

# City of Detroit

**Donovan Smith**  
Chairperson  
**Melanie Markowicz**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
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**Adrian-Keith Bennett**  
**Kenneth R. Daniels**  
**David Esparza, AIA, LEED**  
**Ritchie Harrison**  
**Gwen Lewis**  
**Frederick E. Russell, Jr.**  
**Rachel M. Udabe**

May 22, 2024

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for the construction of seven new single-family houses at 1738, 1742, 1746, 1752, 1771, 1795, and 1805 Fischer in the East Village Amended Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Clerk forwarded to the City Planning Commission (CPC) seven applications requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of single-family houses at 1738, 1742, 1746, 1752, 1771, 1795, and 1805 Fischer. See the attached map for the location of the request.

The petitioner for the certificates is 8 Crane LLC; the developer for the project is Greatwater Homes a venture of Greatwater Opportunity Capital. Greatwater indicates, since 2014, it has acquired, rehabilitated, and leased over one million square feet of multifamily residential, commercial, and vacant land in Detroit neighborhoods.

There will be four house plans to choose from with several optional layouts for each model. The houses will range from 956 to 1,808 square feet (SF). See the attached model options. The developer indicates the houses will be market rate, but designed to be affordable to a wide range of buyers depending on style and materials chosen.

Unit	Square Footage	Bedrooms & Bathrooms	Unit cost to build	Estimated sale price or rental price
Alden	956 SF	2-3 bedrooms 1-3 baths	\$200,000 to \$350,000	\$285,000-\$485,000
Ellsworth	1,324 SF	2-3 bedrooms 2-4 baths	\$200,000 to \$350,000	\$285,000-\$485,000
Bellaire	1,503 SF	3-4 bedrooms 3-4 baths	\$200,000 to \$350,000	\$285,000-\$485,000
Charlevoix	1,808 SF	3-5 bedrooms 2-4 baths	\$200,000 to \$350,000	\$285,000-\$485,000

Regarding parking, the developer indicates for 1771, 1795, and 1805 Fischer (on the west side of the street), the houses will include a detached garage off of the alley as part of the sale price. For houses at 1738, 1742, 1746, and 1752 Fischer, the rear alley is not usable, so no attached garages are offered. Regarding accessibility, the developer indicates, if requested, it could customize ADA access to the ground floor for a buyer.

The subject property has been confirmed as being within the boundaries of the East Village Amended NEZ, which was established by City Council on January 11, 2005, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written. It appears the NEZ certificate applications have been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The developer indicates it on 3/1/2024 a building permit was applied for 1795 Fischer, on 3/6/2024 a building permit was applied for 1711 Fischer, and on 3/7/2024 a building permit was applied for 1805 Fischer. The NEZ certificates were submitted on 4/30/2024 to the City Clerk’s office.

CPC staff has reviewed the applications and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,

