

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

## DEPARTMENT PETITION REFERENCE COMMUNICATION

*To: The Department or Commission Listed Below*

*From: Janice M Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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Petition No.	2024-321 District (Amended)
Name of Petitioner	Stafford House
Description of Petition	Petition request for the Establishment of a Commercial Facilities Exemption District at 9301 Oakland Ave., Detroit, MI 48211. This amendment is to provide an amended application submitted by the petitioner.
Type of Petition	<b>Tax Abatement for a Commercial Facilities Exemption District</b>
Submission Date	10/30/2024
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Stafford House Lendon Crosby P: (313) 443-5485 <a href="mailto:lcrosby@staffordhouseinc.org">lcrosby@staffordhouseinc.org</a>



10/15/2024

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

**RE: Request for the Establishment of a Commercial Facilities Exemption District at 9301 Oakland Ave., Detroit, MI 48211**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Facilities Exemption Development District for the property located at **9301 Oakland Ave. Detroit, MI 48211** and described on Attachment A. The project does not entail a sale or transfer of property. Stafford House Inc. is a tax-exempt 501(c)(3) organization operating in the North End neighborhood of Detroit since 2007. Stafford House has been a valued community partner with local stakeholders and residents in the community for the past 17 years. Stafford House has a great reputation for uplifting youth and their families in the North End. The organization's mission is to enrich the lives of underserved members of the community through safe-affordable housing, education, and job training.

The Oakland Ave. project will be a mixed-use development, with 10 units of affordable rental housing on the second level of the building. The rents will range between 60-80% AMI. Each apartment will be approximately 500 sq. ft. There will also be four commercial spaces at about 1,000 sq. ft. per space. The commercial spaces will be leased as a coffee shop, a training center, a retail space, and an office space for an engineering firm. The CFE PA255 request is for the restoration of the four blighted and obsolete commercial units on the first floor of the development. The project is eligible for the PA 255 commercial facilities tax incentive given the MCL 207-655 sec. 5(a) obsolete commercial component for the development.

The CFE PA255 request is for the restoration of the four blighted and obsolete commercial units on the first floor of the development. The project is eligible for the PA 255 commercial facilities tax incentive given the MCL 207-655 Sec. 5(1)(a) obsolete commercial component for the development. MCL 207-655 Sec. 5(1)(a) states,

“Sec. 5. (1) A local governmental unit, by resolution of its legislative body, may establish a commercial redevelopment district, which may consist of 1 or more parcels or tracts of land or a portion thereof, if at the time of adoption of the resolution the property within the district is any of the following:

(a) Obsolete commercial property or cleared or vacant land which is part of an existing, developed commercial or industrial zone which has been zoned commercial or industrial for 3 years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity.”

9301 Oakland Ave. has been a vacant, obsolete building for over a decade and the restoration of the facility at 9301 Oakland Ave., Detroit, MI will not be undertaken without Stafford House’s receipt of the tax exemption. The tax relief will allow for more debt to be serviced by the project, increasing its construction loan size. There are currently zero full-time employees (FTE) however the development will provide four new full-time positions at the company. The project includes the site remediation and full gut rehab of the facility, creating 10 new rental apartment units on the second floor and 4 new ground floor commercial spaces. Please see the attached commitment letters from the lending institutions.

The CFE PA 255 commercial tax exemption is requested for 12 years.

The Oakland Ave. project needs this tax abatement to fill the funding gap needed to finance the rehab of the building. The project cannot be completed without the PA 255 tax abatement because the project is unable to service the debt without an abatement. Stafford House prioritizes affordable housing and would like to maintain rents at an affordable rate. The abatement is essential for this mixed use, affordable housing project to proceed. The Oakland Ave project is also receiving financial assistance from the MSHDA Missing Middle Program, Wayne County for an environmental grant, Motor City Match, and the City of Detroit HRD Accessibility Grant.

Thank you for your consideration of the creation of this PA 255. If you have any questions regarding this request, please contact **Lendon Crosby**, at **313-443-5485** or email **lcrosby@staffordhouseinc.org**.

Respectfully submitted,

*Lendon Crosby*

Stafford House/President  
313-443-5485/lcrosby@staffordhouseinc.org

**Attachment A: Site Map that includes the parcel(s) of property / Legal Description**  
**Attachment B: Paid Receipt of Current Taxes**

cc: K. Bridges, DEGC  
N. Marsh, DEGC  
V. Farley, HRD

Attachment A should include:

- (a) General description of the facility (year built, original use, most recent use, number of stories, square footage);  
The facility was built in 1925 as a two-story building. It was formerly used as a commercial building that housed four commercial businesses one of which was a restaurant. The second level of the building was used as housing units. The square footage is 10,300 square feet.
- (b) General description of the proposed use of the new/rehabilitated facility;  
This facility will be the rehabilitation of a mixed-use building into 10 second floor rental units and four ground floor commercial spaces for lease.
- (c) Description of the general nature and extent of the new construction/rehabilitation to be undertaken;  
This project is a full rehab including new HVAC systems, new electrical and plumbing systems, additional structural support on levels of the building, façade restoration, and rear demolition to support the additional 750 sq. ft. of residential space.
- (d) A descriptive list of the fixed building equipment that will be a part of the new/rehabilitated facility;  
All units will have heating, ventilation, and air conditioning units. There will be all new plumbing throughout the building. Each apartment will feature full kitchens equipped with appliances and full bathrooms, as well as in-unit washer/dryer.
- (e) A time schedule for undertaking and completing the new construction/rehabilitation of the facility

