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February 24, 2022

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a 7-unit residential apartment building located at 4741 Second Avenue in the 4741 Second Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate via the City Clerk's office for the rehabilitation of a 7-unit residential apartment building located at 4741 Second Avenue. The property is generally located on the west side of Second Avenue between West Hancock and West Forest. The request is for a 15-year abatement.

The anticipated cost of rehabilitation for each unit is about \$29,857. The developer is proposing to provide 20% of the units as affordable (one of the seven units). Proposed improvements include replacing/updating old wooden windows, replacing the HVAC system, and updating kitchens, bathrooms, flooring, laundry, etc.

The subject property has been confirmed as being within the boundaries of the 4741 Second NEZ which was established by a vote of City Council on November 23, 2021. The NEZ certificate application has been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted certificate application dated January 14, 2022 and a building permit has not yet been issued.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner CPC

cc: Angela Jones, City Clerk