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# City of Detroit

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August 21, 2019

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of four (4) apartment units located at 1718 Van Dyke Avenue in the West Village 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 forwarded from the office of the City Clerk for the rehabilitation of four (4) apartment units located at 1718 Van Dyke Avenue. This application corresponds to a qualified facility which is to be newly renovated. The project consists of all new plumbing, electrical and HVAC, exterior siding and the addition of insulation. Some reconfiguration of the interior walls to make the units more efficient will also occur. The first and second floors will be divided into two units. The third floor is currently an attic, and is anticipated to be incorporated into the second floor units. CPC staff has reviewed the application and recommends approval.

The subject property has been confirmed as being within the boundaries of the West Village NEZ which was established by a vote of Council on November 15, 2000, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation is \$122,550.00. The applicant is seeking a 17 year tax abatement given this historic nature of the property. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC  
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cc: Janice Winfrey, City Clerk

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- **In 2016, the Council developed a new system of review for the approval of certain NEZ certificates:**

LPD assisted in developing a system for which the Council applied a greater level of scrutiny at the NEZ Zone approval stage. The recent upswing in the use of NEZs for the development of apartment buildings and condos downtown and in “Downtown Revitalization Districts,”<sup>1</sup> instead of just neighborhood single family residents, created a need for this review.

This Neighborhood Enterprise Zone was established in 2000, which is prior to the development of a system of additional financial review for NEZs in 2016, therefore there is no additional fiscal review for this item.

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<sup>1</sup> Created under Michigan 2008: Public Act 204 & Public Act 228