

City of Detroit

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January 14, 2020

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of an existing apartment building located at 304 Erskine Avenue in the Crosswinds (Woodward Place) 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 an existing apartment building located at 304 Erskine Avenue. This application correspond to a qualified site which will accommodate the total gut rehabilitation of a current building including structural reinforcement. The project consists of new floors, roofing, mechanical, windows, etc. The existing apartment will be converted into 8 residential rental units consisting of 2 studio units with 1 bathroom, 4 1-bedroom units with 1 bathroom, and 2 2-bedroom units with 1 bath. CPC staff has reviewed the applications and recommends approval.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodard Place) NEZ which was established by a vote of Council on July 17, 1996, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of rehabilitation for 304 Erskine Avenue is \$226,000.00. The applicant is seeking a 17 year tax abatement given the historic nature of the property and its location in the Brush Park historic district. 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
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk