (Emphasis added)³

The main thrust of the statute is set forth in Subsection (2). The provision prohibits governmental units such as the City of Detroit (City) from taking actions that “would have the effect of controlling the amount of rent charged for leasing private residential property”. The exception to that rule is provided in Subsection (3) and (4). Subsection (3) allows a governmental unit to manage and control residential property in which it has a legal property interest, in essence, the City has the right to manage the rents of property it has legal control over.

Subsection (4) is the newly added exception to the general prohibition of controlling rents of privately leased residential property. This provision allows the City to adopt an ordinance or resolution that implements a plan designed to increase the supply of moderate –or low-cost (affordable) private residential property available for lease. The exception is allowed in cases where the ordinance or resolution provides for a private property owner to voluntarily undertake an incentive or agreement in exchange for providing moderate- or low-cost private residential property available for lease. The newly added section to the statute allows for the City to include in the Inclusionary Housing Ordinance, the receipt of tax incentives, credits or abatements as voluntary incentives utilized to increase the supply of affordable housing in the Detroit.

¹ The statute was amended by making the general prohibition of governmental units passing an ordinance or resolution subject to subsections (3) and (4).

² The statute originally contained subsection (3) which was a part of subsection (2). Under the current Inclusionary Housing Ordinance, Tier 1 and Tier 2 Qualifying Transactions were triggered by the City providing real property it owned for less than the true cash value or direct monetary support of at least \$500,000. Both methods of support would give the City a property interest which would provide the City the ability to regulate rents without violating the statute.

³ Subsection (4) was added and gives governmental units the ability to control rent as part of a designed plan to increase the supply of moderate-or low-cost residential leased units when voluntary incentives are provided. The City’s Inclusionary Housing Ordinance is a designed plan to increase the number of affordable (moderate-or low-cost residential) leased units. However, the original ordinance could not include voluntary incentives such as tax credits, incentives or abatements as a basis for controlling rent. The amended statute would allow the ordinance to include such public assistance.

Except as set forth in Subsections (3) and (4) of the statute, the City cannot pass any ordinance or resolution that has the effect of controlling the amount of rent charged for leasing private residential property. That prohibition is still in effect. LPD notes the amendment provides that the provisions will take effect 90 days after it is enacted into law. It was signed by the Governor on December 28, 2018.

If we can be of further assistance please call upon us.

S U M M A R Y

AN ORDINANCE to amend Chapter 14 of the 1984 Detroit City Code, Community Development; by amending Article XII, Inclusionary Housing Requirements, Sections 14-12-2 Definitions; to provide for the term *Qualified Transaction* to include financial assistance provided by the City of Detroit in the form of tax credits, incentives or abatements for the development of residential housing units.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 14 of the 1984 Detroit City Code,
3 Community Development; by amending Article XII, Inclusionary Housing Requirements,
4 Sections 14-12-2 Definitions; to provide for the term *Qualified Transaction* to include means of
5 assistance provided by the City of Detroit in the form of tax credits, incentives or abatements for
6 the development of residential housing units.

7
8 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

9 **THAT:**

10 **Section 1.** Chapter 14 of the 1984 Detroit City Code, *Community Development*,
11 Article XII, Inclusionary Housing Requirements, Section 14-12-2 *Definitions*; to read as follows:

12 **Sec. 14-12-2. Definitions.**

13 For purposes of this article, the following words and phrases shall have the meaning
14 respectively ascribed to them by this section:

15 *Affordable* means, as generally defined by the U.S. Department of Housing and Urban
16 Development, housing for which the occupants are paying no more than 30% of their income for
17 gross housing costs, including utilities.

18 *Area Median Income (AMI)* means the median family income for the Detroit-Warren-
19 Livonia Metropolitan Statistical Area, as published by the U.S. Bureau of Census and the U.S.
20 Department of Housing and Urban Development.

21 *Consumer Price Index or CP* means the United States Department of Labor Bureau of
22 Labor Statistics Consumer Price Index for all Urban Consumers for the Detroit metropolitan
23 area, or some other comparable index stated in the guidelines established by the department in

1 accordance with Section 14-12-9.

2 *Department* means the housing and revitalization department.

3 *Developer* means the legal or beneficial owner or the representative thereof, of a parcel of
4 land proposed for inclusion in a development, including the holder of an option or contract to
5 purchase. The developer performs the functions necessary to obtain land control and financing to
6 construct or rehabilitate a property and expects to assume the risks and rewards upon completion
7 of the project. For purposes of this article, developer does not include a governmental entity or a
8 commercial lending institution other than a commercial lending institution affiliated with the
9 developer.

10 *Development or develop* means the division of a parcel of land into two or more parcels:
11 the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of
12 any residential buildings: any use or change in use of any buildings or land: any extension of any
13 use of land or any clearing, grading, excavation or other movement of land, for which permission
14 may be required pursuant to the City of Detroit zoning ordinance.

15 *Dwelling* means a building or portion of it designed for or occupied in whole or in part as
16 the home, residence, or sleeping place of one or more individuals, either continuously,
17 permanently, temporarily, or transiently. Dwelling does not include a hotel, motel, bed and
18 breakfast, hostel, or 15 other lodging facilities.