<u>Item:</u>	<u>Date:</u>
Preliminary underwriting completed (appraisal, Phase I ESA, market study)	Q2-3 2024
Zoning Approval and Site Plan Approval	6/6/2024
Permit drawings submitted	8/12/2024
Submit Tax Abatement*	9/3/2024
MEDC BMC Grant Submission*	9/4/2024
Stamped permit drawings received	9/12/2024
Final construction costs	9/27/2024
Execute GMP Construction Contract	10/1/2024
Financial Underwriting Complete	10/15/2024
Close on financing sources	11/18/2024
Commence Construction	11/19/2024
Construction Period	11 months

(f) The parcel ID(s) and Legal Description(s) of the property

**Site Map that includes the parcel(s) of property / Legal Description**



W OAKLAND 40-41 BLK 3-- THOMAS & WAGNERS L11 P80 PLATS, W C R 3/113  
117X 75.84A

**ERIC R. SABREE**

WAYNE COUNTY TREASURER  
400 Monroe - 5th Floor  
Detroit MI 48226-2942  
(313) 224-5990



Patricia Dockery  
9301 Oakland  
Detroit, MI 48202

**Web:** treasurer.waynecounty.com  
**Email:** taxinfo@waynecounty.com

**D U P L I C A T E**  
**Tax Receipt**

**Receipt Number:** 010-2024-118165  
**Bundle:** 18458207  
**Date:** 04/23/24  
**Interest Effective Date:** 04/22/24

**Receipt Details:**

<u>Municipality - Parcel ID</u>	<u>Tax Year</u>	<u>Paid Tax</u>	<u>Paid Int &amp; Fees</u>	<u>Paid Total</u>	<u>Due Tax</u>	<u>Due Int &amp; Fees</u>	<u>Due Total</u>
L - 03002993. 301 OAKLAND	2023	\$1,456.53	\$87.39	\$1,543.92	\$0.00	\$0.00	\$0.00
<b>Total:</b>				\$1,543.92	<b>Through 04/30/24</b>		\$0.00
<b>Receipt Total:</b>				\$1,543.92			

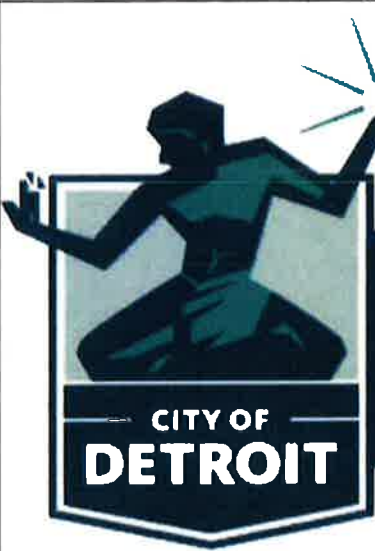
**Remarks:**  
THE MOST RECENT YEAR TAXES SHOWN ON THIS RECEIPT ARE SUBJECT TO CHANGE

<b>Summary Information:</b>	
Date Created: 04/23/24 06:58:41 AM	Issued By: 1
Date Printed: 04/28/24 09:00:30 PM	Type: Web

Dear Fellow Taxpayer:  
Thank you for your payment of property taxes. This payment supports Wayne County, your local community, and other government agencies in providing essential government services. Your payment is greatly appreciated.  
Sincerely,

*Eric R. Sabree*  
ERIC R. SABREE  
Wayne County Treasurer

**Subject:** City of Detroit - KIOSK Payment Receipt  
**Date:** Friday, August 23, 2024 at 12:11:50 PM Eastern Daylight Time  
**From:** City of Detroit - Payment Services  
**To:** lcrosby@staffordhouseinc.org



## Office of the Treasury

**City of Detroit**  
PO Box 33193, Detroit MI 48232  
(313) 224-3560  
[www.detroitmi.gov](http://www.detroitmi.gov)

<b>Date::</b>	08/23/2024 12:11 PM
<b>Payment Method::</b>	MasterCard 1166
<b>Payment Confirm ID::</b>	17350060
<b>Payment Auth No::</b>	151712
<b>Service Fee Confirm ID::</b>	17350061
<b>Service Fee Auth No::</b>	171319
<b>Location::</b>	WEB
<b>Parcel ID:</b>	03002993.
Summer 2024:	\$265.08
<b>Service Fee:</b>	\$6.34
<b>Total Payment:</b>	\$271.42

The information below applies to customers that made a payment with a Credit Card or a Electronic Check (ACH Payment). This is a conditional payment based on The City Of Detroit being able to retrieve the funds from an authorized account. Payments typically process within 3-5 days. Please check with your financial institution to confirm the payment is successful. Rejected payments will result in interest and penalties being applied.



**This communication, including any attachments, may contain information that is confidential and may be privileged and exempt from disclosure under applicable law. It is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and return to us all delivered data.**