



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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October 31, 2023

Detroit City Council
2 Woodward Avenue
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale by Detroit Land Bank Authority
CHN Housing Partners
Development: Parcel A; Generally bound by W. Warren Ave., Southfield Rd.,
Diversey Ave. and Longacre Ave. (South of Ruddiman Middle School)**

Honorable City Council:

Pursuant to the Second Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the Detroit Land Bank Authority (“DLBA”), approved by your Honorable Body on May 19, 2020, the DLBA may not transfer ten (10) or more parcels of property received from the City to the same transferee within any rolling 12 month period without the prior approval of the Mayor and City Council.

The DLBA is now in receipt of an offer from CHN Housing Partners, an Ohio nonprofit corporation (“CHN”) to enter into an option to purchase twelve (12) properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is in Council District 7 within the Warren Avenue Community neighborhood.

The project area is generally bound by W. Warren Ave., Southfield Rd., Diversey Ave. and Longacre Ave. (South of Ruddiman Middle School). The Property consists of vacant land measuring approximately 49422 sq ft or 1.1 acres and is zoned R1 (Single Family Residential).

CHN is in partnership with the Cody Rouge Community Action Alliance (“Cody Rouge”). Together they propose to develop a three (3) story, fifty-three (53) unit senior apartment complex, with community space and paved surface parking. It is anticipated that income eligibility and rent will be within the range of 30-60% Average Median Income (“AMI”). Community outreach throughout the development process has included providing information to and soliciting input from local neighborhood associations/block clubs, residents and local businesses.

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The estimated cost of the project is \$18.1 million. CHN shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. Purchaser's proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

Conditions to Exercise Option and Execute Development Agreement are to include:

- Finalizing financing for project
- City of Detroit Planning and Development Department ("PDD") Design Review and approvals, as necessary or required
- Zoning compatibility/successful zoning changes and/or conditional land use hearings
- Other approvals as necessary with required City departments and/or agencies

The Planning & Development Department, therefore, requests that your Honorable Body authorize the Detroit Land Bank Authority to enter into an Option Agreement with CHN Housing Partners, an Ohio nonprofit corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$ 163,093.00; and, upon exercise of the option by the Optionee, to sell such property in accordance with the terms set forth in the Option Agreement.

Respectfully submitted,



Antoine Bryant
Director

AB/am
Attachment

Cc: Julie Schneider, HRD,
Malik Washington, Mayor's Office

RESOLUTION

By Council Member _____

WHEREAS, the Detroit Land Bank Authority (“DLBA”) was created to assemble and dispose of publicly owned properties in a coordinated manner to foster the development of that property and to promote economic growth in the City of Detroit; and

WHEREAS, pursuant to the Second Amended and Restated Memorandum of Understanding (“MOU”) between the City of Detroit and the DLBA, approved by the Detroit City Council on May 19, 2020, the DLBA may not transfer ten (10) or more parcels of property received from the City of Detroit to the same transferee within any rolling twelve (12) month period without the prior approval of the Mayor and City Council; and

WHEREAS, the DLBA is now in receipt of an offer from CHN Housing Partners, an Ohio nonprofit corporation (“CHN”) to enter into an option to purchase properties (“the Property”) acquired by the DLBA (as described in the attached Exhibit A). The Property is located in Council District 7 within the Warren Ave. Community neighborhood; and

WHEREAS, CHN is in partnership with the Cody Rouge Community Action Alliance (“Cody Rouge”). The Property consists of vacant land and together they propose to develop a fifty-three (53) unit senior apartment complex; and

WHEREAS, the Property is zoned R1 (Single Family Residential) and CHN shall adhere to all applicable guidelines and apply for and obtain all applicable zoning changes/variances, permits and/or licenses. CHN’s use of the Property shall be consistent with the allowable uses for which the Property is zoned.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the foregoing communication, the Detroit Land Bank Authority, be and is hereby authorized to enter into an Option Agreement with CHN Housing Partners, an Ohio nonprofit corporation, to sell the Property as more particularly referenced in the attached Exhibit A for \$163,093.00; and, upon exercise of the option by the optionee, to sell such property in accordance with the terms set forth in the Option Agreement.

Exhibit A-II
 CHN Archdale St. Development

Structure/Lot	Address	Zip Code	Parcel ID	Square Footage	Zone	Sales Price	Occupied/Vacant
Lot	7226 Archdale	48228	22070922.	5334	R1	\$ 17,602	Vacant
Lot	7234 Archdale	48228	22070923.	4008	R1	\$ 13,226	Vacant
Lot	7235 Archdale	48228	22072178.	4008	R1	\$ 13,226	Vacant
Lot	7240 Archdale	48228	22070924.	4008	R1	\$ 13,226	Vacant
Lot	7241 Archdale	48228	22072177.	4008	R1	\$ 13,226	Vacant
Lot	7248 Archdale	48228	22070925.	4008	R1	\$ 13,226	Vacant
Lot	7251 Archdale	48228	22072176.	4008	R1	\$ 13,226	Vacant
Lot	7256 Archdale	48228	22070926.	4008	R1	\$ 13,226	Vacant
Lot	7257 Archdale	48228	22072175.	4008	R1	\$ 13,226	Vacant
Lot	7262 Archdale	48228	22070927.	4008	R1	\$ 13,226	Vacant
Lot	7263 Archdale	48228	22072174.	4008	R1	\$ 13,226	Vacant
Lot	7265 Longacre	48228	22070826.	4008	R1	\$ 13,226	Vacant
						\$ 163,093	