

City of Detroit Community Benefits Ordinance: Cass & York

Neighborhood Advisory Council Initial Demands

October 8, 2018

In exchange for the \$80 million in city and state tax incentives and abatements for the Cass & York development project, the designated Neighborhood Advisory Council (NAC) has identified three primary types of demands. The first type of demand is monetary, which consists of one-time or recurring cash contributions to established entities or programs. The second type of demand, implementation, is non-monetary and has to do with influencing the development process. For example, the community wishes to have a say in the design or outcome of the project areas not yet determined. The last demand type, termed developing, is intended to offer The Platform an opportunity to propose solutions to topics that the NAC brought up, but were unable to address in the first two categories.

Monetary

As it stands, the proposed Cass & York development project does not provide enough benefits proportional to the amount of tax incentives and abatements being requested. The monetary demands listed below attempt to balance out what is being received with what is being requested, prioritizing the needs of residents in the city.

Amount	Entity	Description
	Youth	
\$500,000	Detroit Promise Zone Scholarship	Scholarship for students from Detroit schools aspiring to attend college
\$500,000	Detroit Promise College Scholarship	Scholarship for students from Detroit Public Schools aspiring to attend college
	Retail	
\$250,000	Build Institute	Entrepreneur education
\$250,000	Michigan Women Fund	entrepreneur loans for women
\$250,000	Entrepreneurs of Color Fund	entrepreneur loans for people of color
	New Center and Surrounding Area	
\$250,000	Michigan Humane Society Clinic	For low cost pet care
\$500,000	Midtown, Inc.	\$100,000/year for five years to pay for 24/7 security in the impact zone
\$500,000	Stay Midtown	Rent subsidy earmarked for the impact zone
\$100,000	New Center Commons Homeowners Association	Funds to repair and re-brick Pallister
\$600,000	CAN CAN	Funds for the preservation of Virginia Park St

\$500,000	donation to neighborhood 501c	The NAC will designate five 501c(3) organizations in the impact zone
	Community at large	
\$5,000,000	United Community Housing Coalition	Foreclosure prevention
\$5,000,000	Home Repair Grant Fund	Home Repair
\$2,500,000	Home Repair Grant Fund (48202)	Once there are no longer Home Repair applicants in 48202, remaining funds are added to the general Home Repair Grant fund
\$5,000,000	Affordable Housing Leverage Fund	Funding to subsidize affordable housing
\$5,400,000	Detroit Water and Sewage Water Affordability Fund	Funding to subsidize the high cost of water bills
\$250,000	Detroit Fire Department Engine 17, Ladder 7	For building improvements/safety equipment

Implementation

The NAC has outlined the following requirements for The Platform, aimed at improving the relationship between the developer and the surrounding community members.

Implementation Demands
Job fair for all potential positions including construction jobs sourced through general contractors to be locally advertised and hosted within the City of Detroit.
A mandate that any and all general contractors, subcontractors or any other hiring employer be precluded from any inquiry as to criminal history or law enforcement contact as part of their initial applicant screening for employment
Commitment for outreach to resources for local, minority, and returning citizens workforce development and employment
Community based job fair (Hiring Hall) and dedicated channels (social media/websites/public postings) for advertisement of contract and employment opportunities
10% of total Platform retail space dedicated to local/women/minority business , and at reduced market rate or provided with an option for short term leasing agreements
Creation of a dog park to be located apart from Lot 1, surfaced with applicable artificial turf and maintained by The Platform.
Vacant lot clean up and weed tree removal
5% retail space into the Lot #1 project or keep a unit/multipurpose space available for the community organization.
Subsidized housing to be provided at or below 60% AMI/ 20% of Units and to be equitably distributed throughout the building varying in size and floor and with access to all amenities without any additional cost (ie. no parking/gym/storage space fees)
Accept Section 8 vouchers
Clawback 100% of all tax exemptions for failure to perform any agreed benefits within 24 months of execution of the agreement
Remove Neighborhood Enterprise Zone from the list of abatements being requested, as it is subsidizing housing costs for a target population that least needs assistance

Developing

The following benefits include topics that are important to NAC members, community members, and residents at-large. However, in the limited time available the NAC was unable to develop benefits demands related to these topics that would 1) address the problem 2) be feasible for implementation and 3) be measurable, for determining whether The Platform has sufficiently met the demand at a later date. In responding to the initial demands, The Platform has the opportunity to propose community benefits related to these subjects that address the problem, are feasible, and are measurable.

Topic	Objective
Ongoing community engagement plan for all future retail	For residents to be able to participate in the types of retail that populate their neighborhood
Commit to discussion with Platform on how to create greenway	For The Platform, city, and residents to develop an infrastructure plan that increases green space and addresses overgrown alleys and vacant lots
Invest at least \$1.5 million to support senior and long term residents	For long term residents to have access to services that enable them to stay in the area
Millennium Community Inclusiveness Development Grants (create), 1.5 million set aside to assist and attract young adults	To develop 21st Century hub business opportunities for technology in New Center/Fisher Building neighborhood businesses
Hire returning citizens for jobs during development	To increase the rate of returning citizens that have access to jobs that pay liveable wages