

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

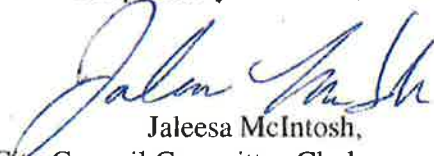
January 11, 2023

To: Katharine G. Trudeau, Deputy Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 808  
Detroit, MI. 48226

Re: Request for the Establishment of an Obsolete Property Rehabilitation District  
at 131 Harmon Street, Detroit Adaptive Reuse

Please find attached Request for the Establishment of an Obsolete Property  
Rehabilitation District at 131 Harmon Street, Detroit Adaptive Reuse (**In  
reference to petition 2022-368**).

Respectfully submitted,



Jaleesa McIntosh,  
Jr. Assistant City Council Committee Clerk  
Office of the City Clerk

**131 Harmon, LLC.**

131 Harmon,  
Detroit, MI 48202

August 12, 2022

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

**RE: Request for the Establishment of an Obsolete Property Rehabilitation District at 131 Harmon Street, Detroit Adaptive Reuse**

131 Harmon, LLC would like to formally request that an Obsolete Property Rehabilitation District be established for the property located at 131 Harmon Street. 131 Harmon is an LLC founded in Detroit Michigan with the intentions of rehabilitating residential and commercial properties in the City of Detroit.

131 Harmon Street is a vacant, 3 story, 11,000 square foot vacant apartment building. 131 Harmon, LLC acquired the vacant properties for the purpose of redeveloping them into market rate apartments while reserving 20% of the units as affordable housing units where families with a household income of 80% of AMI can afford to live in them. The project will transform a vacant building and two vacant lots, into 15 newly renovated apartments with connected off-street parking.

In order to successfully complete the proposed project, 131 Harmon, LLC will require an Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate. The project pro forma clearly indicates that the project is not economically feasible without the OPRA tax exemption. The completed project will add at least one full-time on-site job related the maintenance and management of the property, and two additional indirect jobs related to apartment leasing, finance and bookkeeping.

131 Harmon Street is a vacant, 3 story, 11,000 square foot, 15 unit apartment building. The project will consist of the renovation of 13 two bedroom apartment units and two studio apartment units. The average unit size will be around 700 square feet. Each unit will have its own forced air system which will include a high efficiency gas furnace in the building and air conditioning condensers on the roof of building. There will be a single water meter for the building and high efficiency water heaters in each unit, with standard plumbing fixtures throughout. There will be updated electrical installations throughout the building with separate electrical meters for each unit, and one building meter. Stove electrical outlets will be installed in each unit as well. The project will also include a brand new flat roof and masonry tuck-pointing to preserve the health of the exterior brick. The building in its current state is vacant and has served as an eye-sore to the surrounding community for years. The proposed renovation project will immediately improve the aesthetics of the block, while also bringing stable households to the neighborhood. The total project cost is currently estimated at \$1,143,940.

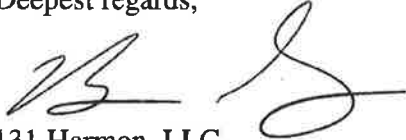
131 Harmon Street will be requesting an exemption for the full 12 years. At the current stage of the project, 111-131 Harmon, LLC is requesting the formation of an OPRA district.

131 Harmon Street is located one block east of Woodward Avenue in the Gateway Community Neighborhood, which borders the Alden Park and New Center Neighborhoods. The completed project will complement development projects that have recently been announced in the area, and will complement Detroit's commitment to supporting development along Woodward Avenue.

131 Harmon Street is an ideal project that complements the core purpose of the OPRA tax exemption. The project will provide modern, newly renovated housing to the Gateway Community neighborhood, which will attract stable households while also reserving affordable housing units for aspiring residents. The development will transform a vacant building into a high-end apartment building that will eliminate a community eye-sore.

We greatly appreciate your consideration of this request.

