

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

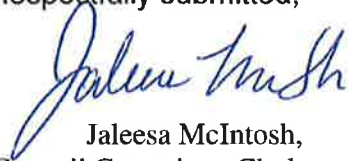
May 24, 2023

To: Katharine G. Trudeau, Deputy Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 808  
Detroit, MI. 48226

Re: **Petition 2023-101 Amended** Request for Establishment of Commercial Rehabilitation District - Avanath North End Multifamily, LLC (2 of 2 requests for North End Landing Project)

Please find attached Request for Establishment of Commercial Rehabilitation District - Avanath North End Multifamily, LLC (2 of 2 requests for North End Landing Project)

Respectfully submitted,



Jaleesa McIntosh,  
Jr. Assistant City Council Committee Clerk  
Office of the City Clerk

*By Email*March 21, 2023  
Revised March 31, 2023Office of Detroit City Clerk  
2 Woodward Avenue  
Coleman A. Young Municipal Center  
Suite 200  
Detroit, MI 48226***Re: Request for Establishment of Commercial Rehabilitation District - Avanath North End Multifamily, LLC (2 of 2 requests for North End Landing Project)***

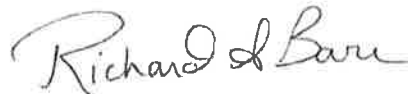
Ladies and Gentlemen:

Please see the attached request by Avanath North End Multifamily, LLC, a Delaware limited liability company ("Applicant"), for the establishment of a Commercial Rehabilitation District pursuant to P.A. 210 of 2005, as amended, for a portion of the proposed North End Landing project. A separate request is being submitted by Avanath North End Parcel Owner I, LLC for another portion of the proposed North End Landing project.

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN LLP



Richard A. Barr

Enclosure

Avanath North End Multifamily, LLC  
1920 Main Street, Suite 150  
Irvine, CA 92614

March 21, 2023

Detroit City Council  
c/o City Clerk  
200 Coleman A. Young Municipal Building  
2 Woodward Avenue  
Detroit, MI 48226

Re: Petition to Establish Commercial Rehabilitation District Pursuant to PA 210 of  
2005, as amended

Honorable City Council,

Avanath North End Multifamily, LLC (“Owner”), requests the establishment of a Commercial Rehabilitation District pursuant to section 3 of the Commercial Rehabilitation Act, PA 210 of 2005, MCL 207.841 (“PA 210”), to support the planned rehabilitation of a portion of the parcels located as further described in the table below, all of which are in Detroit, Michigan. The Owner plans to develop a total of twenty-four (24) new apartments on the parcels that it owns within the proposed district. Avanath North End Parcel Owner I, LLC (an affiliate of Owner) plans to develop an additional one hundred fifty-three (153) new apartments on parcels it owns, in connection with which a separate request has been submitted for the establishment of a second Commercial Rehabilitation District under PA 210. Together, a total of one hundred seventy-seven (177) new residential apartments are proposed, of which approximately ninety-five (95) will be intended for senior housing.

The proposed district includes nine (9) tax parcels of land, all of which are owned by the Owner, containing approximately 0.87 acres of land, with a substantial majority of the lots being vacant. The nine parcels are in the process of a tax parcel combination pursuant to a request approved or in the process of being approved by the City assessor, following which there are expected to be one (1) tax parcel within the proposed district.

The development intends to rehabilitate the area for uses eligible for the issuance of a commercial rehabilitation tax exemption certificate under PA 210. A related portion of the development, which consists of eight (8) proposed new for-sale townhomes, is expected to be developed by a related party pursuant to Neighborhood Enterprise Zone (NEZ) certificates to be requested separately pursuant to the NEZ Act.

Please see Attachment A for the tax parcel numbers and Attachment B for a depiction of the proposed district.

Supporting details for the work described above and applicable costs will be included in the PA 210 certificate application to be submitted in the near future.

We would appreciate your consideration and approval of this request. Thank you.

Respectfully submitted,

**AVANATH NORTH END MULTIFAMILY, LLC,**  
a Delaware limited liability company

By: **Avanath North End Holdings, LLC,**  
a Delaware limited liability company  
Its Managing Member

By: **Avanath AH Renaissance Aggregator, L.P.,**  
a Delaware limited partnership  
Its Managing Member and Sole Member

By: **Avanath AH Renaissance Aggregator GP, LLC,**  
a Delaware limited liability company  
Its General Partner

By: **Avanath AH Renaissance GP, LLC,**  
a Delaware limited liability company  
Its Sole Member

By:   
Name: Jun Sakumoto  
Title: Chief Compliance Officer

Encs.  
cc: DEGC  
Richard A. Barr, Esq.

