



City of Dearborn



Dix-Vernor Multi-family Residential Site

Property Information Packet

This site is a collection of city owned parcels on the south side of the Dix-Vernor Business District Improvement Authority area (a Corridor Improvement Authority under PA 57 of 2018). The parcels were assembled over time by the city through tax foreclosures and purchase for the purpose of eliminating blighted rooming houses and small apartment buildings that were in deteriorating condition and not able to provide modern, sanitary housing conditions.

The area is zoned for multi-family residential development and there is a need for quality, affordable attached residential units in the area and region. The location has several advantages for affordable housing:

- Adjacent to a walkable commercial district where daily shopping needs can be met,
- Transit stops by Detroit Department of Transportation buses nearby
- Walkable to Salina Elementary & Middle Schools
- Walkable to a neighborhood park (Morningside Park) and large community park (Lapeer Park)



City of Dearborn
Economic & Community Development
Contact: Jeffrey Watson, Director
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Owner: City of Dearborn
Zoning: R-D, Multiple Family Residential, B-B, Community Business & IA,
Light Industrial
Master Planned: Residential
Utilities: water & sewer (City), gas & electricity (DTE), broadband (AT&T,
Comcast)



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Vision: Medium density multiple family residential project

Transportation Access: Neighborhood streets accessed from nearby collector streets & thoroughfares

Financial Incentives: Tax Increment Financing (Corridor Improvement Authority), potential for State or Federal housing incentives, City will rezone properties & vacate streets/alleys for the project, sale price negotiable

Previous Uses: Blighted rooming houses & small apartment buildings

Existing Conditions: Vacant land

State Equalized Value: \$ 141,649

Opportunity: The City of Dearborn has several key goals it wants to achieve in selecting a preferred developer for the site:

- A shovel-ready project, ready to commence construction within one year of closing.
- A project that will provide quality, modern multi-family housing options.
- A project that provides an attractive and environmentally friendly appearance.
- Will be linked to, and utilize, the considerable infrastructure investments in the area.
- Builds on investments in the Dix-Vernor Business District Improvement Authority area and surrounding neighborhoods.

