

City of Detroit

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April 1, 2026

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of three new single-family houses at 1463 and 1802 Fischer Street and 1707 McClellan Avenue in the East Village Amended Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) three applications requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of three single-family houses located at 1463 and 1802 Fischer Streets and 1707 McClellan Avenue.

The petitioner for the certificates is GWH 2025 LLC; the developer for the project is Greatwater Homes, a venture of Greatwater Opportunity Capital. Greatwater indicates that since 2014, the members of Greatwater Opportunity Capital have acquired, rehabilitated, and leased over one million square feet of multifamily residential, commercial, and vacant land in Detroit neighborhoods.

Property Background

The following is a summary of the properties:

- The subject properties are generally located on Fischer Avenue between Kercheval and Agnes Streets and on McClellan south of Kercheval Avenue. Please see the maps below for reference.
- The properties are presently vacant and zoned R2 Two- Family Residential.
- Records show they were purchased in September 2025 from Hanz Woodlands LLC.
- The properties are located in City Council District 4.

Proposal

The proposed project is to continue building single-family houses on vacant land in the East Village neighborhood. The petitioner indicates there are four potential layouts to choose from. The houses will range in size from 1,000 to 1,850 square feet depending on the final number of bedrooms and bathrooms selected by the homeowner. The total costs and sales prices are shown in the table below.

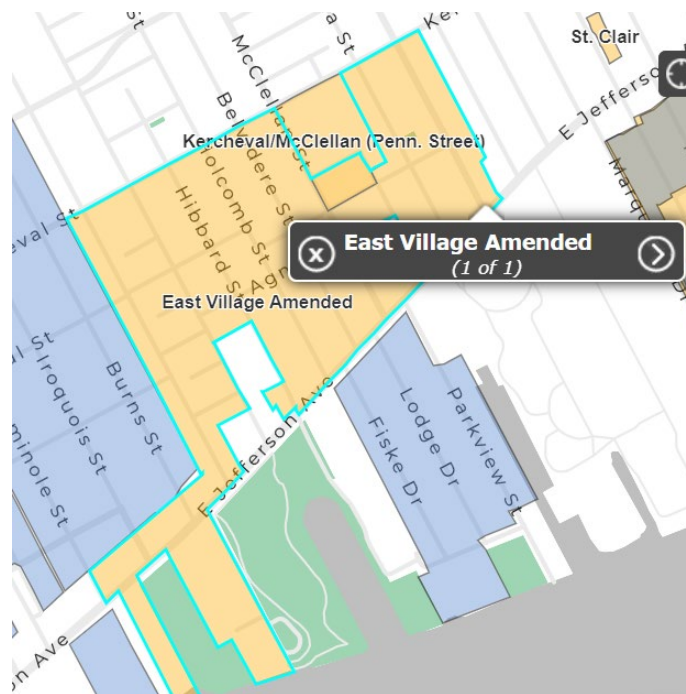
Unit	Square Footage	# Bedrooms	Unit cost to build	Estimated sale price
Buyer Customized	1,000-1,850	2-4	\$275,000-\$425,00	\$550,000-\$650,000

Regarding parking, the petitioner indicates detached garages will be built off of the rear alleyways and are part of the sale price. Regarding accessibility, the developer indicates it will customize ADA access to the ground floor if requested by a buyer.

Regarding price, the developer notes these homes are market rate homes designed to be more affordable to a wide range of buyers thanks to careful design choices, energy efficiency features better than required by code to reduce utility expenses, and the NEZ. When ordering a home, buyers can choose the size of home they want, and the upgrades they'd like (such as nicer flooring, etc.) so they can design their home at a price that works for them.

NEZ Zone

The subject properties have been confirmed as being within the boundaries of the East Village Amended NEZ, which was established by City Council on January 11, 2005, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written. Below is a map showing the East Village NEZ Amended zone which contains over 100 acres. The original East Village NEZ was requested in 2001 by the Jefferson Ave. Housing Development Corp. and expanded in 2005 to pick up the Whittier Manor to the south.



The petitioner submitted the NEZ certificate applications dated October 2, 2025, to the City Clerk. The petitioner indicates the building permits were issued in September, October, and November 2025. The NEZ Act (Act 147 of 1992) states the applications must be filed before (or within 6 months after) a building permit is issued.

