



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 Ave Detroit, Michigan 48211 in accordance with Public Act 147 of 1992 on behalf of Stafford House (Petition #2024-365).

Honorable City Council:

Attached for your consideration please find a resolution and legal description which will establish the **Stafford House** 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 applicant proposed 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 approximately 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 NEZ request is for the blighted and obsolete residential rental units on the second floor.

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

Respectfully submitted,

DocuSigned by:

Rebecca Labov

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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 (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 Ave** 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



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

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Neighborhood Enterprise Zone
Stafford House
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Address: 9301 Oakland
Parcel: 03002993

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

