



Coleman A. Young Municipal Center  
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March 20, 2025

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

**Re: Resolution Establishing the Stafford House Neighborhood Enterprise Zone in the area bounded by 9301 Oakland, Detroit, Michigan in accordance with Public Act 147 of 1992 on behalf of Stafford House (Petition #2025-321).**

Honorable City Council:


Attached for your consideration please find a resolution and legal description which will establish the **9301 Oakland Detroit, Michigan** 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 **January 16, 2025**, as required by the Act. No impediments to the establishment of the NEZ were presented at the public hearing.

The proposed project will be a mixed-use development, featuring 10 units of affordable rental housing on the second floor. These units will have rental rates ranging from 60% to 80% of the Area Median Income (AMI), with each apartment approximately 500 square feet in size. The development will also include four commercial spaces, each around 1,000 square feet. These commercial units will be leased to a coffee shop, a training center, a retail space, and an office for an engineering firm. The request for New Economic Zone (NEZ) designation pertains specifically to the blighted and outdated residential rental units located on the second floor.

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

Respectfully submitted,

DocuSigned by:  
  
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Rebecca Labov  
Chief Investment Development 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 **Stafford House Neighborhood Enterprise Zone** Act 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 **Stafford House Neighborhood Enterprise Zone** NEZ was conducted before the Detroit City Council on **January 16, 2025** 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 **Stafford House Neighborhood Enterprise Zone** NEZ where cited; and

**WHEREAS**, after the public hearing, City Council legally established a Neighborhood Enterprise Zone in the area located at **9301 Oakland Detroit, Michigan**, on **March 25, 2025**.

**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 **Stafford House Neighborhood Enterprise Zone** NEZ pursuant to Public Act 147 of 1992, the Neighborhood Enterprise Zone Act