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# City of Detroit

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January 8, 2025

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a house at 284 Erskine into 5 rental units in the Crosswinds (Woodward Place) Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the rehabilitation of a vacant house into 5 rental units at 284 Erskine. The subject request is for a 15-year abatement.

The building is located on the south side of Erskine Street west of Brush Street in the Brush Park neighborhood. Below is a map and street view of the location.

The petitioner/developer for the project is Purple Pearl LLC, which is co-owned by Harpreet Sachdeva and Harmeet Kaur, a husband-and-wife duo with extensive experience across healthcare, travel, real estate, and construction industries. Since 2013, Harpreet Sachdeva has spearheaded several redevelopment projects through his construction company, Kaur Construction, specializing in residential and commercial renovations.

The petitioner recently purchased the building from the City and saved it from the demolition list. The project will be a full gut rehab, including a new HVAC, electrical, and plumbing. The estimated project cost per unit is \$150,000 to \$250,000. It is anticipated that one of the five units (20%) will be affordable at 80% AMI. Unit information is summarized below:

Unit	Square Footage	# Bedrooms	Unit cost to renovate	Estimated rental price per month
1 unit	795 sf	1	\$150,000	\$1,440 (80% AMI)
1 unit	795 sf	1	\$150,000	\$2,300
1 unit	1,650 sf	2	\$200,000	\$3,600
1 unit	1,650 sf	2	\$200,000	\$3,500
1 unit	1,400 sf	2	\$250,000	\$3,500

Regarding parking, the developer indicates the property can accommodate up to nine parking spaces in the rear of the building. These spaces will primarily be allocated to tenants, with any remaining spots made available to the public at a rate comparable to the prevailing market rate in the area.

Regarding accessibility, the developer indicates the following:

- The project will comply with all city requirements for accessibility, and at this stage, no additional specialized accessibility features are planned beyond meeting these standards.
- Since the building was constructed in 1900 and as a result, it was not designed with today's accessibility standards in mind. Therefore, any major modifications to the building to incorporate accessibility features are very costly and make the project financially infeasible.
- However, it is open to incorporating any specific features if required during the permitting process.

It appears 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 the NEZ certificate application dated October 7, 2024, to the City Clerk's office.

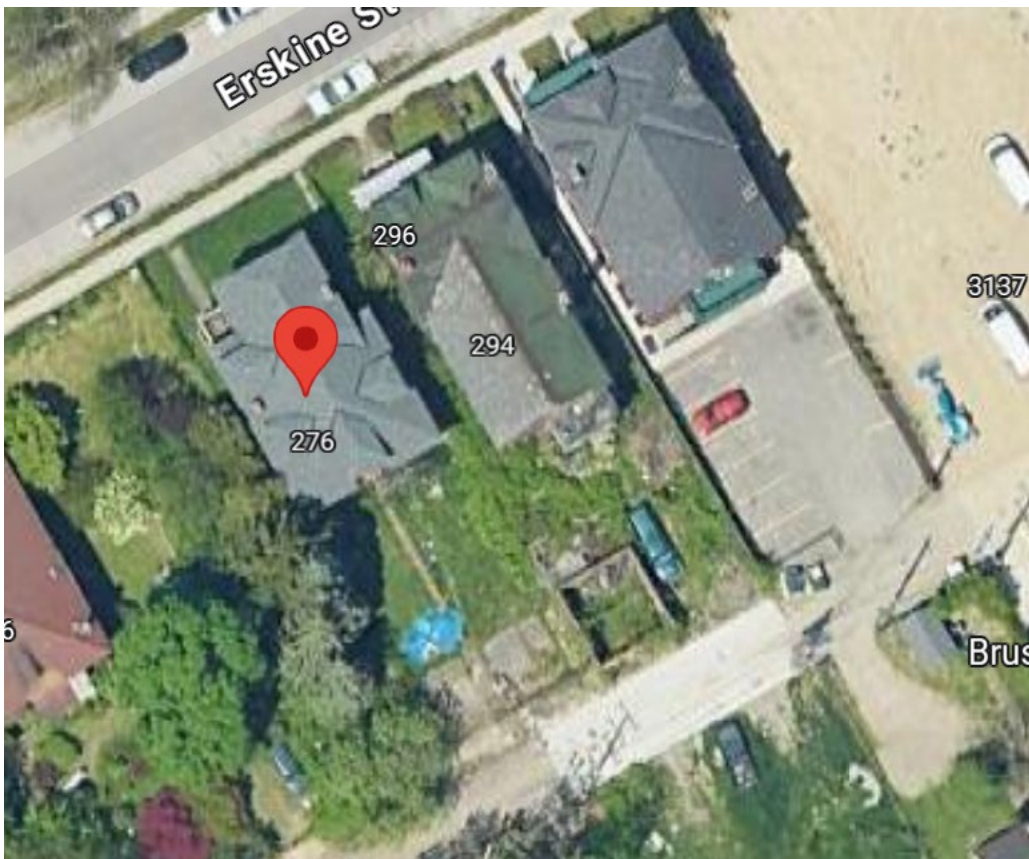
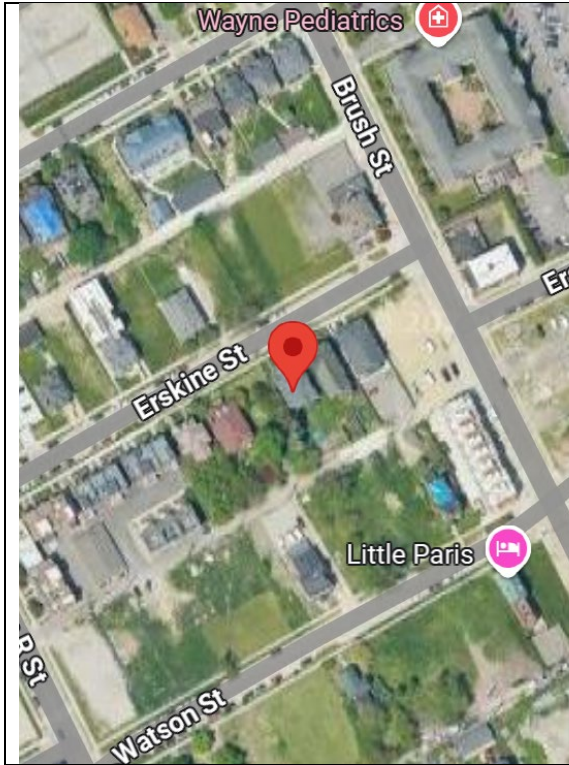
The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ, which was established by a vote of the City Council in July 1996. CPC staff have reviewed the application and recommends approval. Attached is a resolution for Your consideration.

Respectfully submitted,



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

cc: Angela Jones, City Clerk



# 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 certificates 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 approve 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>
Crosswinds (Woodward Place)	284 Erskine	07-1113