19 *Dwelling unit* means a building or portion of it designed and used for residential
20 occupancy by a single household and that includes exclusive sleeping, cooking, eating and
21 sanitation facilities.

22 *Eligibility criteria* means, with respect to rental housing, at the time of the first rental or
23 any subsequent lease renewals or extensions, 20% of the dwelling units required to be affordable

to 20 households earning up to 80% of the AMI.

Fund means the Detroit Affordable Housing Development and Preservation Fund established under Sec. 14-12-7.

Qualifying transaction means any of the following:

(1) Type 1 - The sale or transfer of City-owned real property at less than true cash value which is intended to be developed for a residential housing project: or

(2) Type 2 - Direct monetary support from the City of at least \$500,000, adjusted annually based on changes in the CPI, for a residential housing project; **and/or financial assistance provided by the City in the form of a voluntary tax credit, incentive or abatement for the development of residential housing units that will include affordable housing units**: or

(3) Type 3 - Commitment of Community Development Block Grant funds of the U.S. Department of Housing and Urban Development controlled by the City of at least \$500,000, adjusted annually based on changes in the CPI, for a residential housing project: or

(4) Type 4 - Commitment of HOME Investment Partnership Program funds of the U.S. Department of Housing and Urban Development controlled by the City of at least \$500,000, adjusted annually based on changes in the CPI, for a residential housing project: or

(5) Type 5 - Commitment of funds of at least \$500,000, through an as yet unidentified State of Michigan or Federal housing development program.

Residential housing project means one or more buildings that collectively contain at least 16 dwelling units offered for rent on one or more tax parcels or lots marketed as a single or unified project or sharing common elements. This includes, but is not limited to, dwelling units within a mixed use development or in a planned development district as set forth in the City of

1 Detroit zoning ordinance.

2
3 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
4 repealed.

5 **Section 3.** This ordinance is declared necessary for the preservation of the public
6 peace, health, safety, and welfare of the people of the City of Detroit.

7 **Section 4.** If this ordinance is passed by a two-thirds (2/3) majority of City Council
8 members serving, it shall be given immediate effect and shall become effective upon
9 publication in accordance with Section 4-118 of the 2012 Detroit City Charter; if passed
10 by less than a two-thirds (2/3) majority of City Council members serving, it shall become
11 effective no later than thirty (30) days after publication in accordance with Section 4-118
12 of the 2012 Detroit City Charter; if this ordinance specifies a certain date to become
13 effective, it shall become effective in accordance with the date

14 Approved as to form:

15
16

Lawrence T. Garcia
17 Corporation Counsel
18



40

January 4, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Sale of Real Property at 2621 S. Fort

Honorable City Council:

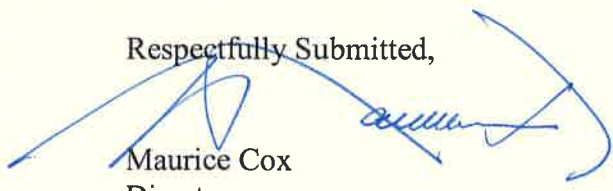
The City of Detroit Planning and Development Department ("P&DD") has received an offer from Peter Moore ("Offeror") requesting the conveyance by the City of Detroit of real property having a street address of 2621 S. Fort, Detroit, MI 48217 (the "Property"). The Property consists of a 725 square foot garage located on an area of land measuring approximately 1132 square feet and zoned B4 (General Business District).

P&DD entered into a Purchase Agreement dated September 27, 2018 with the Offeror. Under the terms of the Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the "Deed") for One Thousand Seven Hundred Fifty and 00/100 Dollars (\$1,750.00) (the "Purchase Price").

The Offeror proposes to utilize the garage as storage for his adjacent thrift shop located at 2625 S. Fort. This use is permitted by right in a B4 zone.

We, therefore, request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale, with Peter Moore for the amount of \$1,750.00.

Respectfully Submitted,


Maurice Cox
Director
Planning & Development Department

CTT-CLERK-2019 JAN 9 AM 2:00

MC/AJM

cc: Stephanie Washington, Mayor's Office



By Council Member _____

WHEREAS, The City of Detroit Planning and Development Department ('P&DD') has received an offer from Peter Moore ("Offeror") requesting the conveyance by the City of Detroit of real property (the "Property") at 2621 S. Fort more particularly described in the attached Exhibit A; and

WHEREAS, the Property consists of a small garage situated on an area of land measuring approximately 1132 square feet located in a B4 (General Business) district; and

WHEREAS, P&DD entered into a Purchase Agreement dated September 27, 2018 with Offeror. The Offeror proposes to utilize the garage as storage for his adjacent thrift shop located at 2625 S. Fort, which is permitted by right in a B4 zone;

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the Offer to Purchase and the foregoing communication, the Director of the Planning and Development Department or his authorized designee, be and is hereby authorized to issue a quit claim deed to the Property, as more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale with Peter Moore for the amount of **One Thousand Seven Hundred Fifty and 00/100 Dollars (\$1,750.00)**; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)** and broker commissions of **Eighty Seven and 50/100 Dollars (\$87.50)** be paid from the sales proceeds under the City's contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **One Hundred Five and 00/100 Dollars (\$105.00)** be paid to the Detroit Building Authority pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally;

RESOLVED, that the deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Director of the Planning and Development Department, or his authorized designee, and approved by Corporation Counsel as to form.