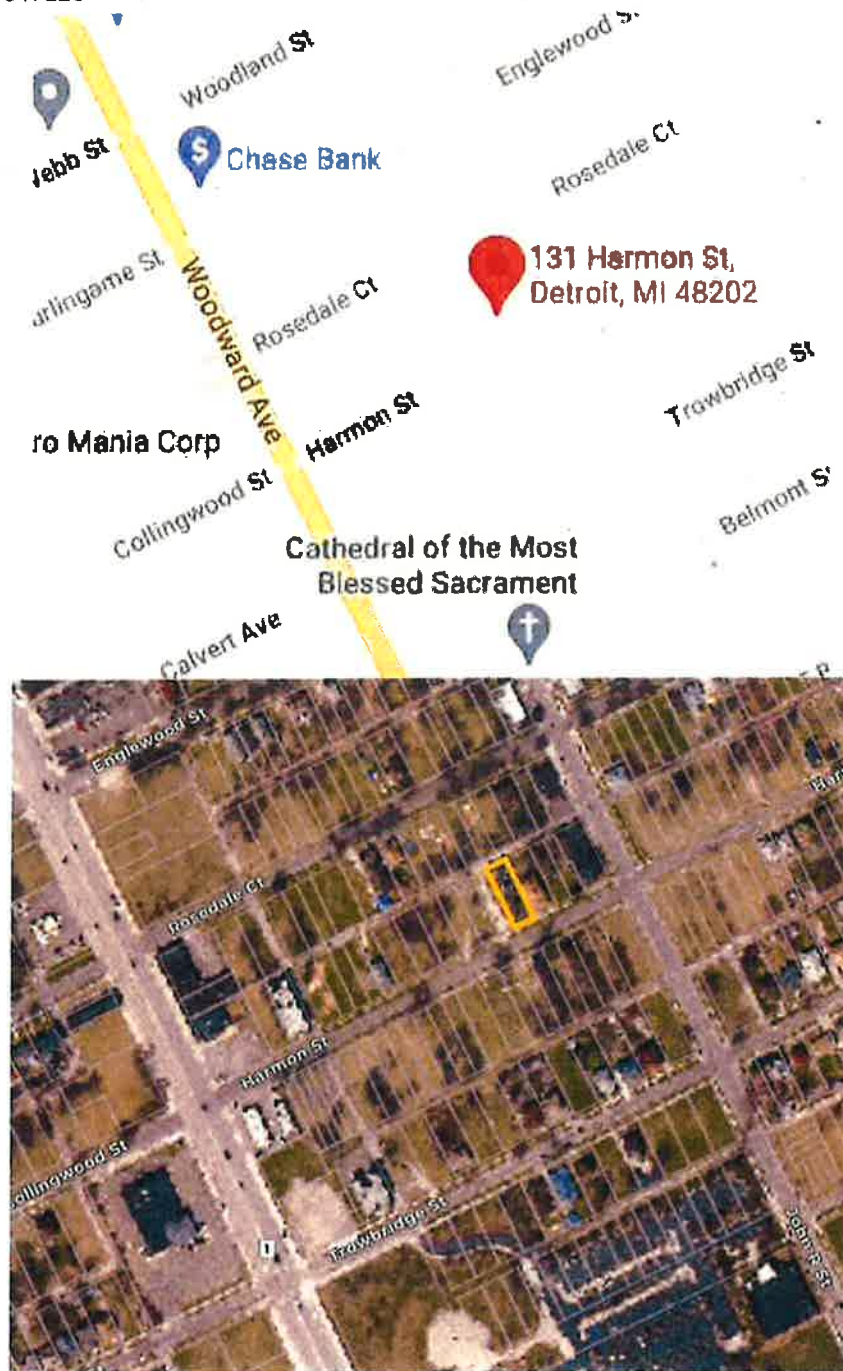
Deepest regards,

A handwritten signature in black ink, appearing to read 'B. Grier', written in a cursive style.

131 Harmon, LLC  
Brandon Grier

**Attachment A**

**131 Harmon Property legal description: N HARMON 182 W 10 FT 183 HUNT & LEGGETTS L10 P40 PLATS,  
W C R 1/128 40 X 120**









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

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 824  
DETROIT, MI 48226  
PHONE: 313•224•3011  
FAX: 313•224•9400

---

January 12, 2023

Katy Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

Re: **Obsolete Property Rehabilitation District – 131 Harmon LLC**  
Addresses: 131 Harmon  
Parcel Number: 01003393.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **131 Harmon** located in **North End** area of the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The district as proposed by the **131 Harmon LLC** consists of a 3-story vacant apartment building with 9,954 square feet of building area, built in 1923, on 0.110 acres of land. The proposed project consists of rehabilitating and transforming the current structure into a modernized structure with 15 apartment units. The building will undergo major renovations including roof replacement, electrical systems, HVAC, water heaters, and exterior repairs.

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.



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

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 824  
DETROIT, MI 48226  
PHONE: 313•224•3011  
FAX: 313•224•9400

---

Obsolete Property Rehabilitation District  
131 Harmon  
Page 2

A review of the project details and relevant statutes indicated that the proposed Obsolete Property Rehabilitation District located at **131 Harmon** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor



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

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 824  
DETROIT, MI 48226  
PHONE: 313•224•3011  
FAX: 313•224•9400

Obsolete Property Rehabilitation District  
131 Harmon  
Page 3

Property Address: 131 HARMON  
Parcel Number: 01003393.  
Property Owner: 131 HARMON LLC  
Legal Description: N HARMON 182 W 10 FT 183 HUNT & LEGGETTS L10 P40 PLATS, W C R 1/128 40 X 120







TO: Justus Cook, Housing and Revitalization  
FROM: Shelby Holmes, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 111-131 Harmon St.  
Detroit, MI 48202 (Associated to Petition # 2022-368)  
DATE: December 22, 2022  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development  
Karen Gage, PDD Zoning, Planning and Development

In order to ensure that the creation of an Obsolete Property District is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner is 131 Harmon, LLC.

**Location and Project Proposal:** 111-131 Harmon St. Detroit, MI 48202. The proposed project is a rehabilitation of a 3 story, 11,000 square foot vacant apartment building with two adjacent vacant lots totaling 8,102 square feet. The project will have 15 newly renovated apartments with connected off-street parking.

**Current Master Plan (MP) & Zoning:** MP Classification – Low/Medium Density Residential (RLM)  
Zoning – Low Density Residential District (R3)

#### **Master Plan Interpretation**

The subject site area is designated Low/Medium Density Residential (RLM). Low/Medium Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs.

The following policies of the Middle Woodward neighborhood describe the following recommendations:

- GOAL 2: Revitalize neighborhoods with poor housing conditions
- Policy 2.1: In the area immediately south of Highland Park, demolish vacant and/or dangerous structures, and rehabilitate existing homes by constructing new infill homes in a manner consistent with the existing housing stock.

**The proposed development conforms to the Future General Land Use characteristics of the area.**