

City of Detroit

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May 30, 2025

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new single-family house at 2827 16th Street in the North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) an application requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of a single-family house located at 2827 16th Street.

The petitioner for the certificate is the North Corktown Neighborhood Association, a non-profit corporation that is focused on supporting the North Corktown community.

The subject property is the west side of 16th Street just north of Perry Street. The petitioner is proposing a community land trust to encourage affordable housing. Overall, the petitioner is proposing to develop the subject area with 7 single-family houses and 2 duplexes. A summary of the subject request includes the following:

Unit	Square Footage	# Bedrooms	Unit cost to build/renovate	Estimated sale price or rental price
2827 16th St.	1,534	3 Bedrooms	\$709,051	\$ 257,333

Regarding affordability, the petitioner indicates the community land trust will sell this house to buyers with incomes ranging from 50% to 80% Area Median Income (AMI). Regarding parking, a detached garage is proposed to be built at the rear of the site. Regarding accessibility, the petitioner indicates the proposed house is part of a broader project that includes one barrier-free house.

The subject property has been confirmed as being within the boundaries of the North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative Neighborhood Enterprise Zone area, which was established by City Council in January 2025, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written.

The petitioner indicates the building permit was applied for on July 11, 2024, and issued on August 13, 2024. The petitioner indicates the NEZ certificate application was submitted to the City Clerk's office on February 12, 2025 (but not logged in until May 6, 2025). State law requires the certificate application be filed before the building permit is issued, unless the City Council notes in the approving resolution that the application was filed not later than 6 months following the date of the building permit being issued.

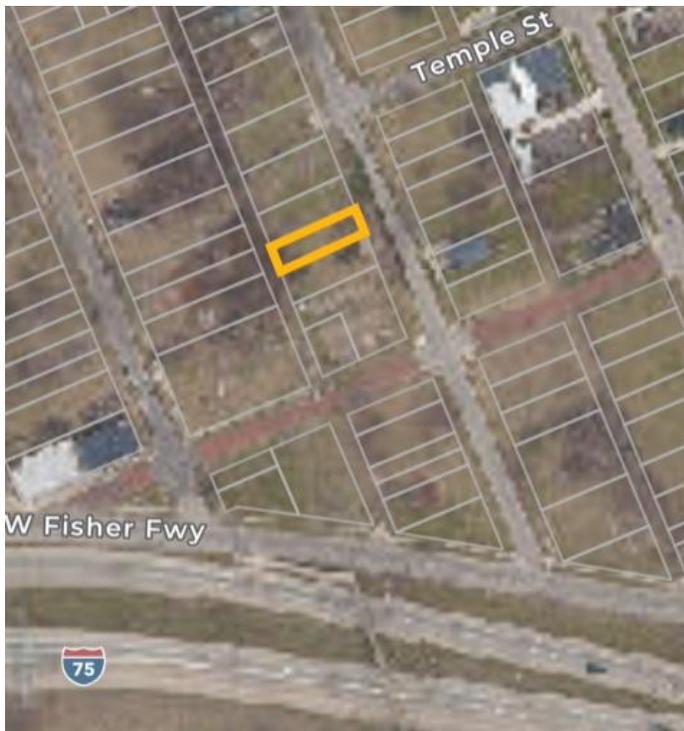
CPC staff have reviewed the application and recommend approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, Deputy Director CPC

cc: Angela Jones, City Clerk

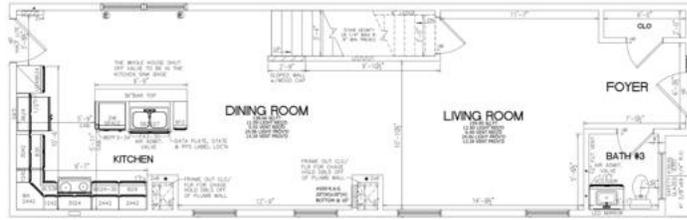




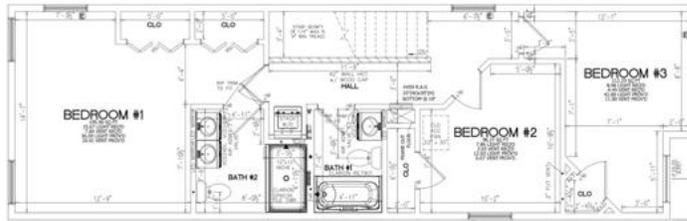
2827 + 2844 16th St.

1534 SF
3-BED, 2.5-BATH

MANUFACTURER: LIVERPOOL



FIRST FLOOR



SECOND FLOOR

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 application 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 approves the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative	2827 16 th Street	25-035