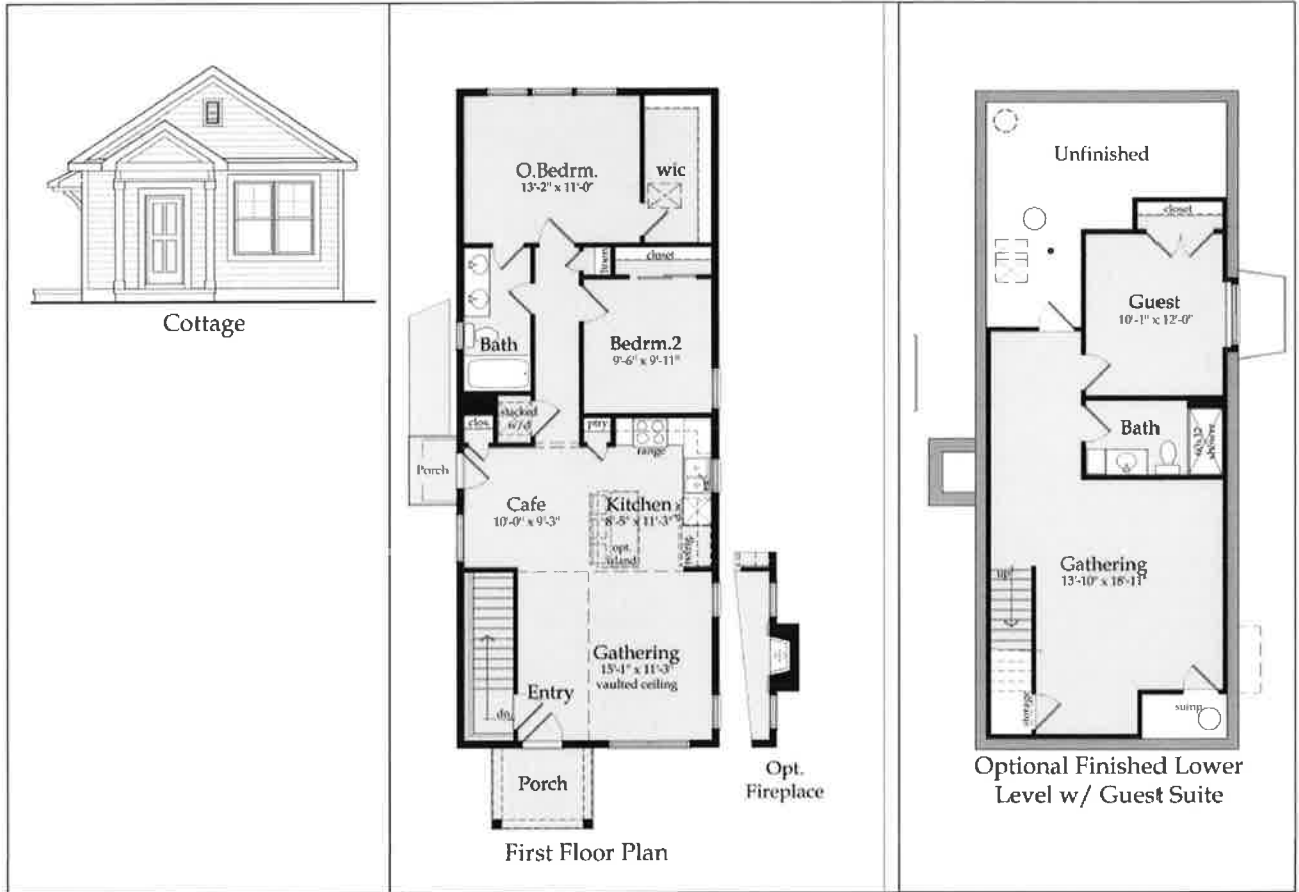


Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, AICP, City Planner

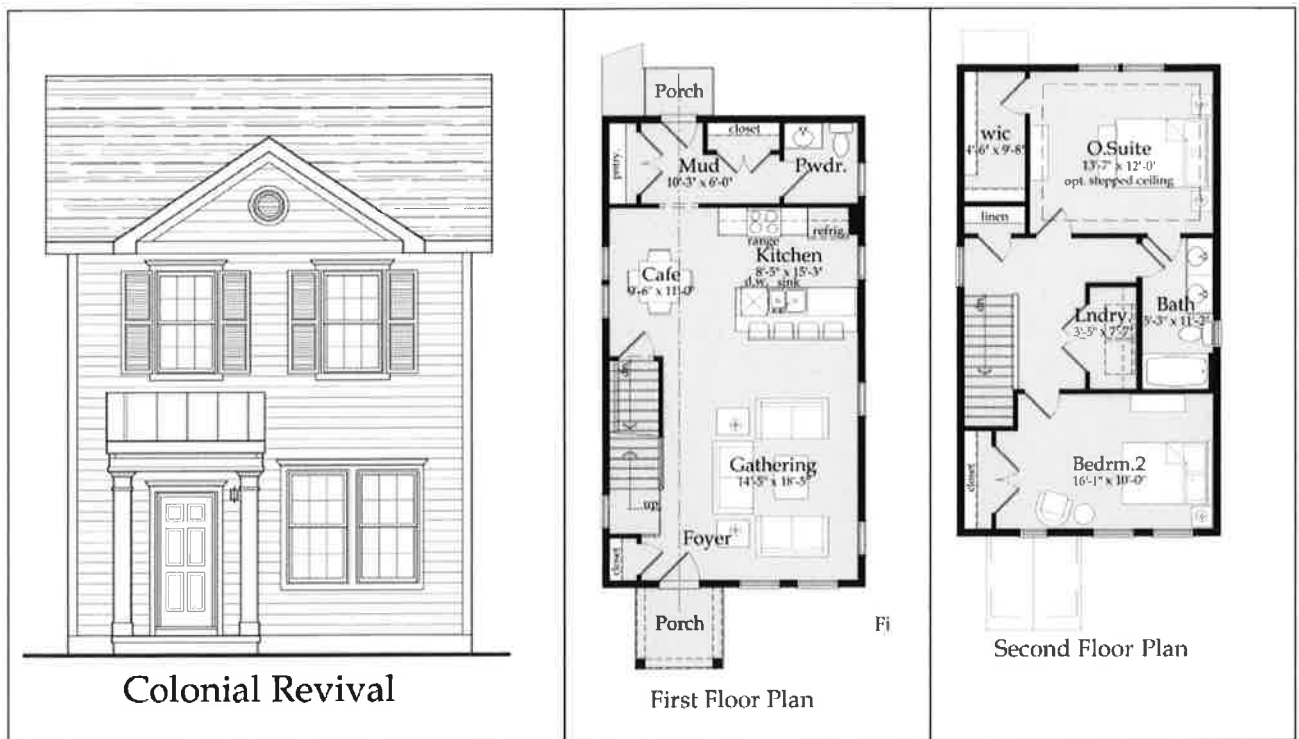
cc: Angela Jones, City Clerk



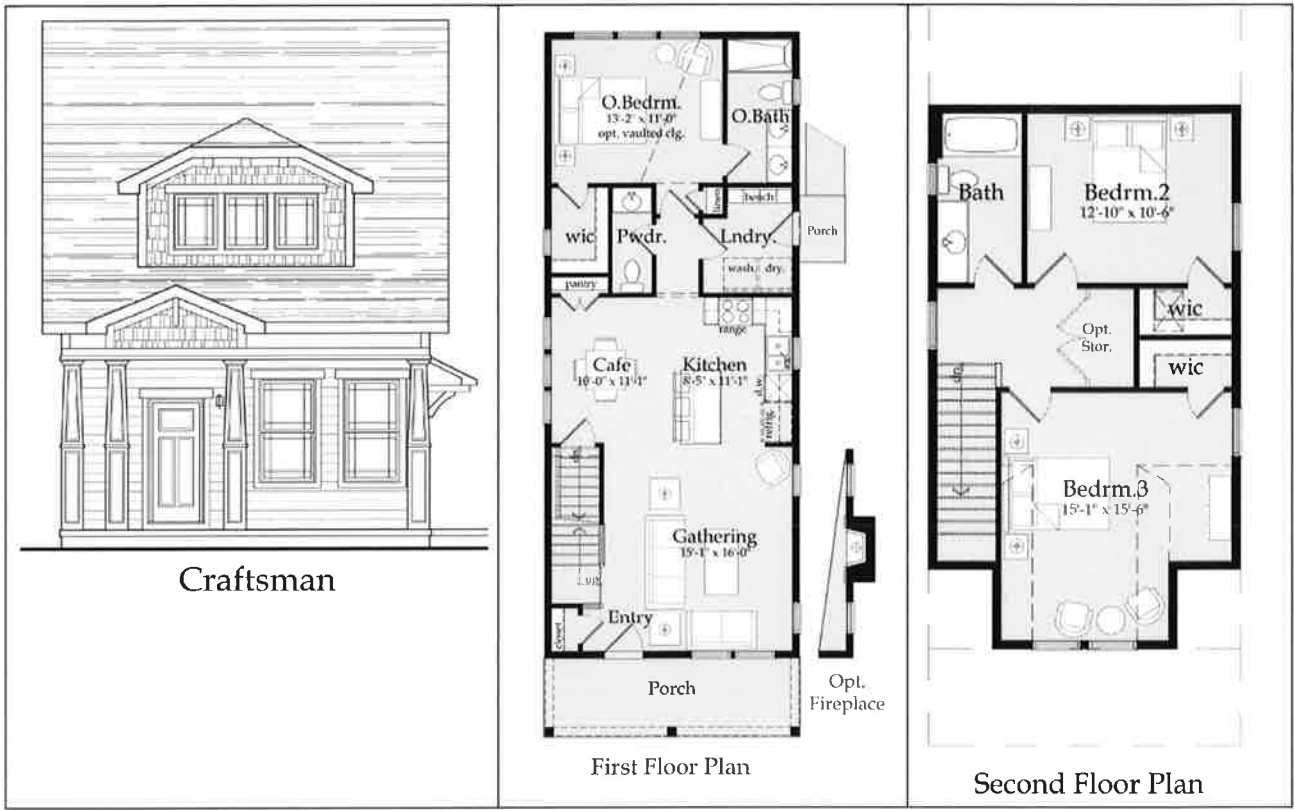
**The Alden**



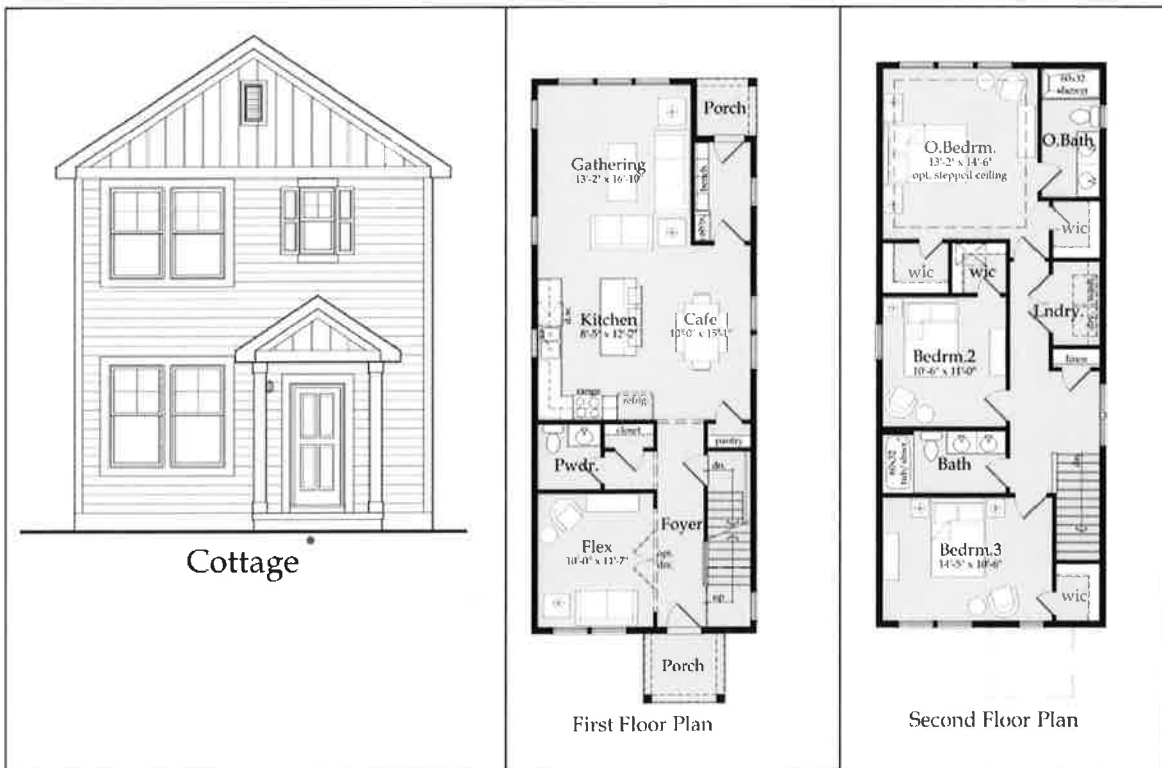
**The Ellsworth**



## The Bellaire



## The Charlevoix



# Resolution

By Council Member \_\_\_\_\_

**WHEREAS**, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific tax in lieu of ad valorem taxes; and

**WHEREAS**, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

**NOW, THEREFORE, BE IT RESOLVED**, That the Detroit City Council approves the submission of the applications to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

**BE IT FINALLY RESOLVED**, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
East Village Amended	1738 Fischer	07-1047
East Village Amended	1742 Fischer	07-1048
East Village Amended	1746 Fischer	07-1049
East Village Amended	1752 Fischer	07-1050
East Village Amended	1771 Fischer	07-1051
East Village Amended	1795 Fischer	07-1052
East Village Amended	1805 Fischer	07-1053

# City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

May 23, 2024

Honorable City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for  
East Village Amended**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of seven (7) applications for East Village Amended for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAVE BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve these applications.

Respectfully submitted,



Andre P. Gilbert, II  
Deputy City Clerk

APG:aj  
Enc.

