

City of Detroit

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HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for four (4) rehabilitated single-family homes located at 94 Mt. Vernon, 8034 John R., 8038 John R., and 8042 John R. in the Marwood Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received four (4) applications requesting Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk for the rehabilitation of four (4) single-family homes located at 94 Mt. Vernon, 8034 John R., 8038 John R., and 8042 John R. These applications correspond to a qualified sites that will facilitate the rehabilitation of four (4) single-family residential properties as a part of a larger development known as the Marwood Development. The project consists of the rehabilitation and new construction of 19 single-family homes on 19 parcels or in-fill properties. Of the single-family homes, seven (7) units, or 37%, will be acquisition rehabilitation homes, inclusive of these four applications. Twelve (12) of the properties will be new construction for-sale homes, and all will be for-sale owner occupied.

The subject properties have been confirmed as being within the boundaries of the Marwood Development NEZ which was established by a vote of Council on November 20, 2018, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The estimated rehabilitation cost per property is \$242,000.00 for a total estimated project cost of 4,597,622.00 for all 19 properties. The applicant is seeking a 15-year tax abatement. 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