

City of Detroit

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwendolyn A. Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

January 9, 2025

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a historic apartment building with 133 rental units at 700 Seward Avenue within the Woodward-Seward Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received an application requesting Neighborhood Enterprise Zone (NEZ) certificate for the rehabilitation of an apartment building at 700 Seward containing a total of 133 rental units.

The property is located on the north side of Seward between 2nd and 3rd Avenues. The 7-story building, which is in a historic district, is located within Council District 5. Below is a map of the location and an image of the building.

The petitioner is 700 Seward Detroit LLC. The developer behind the LLC is Brian Spector; Mr. Spector is not based in Michigan, but his representative indicates he recently partnered with Detroit-based developer Richard Hosey to build mixed-income housing at 655 West Willis in Midtown.

The developer is proposing to rehab the building, spending about \$216,000 per unit. The developer indicates the following will be done:

- The work includes all new electrical, plumbing, gas service and fire protection, as well as the addition of a generator for all life safety systems in the building.
- The work also includes stabilization of an existing covered parking deck, new hardscape and landscaping, as well as replacement of existing City sidewalks.
- Each unit will receive brand new bathrooms, kitchens, flooring and closet interiors.

Attached is a table of the unit types and proposed rents provided by the developer. A summary of the units is as follows:

- Units range from 342 to 1,100 square feet
- The building has 15 studios, 81 one-bedroom units, and 37 two-bedroom units
- Rents range from \$804 to \$2,200 per month with the average rent at \$1,371/month

The applicant indicates the proforma and business plan for 700 Seward was developed without Affordable units. However, they noted that 113 of the 133 units are already within the MSHDA guidelines for 80% AMI in Wayne County as summarized below:

- 14 of the 15 studios are within 80% AMI

- 79 of the 81 one-bedrooms are within 80% AMI
- 20 of the 37 two-bedrooms are within 80% AMI

Regarding parking, west of the building there is a surface parking lot and small covered deck. The developer indicates there are 50 surface parking spaces at \$95/month and 20 covered spaces at \$125/month.

Regarding handicap accessibility, the developer indicates the building is handicap accessible, and there are two ADA accessible units within the building. ADA features include ADA compliant building entrances and ramps, handrails in common areas, and an ADA compliant elevator.

It appears the NEZ certificate application was submitted after the issuance of building permits, however, this is allowed under the State NEZ Act, since the building is within a historic area.

The subject property has been confirmed as being within the boundaries of the Woodward-Seward NEZ which was established by a vote of the City Council in January 2000. CPC staff have reviewed the application and recommend approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,