**ATTACHMENT A**  
**Tax Parcel Numbers**

| <b>Address</b>   | <b>Parcel ID</b>  |
|--|---|
| 501, 511, 519, 525, 529, 535, 545, 555 and 561<br>E. Bethune | Currently,<br>3001900, 3001901, 3001902, 3001903,<br>3001904, 3001905.001, 03001905.002L,<br>3001906, and 3001907<br>New parcel assignment expected upon<br>completion of pending parcels combination |

**ATTACHMENT B**  
**Proposed District**





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 824  
DETROIT, MI 48226  
PHONE: 313•224•3011  
FAX: 313•224•9400

March 30, 2023

Katharine G. Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Commercial Rehabilitation District – **Avanath North End Multifamily LLC**  
Property Address: see attached list  
Parcel Number: see attached list

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located in the **North End area** in the City of Detroit.

The rationale for creating Commercial Rehabilitation Districts under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant rehabilitation of commercial and former industrial property where the primary purpose and use is the operation of a commercial business enterprise or multifamily residential use. Commercial property also includes facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

The district as proposed by **Avanath North End Multifamily LLC** consists of 9 parcels, two of which are improved with multi-unit structures. The proposed district is comprised of 0.87 acres of land. The developer plans to construct 24 new apartments units. The applicant owns more than 50% of the taxable value of all property within the proposed district.

This area meets the criteria set forth under PA 210 of 2005, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Commercial rehabilitation district" or "district" means an area not less than 3 acres in size of a qualified local governmental unit established as provided in section 3. However, if the commercial rehabilitation district is located in a downtown or business area or contains a qualified retail food establishment as determined by the legislative body of the qualified local governmental unit, the district may be less than 3 acres in size. The local government unit may establish by resolution a district that contains 1 or more parcels or tracts of land if at the time the resolution is adopted the parcel or tract of land or portion of a parcel or tract of land within the district is a qualified facility.



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Commercial Rehabilitation District  
Avanath North End Multifamily LLC  
Page 2

A review of the proposed district and relevant statutes indicated that the proposed Commercial Rehabilitation District located in the **North End area** in the City of Detroit is eligible as it pertains to the Commercial Rehabilitation Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors





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Commercial Rehabilitation District  
 Avanath North End Multifamily LLC  
 Page 3



| Parcel       | Property Address | Owner                              | Legal Description  |
|--------------|------------------|------------------------------------|--|
| 03001900.    | 501 E BETHUNE    | DETROIT LAND BANK AUTHORITY        | N BETHUNE E 201-202 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 59.5 X 115     |
| 03001901.    | 511 E BETHUNE    | AVANATH NORTH END MULTIFAMIL et al | N BETHUNE E 203 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115           |
| 03001902.    | 519 E BETHUNE    | ANE SPE, LLC                       | N BETHUNE E 204 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115           |
| 03001903.    | 525 E BETHUNE    | DETROIT LAND BANK AUTHORITY        | N BETHUNE E 205 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115           |
| 03001904.    | 529 E BETHUNE    | DETROIT LAND BANK AUTHORITY        | N BETHUNE E 206 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115           |
| 03001905.001 | 535 E BETHUNE    | DETROIT LAND BANK AUTHORITY        | N BETHUNE E 207 W 1/2 208 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115 |



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FAX: 313•224•9400

|               |               |                                |   |
|---------------|---------------|--------------------------------|---|
| 03001905.002L | 545 E BETHUNE | DETROIT LAND BANK<br>AUTHORITY | N BETHUNE E E 1/2 208 209 WM Y HAMLIN & S J BROWNS L8<br>P72 PLATS, W C R 3/91 45 X 115 |
| 03001906.     | 555 E BETHUNE | DETROIT LAND BANK<br>AUTHORITY | N BETHUNE E 210 WM Y HAMLIN & S J BROWNS L8 P72 PLATS,<br>W C R 3/91 30 X 115           |
| 03001907.     | 561 E BETHUNE | DETROIT LAND BANK<br>AUTHORITY | N BETHUNE E 211 WM Y HAMLIN & S J BROWNS L8 P72 PLATS,<br>W C R 3/91 30 X 115           |



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TO: Justus Cook, Housing and Revitalization  
FROM: Shelby Wyche, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for  
Avanath North End Multifamily, LLC (Associated to Petition # 2023-101)  
DATE: March 30, 2023

In order to ensure that establishment of a Commercial Rehabilitation District is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.843), the Planning and Development Department's Planning Division submits the following interpretation. The Petitioner is Avanath North End Multifamily, LLC.

**Location and Project Proposal:** 501, 511, 519, 525, 529, 535, 545, 555, 561, East Bethune Detroit, MI 48202. The proposed project will be new construction of 8 new townhomes.

**Current Master Plan (MP) & Zoning: MP Classification** – Low/Medium Density Residential (RLM) Zoning – Low Density Residential District (R3)

#### **Master Plan Interpretation**

The subject site area is designated Low/Medium Density Residential (RLM). Low/Medium Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs.

The following policies of the Middle Woodward neighborhood describe the following recommendations:

- GOAL 1: Reinforce sound neighborhoods
- Policy 1.1: Maintain the stability of the Boston-Edison and New Center area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

**The proposed development conforms to the Future General Land Use characteristics of the area.**