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## City of Detroit

**CITY PLANNING COMMISSION**  
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February 23, 2022

### HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new 16-unit multi-family building at 3939 Third Street in the Midtown Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) via the City Clerk's office has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the construction of a new 16-unit multi-family building at 3939 Third Street. The property is generally located on the west side of Third Street between Alexandrine and Selden. Below is an image of the existing site.

The request is for a 15-year NEZ certificate for a new facility. The developer is proposing to construct a 3-story apartment building with 16 units including ground floor retail. Eight of units will be about 700 square feet, and eight of the units would be about 850 square feet. Three of the units will offer affordable rents for those with income of not greater than 80% AMI. The anticipated cost of rehabilitation for each unit is \$199,856.

The subject property has been confirmed as being within the boundaries of the Midtown NEZ which was established by a vote of City Council on March 10, 1999.

The petitioner submitted certificate application dated February 7, 2022 and a building permit has not been issued yet. 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.

CPC staff has reviewed the application and recommends approval. The City Clerk's office is submitting a resolution for approval. Please contact our office should you have any questions.



Respectfully submitted,

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

cc: Angela Jones, City Clerk's Office