



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 10, 2025

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

**Re: Resolution Establishing the North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative Neighborhood Enterprise Zone in the area bounded by 2801 16<sup>th</sup> ST, 2819 16<sup>th</sup> ST, 2826 16<sup>th</sup> ST, 2827 16<sup>th</sup> ST, 2832 16<sup>th</sup> ST, 2838 16<sup>th</sup> ST, 2841 16<sup>th</sup> ST, 2844 16<sup>th</sup> ST, 2895 16<sup>th</sup> ST, 2822 17<sup>th</sup> ST, 2874 17<sup>th</sup> ST, 2882 17<sup>th</sup> ST, 2886 17<sup>th</sup> ST, 2890 17<sup>th</sup> ST, 2898 17<sup>th</sup> ST, 2906 17<sup>th</sup> ST, 2439 Butternut, 2433 Butternut, 2427 Butternut, 2811 17<sup>th</sup> ST, 2821 17<sup>th</sup> ST, 2831 17<sup>th</sup> ST, 2835 17<sup>th</sup> ST, 2841 17<sup>th</sup> ST, 2847 17<sup>th</sup> ST, 2853 17<sup>th</sup> ST, 2877 17<sup>th</sup> ST, 2881 17<sup>th</sup> ST, 2887 17<sup>th</sup> ST, 2527 Butternut, 2521 Butternut, 2517 Butternut, 2903 17<sup>th</sup> ST, 2893 17<sup>th</sup> ST, 2862 17<sup>th</sup> ST, 2828 17<sup>th</sup> ST, 2835 16<sup>th</sup> ST, Detroit, Michigan in accordance with Public Act 147 of 1992 on behalf of North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative. (Petition #2024-235)**

Honorable City Council:

Attached for your consideration please find a resolution and legal description which will establish the North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative Neighborhood Enterprise Zone in the area bounded by **2801 16<sup>th</sup> ST, 2819 16<sup>th</sup> ST, 2826 16<sup>th</sup> ST, 2827 16<sup>th</sup> ST, 2832 16<sup>th</sup> ST, 2838 16<sup>th</sup> ST, 2841 16<sup>th</sup> ST, 2844 16<sup>th</sup> ST, 2895 16<sup>th</sup> ST, 2822 17<sup>th</sup> ST, 2874 17<sup>th</sup> ST, 2882 17<sup>th</sup> ST, 2886 17<sup>th</sup> ST, 2890 17<sup>th</sup> ST, 2898 17<sup>th</sup> ST, 2906 17<sup>th</sup> ST, 2439 Butternut, 2433 Butternut, 2427 Butternut, 2811 17<sup>th</sup> ST, 2821 17<sup>th</sup> ST, 2831 17<sup>th</sup> ST, 2835 17<sup>th</sup> ST, 2841 17<sup>th</sup> ST, 2847 17<sup>th</sup> ST, 2853 17<sup>th</sup> ST, 2877 17<sup>th</sup> ST, 2881 17<sup>th</sup> ST, 2887 17<sup>th</sup> ST, 2527 Butternut, 2521 Butternut, 2517 Butternut, 2903 17<sup>th</sup> ST, 2893 17<sup>th</sup> ST, 2862 17<sup>th</sup> ST, 2828 17<sup>th</sup> ST, 2835 16<sup>th</sup> ST, Detroit, MI** Neighborhood Enterprise Zone (NEZ) in accordance with Public Act 147 of 1992 ("the Act").

Your Honorable Body conducted a public hearing on this matter on **November 7, 2024**, as required by the Act. No impediments to the establishment of the NEZ were presented at the public hearing.

The proposed area consists of 37 vacant parcels with a total of 3.3S9 acres of land. The proposed project consists of constructing seven (7) single-family homes and two (2) duplex town homes as well as subsequent phases that will include a to-be-determined amount of housing units. The current True Cash Value of the proposed area is \$33,855. The True Cash Value of this area would be expected to increase due to the new construction of this project.

(i) A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. Except as provided in subparagraph (ii), new facility does not include apartments.



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(ii) A new structure or a portion of a new structure that meets all of the following: (A) Is rented or leased or is available for rent or lease. (B) Is a mixed use building or located in a mixed-use building that contains retail business space on the street level floor. (C) Is located in a qualified downtown revitalization district.

We request your Honorable Body's approval of the resolution.

Respectfully submitted,

DocuSigned by:

*Rebecca Labov*

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Rebecca Labov

Chief Development Investment Officer

RL/jc

cc: M. Washington, Mayor's Office  
A. Bush, PDD  
J. Schneider, HRD  
J. Cook, HRD



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**BY COUNCIL MEMBER \_\_\_\_\_**

**WHEREAS**, Michigan’s Public Act 147 of 1992, the Neighborhood Enterprise Zone Act (“the Act”), provides for the establishment of Neighborhood Enterprise Zones (NEZs), the exemption from *ad valorem* taxes, and the imposition of a specific property tax in lieu of *ad valorem* real property taxes within NEZs; and

**WHEREAS**, the City of Detroit meets all the distress criteria set forth within the Act; and

**WHEREAS**, the Detroit City Council finds that designation of certain areas as NEZs is consistent with the adopted Master Plan, as amended, and will further the economic and physical development goals and objectives of the City by encouraging new housing starts and housing rehabilitation, thereby aiding in the preservation of existing neighborhoods and preventing further decay in others; and

**WHEREAS**, the Detroit City Council has found the establishment of the **North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative NEZ** to be consistent with the Detroit Master Plan of Policies and the neighborhood preservation and development goals of the City; and

**WHEREAS**, the Detroit City Council has adopted a statement of goals, objectives and policies relative to the maintenance, preservation, improvement, and development of housing for all persons regardless of income level living within proposed NEZs; and

**WHEREAS**, the Detroit City Council has enacted a housing inspection ordinance requiring that before the sale of a unit in a new or rehabilitated facility for which an NEZ Certificate is in effect, an inspection is to be made of the unit to determine compliance with Chapter 26 of the Code of the City of Detroit; and

**WHEREAS**, the Act requires that the designation of NEZs must be approved by a resolution adopted by the local governmental unit subsequent to a public hearing at which any taxpayer or resident, or representative of any taxing authority levying a property tax in the City of Detroit, was give the opportunity to address the requested establishment of an NEZ; and

**WHEREAS**, a public hearing on the issue of establishing the **North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative NEZ** was conducted before the Detroit City Council on **November 7, 2024**, with notice of the public hearing having been given to the general public and by certified mail to every taxing authority levying a property tax with the City of Detroit; and

**WHEREAS**, no impediments to the establishment of the **North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative NEZ** where cited; and

**WHEREAS**, after the public hearing, City Council legally established a Neighborhood Enterprise Zone in the area located at **2801 16<sup>th</sup> ST, 2819 16<sup>th</sup> ST, 2826 16<sup>th</sup> ST, 2827 16<sup>th</sup> ST, 2832 16<sup>th</sup> ST, 2838 16<sup>th</sup> ST, 2841 16<sup>th</sup> ST, 2844 16<sup>th</sup> ST, 2895 16<sup>th</sup> ST, 2822 17<sup>th</sup> ST, 2874 17<sup>th</sup> ST, 2882 17<sup>th</sup> ST,**



**Housing and Revitalization  
Department**

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**NOW THEREFORE BE IT**

**RESOLVED**, that the land area described in the attached legal description, and shown on the attached map, is hereby established as the **North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative NEZ** pursuant to Public Act 147 of 1992, the Neighborhood Enterprise Zone Act