



December 2, 2020

Community & Economic  
Development

**CITY OF FERNDALE  
REQUEST FOR COUNCIL ACTION**

**FROM:** Erin Quetell

**SUBJECT:** Preliminary PUD Discussion for E 9 Mile

**INTRODUCTION**

The development team at 503 E 9 Mile previously attended the Wednesday, October 7, 2020 to discuss the potential of a multi-family affordable housing development. Due to the adjacent properties off of Vester St also included in this development, they are seeking potential PUD approval. Within the packet you will find the preliminary PUD discussion worksheet that addresses PUD community benefits the applicant believes they meet. The development team is seeking PILOT (payment in lieu of taxes) financial incentive from the City, as well as grant funding through MSHDA (Michigan State Housing Development Authority).

**SUMMARY & BACKGROUND**

See attached.

**BUDGETARY CONTEXT**

Applicants are considering PILOT financial incentive.

**CIP#**

N/A

**STRATEGIC PLANNING CONTEXT**

Healthy, Connected, and Invested Neighborhoods

**RECOMMENDED ACTION**

Preliminary PUD Discussion for E 9 Mile

**ATTACHMENTS:**

[503 E 9 Mile - Preliminary Planned Unit Development Worksheet.docx](#)

[503 E 9 Mile - Pre-PUD Review Package.pdf](#)

[503 E 9 Mile Rd\\_ Zoning Matrix.pdf](#)

[11600 Phase I ESA - FINAL.pdf](#)