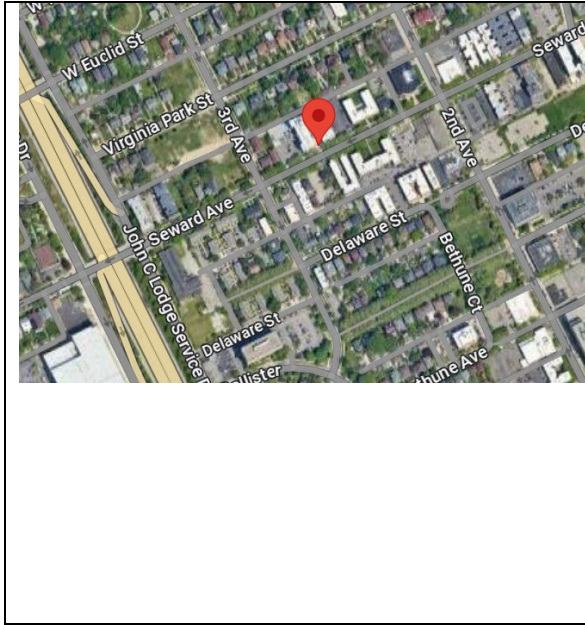


Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP

cc: Angela Jones, City Clerk

Unit Overview Provided by the Developer

Unit #	Size (sf)	bed/bath	Monthly Rent	Renovation Cost
200	561	1/1	\$ 1,094.00	\$ 216,000.00
201	949	2/1	\$ 1,613.00	\$ 216,000.00
202	581	1/1	\$ 1,104.00	\$ 216,000.00
203	621	1/1	\$ 1,180.00	\$ 216,000.00
204	864	2/2	\$ 1,491.00	\$ 216,000.00
205	988	2/1	\$ 1,680.00	\$ 216,000.00
206	853	1/1	\$ 1,450.00	\$ 216,000.00
207	877	1/1	\$ 1,491.00	\$ 216,000.00
208	540	1/1	\$ 1,107.00	\$ 216,000.00
209	595	1/1.5	\$ 805.00	\$ 216,000.00
211	595	1/1	\$ 1,131.00	\$ 216,000.00
212	540	1/1	\$ 1,107.00	\$ 216,000.00
213	877	1/1	\$ 1,491.00	\$ 216,000.00
214	853	1/1	\$ 1,450.00	\$ 216,000.00
215	988	2/1	\$ 1,680.00	\$ 216,000.00
216	864	2/2	\$ 1,555.00	\$ 216,000.00
217	621	1/1	\$ 1,180.00	\$ 216,000.00
218	581	1/1	\$ 1,104.00	\$ 216,000.00
219	949	2/1	\$ 1,613.00	\$ 216,000.00
220	561	1/1	\$ 1,094.00	\$ 216,000.00
221	435	0/1	\$ 848.00	\$ 216,000.00
300	561	1/1	\$ 1,122.00	\$ 216,000.00
301	949	2/1	\$ 1,661.00	\$ 216,000.00
302	581	1/1	\$ 1,133.00	\$ 216,000.00
303	621	1/1	\$ 1,211.00	\$ 216,000.00
304	864	2/2	\$ 1,535.00	\$ 216,000.00
305	988	2/1	\$ 1,729.00	\$ 216,000.00
306	853	1/1	\$ 1,493.00	\$ 216,000.00
307	877	1/1	\$ 1,535.00	\$ 216,000.00
308	540	1/1	\$ 1,134.00	\$ 216,000.00
309	342	0/1	\$ 804.00	\$ 216,000.00
310	587	1/1	\$ 1,145.00	\$ 216,000.00
311	343	0/1	\$ 806.00	\$ 216,000.00
312	540	1/1	\$ 1,134.00	\$ 216,000.00
313	877	1/1	\$ 1,535.00	\$ 216,000.00
314	853	1/1	\$ 1,493.00	\$ 216,000.00
315	988	2/1	\$ 1,729.00	\$ 216,000.00
316	864	2/2	\$ 1,598.00	\$ 216,000.00
317	621	1/1	\$ 1,211.00	\$ 216,000.00
318	581	1/1	\$ 1,133.00	\$ 216,000.00
319	949	2/1	\$ 1,661.00	\$ 216,000.00
320	561	1/1	\$ 1,122.00	\$ 216,000.00
321	435	0/1	\$ 870.00	\$ 216,000.00
400	561	1/1	\$ 1,150.00	\$ 216,000.00
401	949	2/1	\$ 1,708.00	\$ 216,000.00
402	581	1/1	\$ 1,162.00	\$ 216,000.00
403	621	1/1	\$ 1,242.00	\$ 216,000.00
404	864	2/2	\$ 1,579.00	\$ 216,000.00
405	988	2/1	\$ 1,778.00	\$ 216,000.00
406	853	1/1	\$ 1,535.00	\$ 216,000.00
407	877	1/1	\$ 1,579.00	\$ 216,000.00
408	540	1/1	\$ 1,161.00	\$ 216,000.00
409	342	0/1	\$ 821.00	\$ 216,000.00
410	587	1/1	\$ 1,174.00	\$ 216,000.00
411	343	0/1	\$ 823.00	\$ 216,000.00
412	540	1/1	\$ 1,161.00	\$ 216,000.00
413	877	1/1	\$ 1,579.00	\$ 216,000.00
414	853	1/1	\$ 1,535.00	\$ 216,000.00
415	988	2/1	\$ 1,778.00	\$ 216,000.00
416	864	2/2	\$ 1,642.00	\$ 216,000.00
417	621	1/1	\$ 1,242.00	\$ 216,000.00
418	581	1/1	\$ 1,162.00	\$ 216,000.00
419	949	2/1	\$ 1,708.00	\$ 216,000.00
420	561	1/1	\$ 1,150.00	\$ 216,000.00
421	435	0/1	\$ 892.00	\$ 216,000.00
500	561	1/1	\$ 1,178.00	\$ 216,000.00
501	949	2/1	\$ 1,756.00	\$ 216,000.00