EXHIBIT A

LAND IN THE CITY OF DETROIT COUNTY OF WAYNE AND STATE OF MICHIGAN
BEING S FORT PART OF LOTS 82 & 83 DESC AS BEGINNING AT A POINT DIST 20.65
FT SOUTHWESTERLY ALONG S LINE FORT ST 204 FT WIDE & 27.57 FT
SOUTHEASTERLY TO A POINT BEING 20.49 FT SOUTHWESTERLY OF EASTERLY
LINE SAID LOT 82 THENCE CONTINUING SOUTHEASTERLY 62.32 FT TO A POINT IN
SOUTHERLY LINE SAID LOT 82 BEING 20.14 FT SOUTHWESTERLY OF
SOUTHEASTERLY CORNER SAID LOT 82 THENCE SOUTHWESTERLY 20.38 FT
ALONG SOUTHERLY LINE SAID LOTS 82 & 83 THENCE NORTHWESTERLY 27.80 FT
TO A POINT BEING 19.50 FT NORTHEASTERLY OF WESTERLY LINE SAID LOT 83
THENCE AT RIGHT ANGLE NORTHEASTERLY 8.50 FT THENCE NORTHWESTERLY
9.95 FT TO A POINT BEING 28.05 FT NORTHERLY OF WESTERLY LINE SAID LOT
83 THENCE AT RIGHT ANGLE SOUTHWESTERLY 2.70 FT THENCE AT RIGHT ANGLE
NORTHWESTERLY 7.50 FT THENCE AT RIGHT ANGLE SOUTHWESTERLY 5.70 FT
THENCE NORTHWESTERLY 18.18 FT TO A POINT BEING 19.53 FT NORTHERLY OF
WESTERLY LINE SAID LOT 83 THENCE NORTHERLY 13.98 FT TO A POINT BEING
27.57 FT SOUTHERLY OF SOUTHERLY LINE FORT ST THENCE NORTHERLY
PARALLEL TO SOUTHERLY LINE FORT ST 6 FT TO POINT OF BEGINNING HARRAHS
FORT ST SUB L30 P53 PLATS, W C R 20/424 19.98 IRREG

A/K/A 2621 S. FORT
WARD 20 ITEM 015057.001

DESCRIPTION CORRECT
ENGINEER OF SURVEYS

By





41

November 26, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Sale of Real Property at 15919 Petoskey

Honorable City Council:

The City of Detroit Planning and Development Department ("P&DD") is in receipt of an offer from Carolann Lanetta Sanders ("Offeror") to purchase the above captioned property, 15919 Petoskey (the "Property"), for the amount of One Thousand Eight Hundred and 00/100 Dollars (\$1,800.00) (the "Purchase Price").

The Property consists of a single family residential dwelling, located on an area of land measuring approximately 3000 square feet and zoned R2 (Two Family Residential District). The Offeror proposes to continue the use of the property as a single family residential dwelling. This use is permitted by right in a R2 zone.

We, therefore, request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his authorized designee, to issue a quit claim deed to the Property and such other documents as may be necessary to effectuate the sale, with Carolann Lanetta Sanders for the amount of \$1,800.00.

Respectfully Submitted,


Maurice Cox
Director
Planning & Development Department

MC/ajm

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2018 JAN 03 PM 02:00



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department ("P&DD") has received an offer from Carolann Lanetta Sanders ("Offeror") requesting the conveyance by the City of Detroit of real property (the "Property") at 15919 Petoskey, more particularly described in the attached Exhibit A; and

WHEREAS, the Property consists of a single family residential structure situated on an area of land measuring approximately 3000 square feet located in a R2 (Two Family Residential District) zone; and

WHEREAS, the Offeror proposes to continue the use of the property as a single family residential dwelling, which is permitted by right in a R2 zone;

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the Offer to Purchase and the foregoing communication, the Director of the Planning and Development Department or his authorized designee, be and is hereby authorized to issue a quit claim deed to the Property, as more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale with Carolann Lanetta Sanders for the amount of **One Thousand Eight Hundred and 00/100 Dollars (\$1,800.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally;

RESOLVED, that the deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Director of the Planning and Development Department, or his authorized designee, and approved by Corporation Counsel as to form.

EXHIBIT A

Land in the City of Detroit, County of Wayne and State of Michigan being Lot 378; Ford View Subdivision of Lot 5, Plan of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 15, T. 1 S. R. 11 E. Greenfield Township, Wayne County, Michigan.
Rec'd L. 29, P. 63 Plats, W.C.R.

Description Correct

Engineer of Surveys

By

A handwritten signature in black ink, appearing to be "B. J. [unclear]", written over a horizontal line.

a/k/a 15919 Petoskey

Ward 12 Item 012976