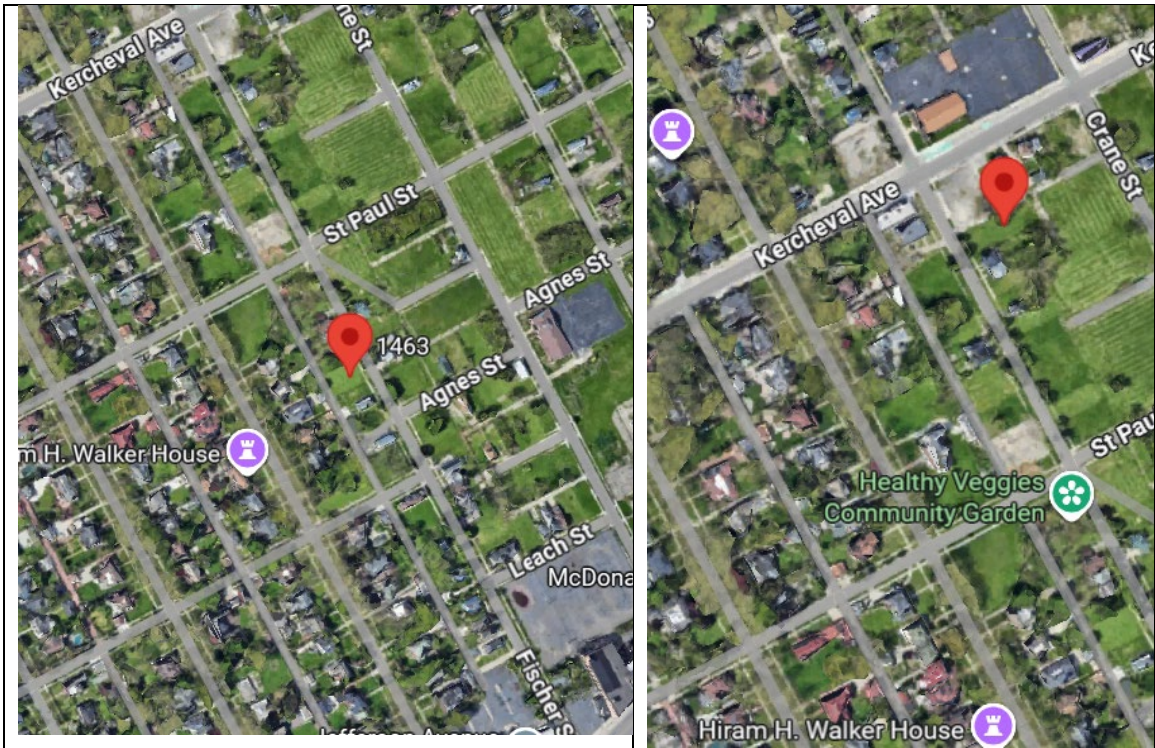
CPC staff have reviewed the applications and recommend approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

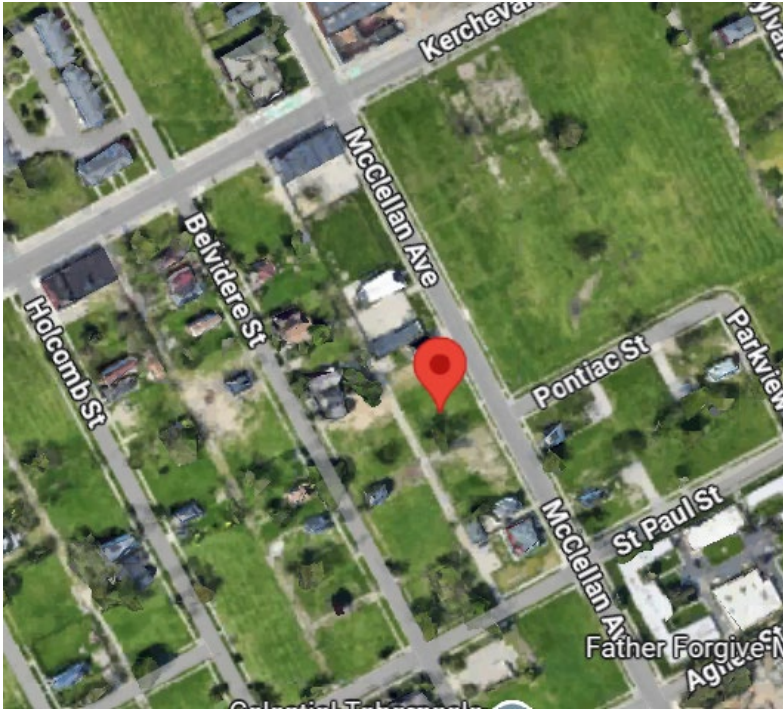
Respectfully submitted,



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

cc: Angela Jones, City Clerk





The Bellaire
Elevation Options

GREATWATER HOME

Cottage Colonial Revival

Craftsman

The Charlevoix
Elevation Options

GREATWATER HOME

Cottage Colonial Revival

Craftsman

Elevations shown are approximate. All measurements are subject to change from house to house.

2021.0

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 applications 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 Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
East Village Amended	1463 Fischer	25-061
East Village Amended	1802 Fischer	25-062
East Village Amended	1707 McClellan	25-063