502	581	1/1	\$ 1,191.00	\$ 216,000.00
503	621	1/1	\$ 1,273.00	\$ 216,000.00
504	864	2/2	\$ 1,622.00	\$ 216,000.00
505	988	2/1	\$ 1,828.00	\$ 216,000.00
506	853	1/1	\$ 1,578.00	\$ 216,000.00
507	877	1/1	\$ 1,622.00	\$ 216,000.00
508	540	1/1	\$ 1,188.00	\$ 216,000.00
509	342	0/1	\$ 838.00	\$ 216,000.00
510	587	1/1	\$ 1,203.00	\$ 216,000.00
511	343	0/1	\$ 840.00	\$ 216,000.00
512	540	1/1	\$ 1,188.00	\$ 216,000.00
513	877	1/1	\$ 1,622.00	\$ 216,000.00
514	853	1/1	\$ 1,578.00	\$ 216,000.00
515	988	2/1	\$ 1,828.00	\$ 216,000.00
516	864	2/2	\$ 1,685.00	\$ 216,000.00
517	621	1/1	\$ 1,273.00	\$ 216,000.00
518	581	1/1	\$ 1,191.00	\$ 216,000.00
519	949	2/1	\$ 1,756.00	\$ 216,000.00
520	561	1/1	\$ 1,178.00	\$ 216,000.00
521	435	0/1	\$ 914.00	\$ 216,000.00
600	561	1/1	\$ 1,207.00	\$ 216,000.00
601	949	2/1	\$ 1,775.00	\$ 216,000.00
602	581	1/1	\$ 1,220.00	\$ 216,000.00
603	621	1/1	\$ 1,304.00	\$ 216,000.00
604	864	2/2	\$ 1,667.00	\$ 216,000.00
605	988	2/1	\$ 1,907.00	\$ 216,000.00
606	853	1/1	\$ 1,620.00	\$ 216,000.00
607	877	1/1	\$ 1,667.00	\$ 216,000.00
608	540	1/1	\$ 1,215.00	\$ 216,000.00
609	342	0/1	\$ 875.00	\$ 216,000.00
610	587	1/1	\$ 1,203.00	\$ 216,000.00
611	343	0/1	\$ 840.00	\$ 216,000.00
612	540	1/1	\$ 1,215.00	\$ 216,000.00
613	877	1/1	\$ 1,667.00	\$ 216,000.00
614	853	1/1	\$ 1,620.00	\$ 216,000.00
615	988	2/1	\$ 1,907.00	\$ 216,000.00
616	864	2/2	\$ 1,717.00	\$ 216,000.00
617	621	1/1	\$ 1,304.00	\$ 216,000.00
618	581	1/1	\$ 1,220.00	\$ 216,000.00
619	949	2/1	\$ 1,775.00	\$ 216,000.00
620	561	1/1	\$ 1,207.00	\$ 216,000.00
621	435	0/1	\$ 914.00	\$ 216,000.00
700	561	1/1	\$ 1,234.00	\$ 216,000.00
701	949	2/1	\$ 1,725.00	\$ 216,000.00
702	581	1/1	\$ 1,249.00	\$ 216,000.00
703	621	1/1	\$ 1,335.00	\$ 216,000.00
704	864	2/2	\$ 1,710.00	\$ 216,000.00
705	988	2/1	\$ 1,927.00	\$ 216,000.00
706	853	1/1	\$ 1,663.00	\$ 216,000.00
707	877	1/1	\$ 1,710.00	\$ 216,000.00
708	540	1/1	\$ 1,242.00	\$ 216,000.00
709	450	1/1	\$ 1,100.00	\$ 216,000.00
710	400	1/1	\$ 1,050.00	\$ 216,000.00
711	343	0/1	\$ 875.00	\$ 216,000.00
712	540	1/1	\$ 1,242.00	\$ 216,000.00
713	877	1/1	\$ 1,710.00	\$ 216,000.00
714	853	1/1	\$ 1,663.00	\$ 216,000.00
715	988	2/1	\$ 1,927.00	\$ 216,000.00
716	864	2/2	\$ 1,771.00	\$ 216,000.00
717	621	1/1	\$ 1,335.00	\$ 216,000.00
718	581	1/1	\$ 1,249.00	\$ 216,000.00
719	949	2/1	\$ 1,851.00	\$ 216,000.00
720	561	1/1	\$ 1,234.00	\$ 216,000.00
721	435	0/1	\$ 957.00	\$ 216,000.00
800	1100	1/1	\$ 2,200.00	\$ 216,000.00



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.

BE IT FINALLY RESOLVED, That the Detroit City Council approve the following for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period located within a historic district:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Woodward-Seward	700 Seward (133 units)	07-1116