

# City of Detroit

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April 7, 2021

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for nine (9) rehabilitated single-family homes located at 918 Virginia Park, 1436, 1460, 1461, 1466, 1473, 1490, 1497, and 1502 W. Philadelphia in the Herman Kiefer Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received nine (9) applications requesting Neighborhood Enterprise Zone (NEZ) certificates forwarded from the office of the City Clerk for the rehabilitation of nine (9) single-family homes located at 918 Virginia Park, 1436, 1460, 1461, 1466, 1473, 1490, 1497, and 1502 W. Philadelphia. These applications correspond to qualified sites that will facilitate the rehabilitation of nine (9) single-family residential properties which will be converted into rental properties under the ownership Virginia Park 1, LLC. Each home is anticipated to receive repairs and/or replacements of the roof, plumbing, electrical and mechanical systems, windows, interior finishes, kitchen and bathrooms, exterior renovations and landscaping.

The subject properties have been confirmed as being within the boundaries of the Herman Kiefer NEZ which was established by a vote of Council on September 24, 2019, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The estimated rehabilitation cost per property is between to \$79,500 and \$150,000 for a total estimated project cost of \$786,000 for all 9 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