**Donovan Smith**  
Chairperson  
**Melanie Markowicz**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
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cc: Angela Jones, City Clerk

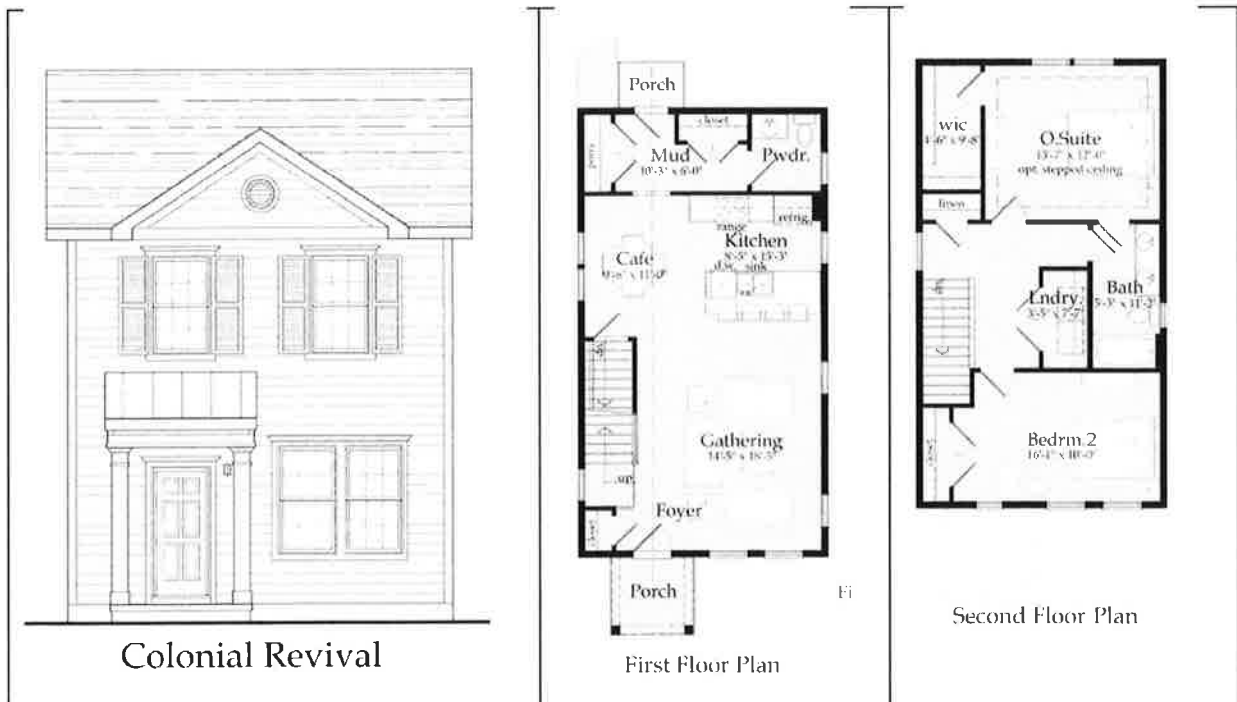




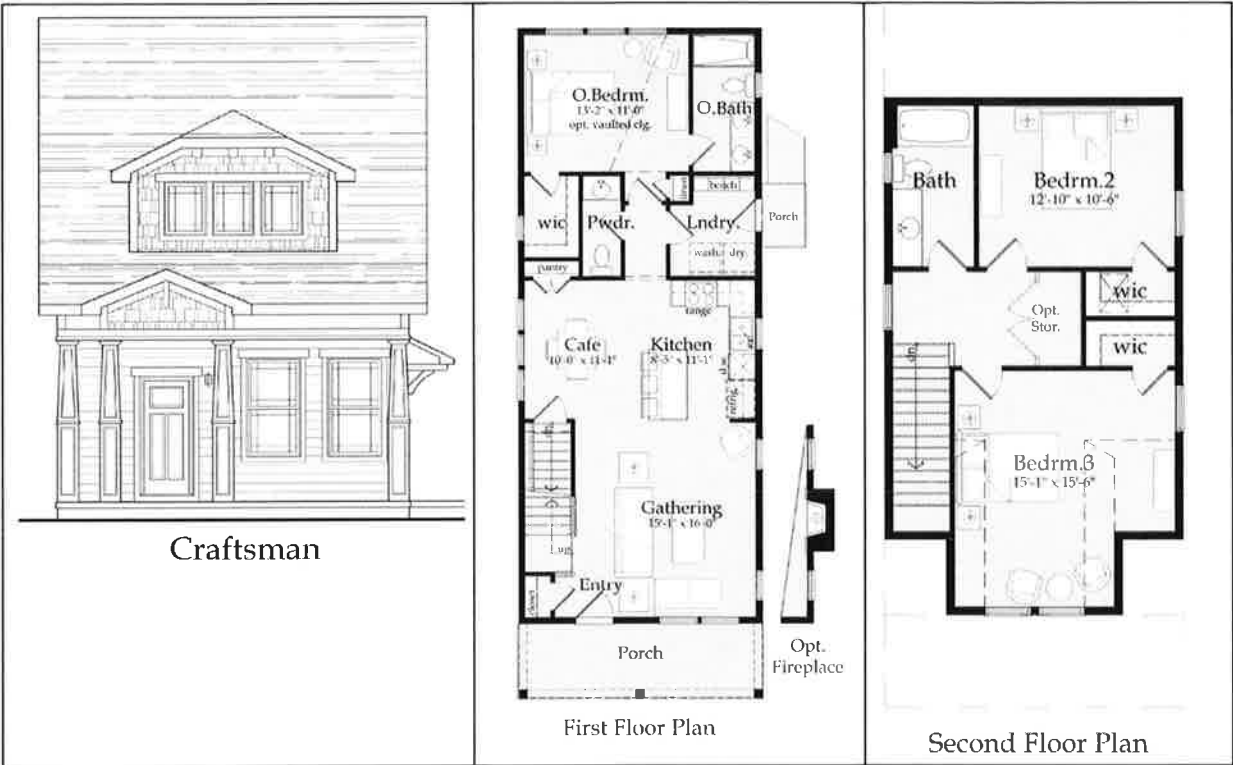
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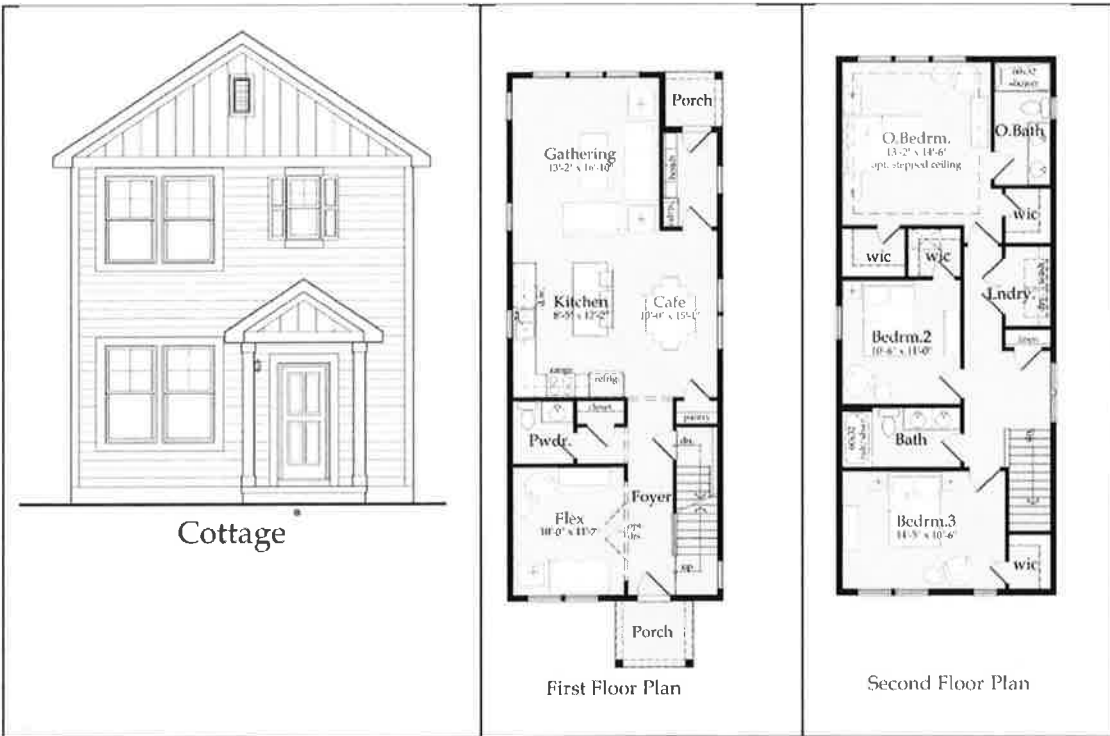
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