

# Welcome to the **FISHER BODY PLANT 21 COMMUNITY BENEFITS MEETING**

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CBO Meeting #9 – June 14, 2022

# **AGENDA**

**Welcome and CBO Process Review**

**NAC Presentation + Response**

**Developer and NAC Discussion**

**General Q & A**

# CBO TIER 1 PROCESS

## Identifying Project Impacts and Mitigations



THE  
NEIGHBORHOOD  
ADVISORY  
COUNCIL (NAC)  
9 RESIDENTS  
FROM THE  
IMPACT AREA

THE NAC MEETS  
WITH **PLANNING &  
DEVELOPMENT,**  
**THE DEVELOPER,**  
**AND COMMUNITY**  
TO IDENTIFY  
PROJECT IMPACTS

THE NAC  
DEVELOPS  
**SUGGESTIONS**  
TO IDENTIFIED  
IMPACTS AND  
THE  
DEVELOPER  
RESPONDS

THE CITY AND  
DEVELOPER  
GENERATE AN  
**AGREEMENT IN**  
**RESPONSE TO**  
**THE IMPACTS**  
WITH THE  
NAC'S SUPPORT

# ANTICIPATED FISHER BODY 21 PROJECT CBO SCHEDULE

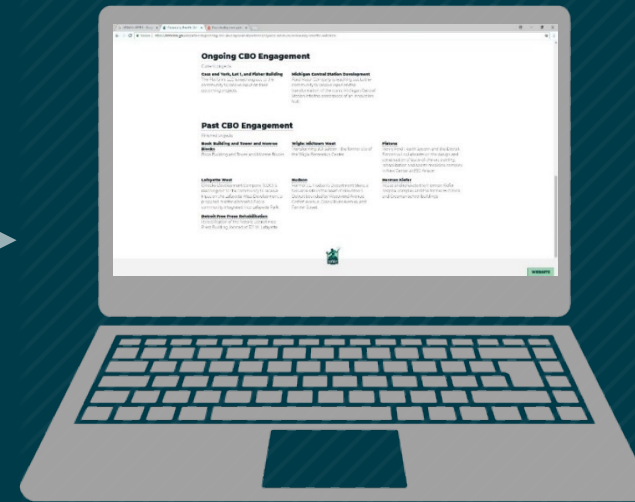
Meetings	April 2022					May 2022			June 2022	
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# THROUGHOUT THE PROCESS

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**[WWW.DETROITMI.GOV/FISHERBODY21](http://WWW.DETROITMI.GOV/FISHERBODY21)**



**YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE**

## **DISCUSSION – GROUND RULES**

- **Respect: for each other + the process**
- **Listen actively: focus on understanding others' perspective**
- **Focus on ideas, not individuals**
- **Keep an open mind**
- **Assume good intentions and good faith**
- **We are here to work together for the benefit of the community**

# Fisher Body Plant 21 NAC Meeting

CBO Meeting #9

June 14, 2022

# Agenda

1. **Welcome + Housekeeping** - Aaron Goodman, PDD
2. **Grounding in Values** - Sheila Hamilton, NAC
3. **PowerPoint Presentation** - NAC members  
Halima Cassells, Detonya Clark, Sheila Hamilton,  
Lynnette Roberson, Malik Wali, and John Patrick.
4. **Discussion** - NAC Members Dirra D.R. Castelov, Ron  
Chapman II, Chenita Gary, and Patricia Linklater
5. **Discussion** - Developers
6. **Public Comment**
7. **Vote** - NAC votes on the proposal's passage or meeting  
continuance.



# Values

As a NAC we established these values:

Scholarship and youth investment

Local Entrepreneurship investment

Investment in Local Nonprofits that truly help people get back on their feet

No one should be displaced!

No one should be poisoned!

Listening to the Voice of Community!



# Gratitude, Development Team for these Agreements thus far...

The screenshot shows a Google Sheets spreadsheet with the following data:

	A	B
28	Developer commits to frequent testing completed by an independent 3rd party qualified environmental agency of all on-site workers who are exposed to toxic materials/waste to prevent unhealthy working conditions that lead to long-term health issues	Testing of on-site workers is currently included in EGLE regulations, during the course of construction.
29	Developer commits to keeping the interior of the building non-smoking	Yes
30	Developer make publicly available its rodent control plan and will employ adequate rodent control measures during construction and post construction, including monitoring and remediation of any infestations	Yes
31	Developer commits that any security employees or contractors employed before, during, or after construction will receive racial, disability, and neurodivergence sensitivity training	Yes
32	All hazardous materials identified on the site will be safely and properly removed by qualified environmental professionals	Yes
33	All environmental reports and results of associated monitoring will be posted to communication sources and communicated to the NAC	Yes
34	Developer will create a fugitive dust plan to be shared with NAC and community, including but not limited to: dust suppression, particulate matter monitoring and in accordance with existing laws and regulations	Yes, during the course of hazardous material removal and abatement.
35	Removal, transportation, and disposal of all hazardous materials from site will be done by qualified environmental professionals in accordance with all applicable laws. Vehicles transporting hazardous materials off-site will be secured / covered so that no dust or debris escapes into surrounding neighborhood and will utilize only the City of Detroit approved designated routes / does not travel on residential streets	Yes
36		

# Gratitude, Development Team for these Agreements thus far...

Fisher 21 NAC Impact List

File Edit View Insert Format Data Tools Extensions Help

100% \$ % .0 .00 123 Arial 16 B I S A

A1:B1 fx Fisher Body Plant 21 Neighborhood Advisory Council Identified Impacts

	A	B
51	Developer commits to opening the swimming pool for community benefit including water aerobics (adults) in the morning (7-9AM) and swimming classes (children) in mid-afternoon (2-4PM) lieu of the impact study area not having a City of Detroit-operated community rec center	Developer is open to the water aerobics classes but would need to study the constraints and code implications of the change from a private facility vs. a public facility. Swimming classes would not be viable.
52	Developer will provide free public space (inside and exterior) at Fisher 21 Lofts which includes access to restrooms and drinking fountains	Public space will be subject to hours of operations of nearby tenants and only exterior to the property.
53	The Developer will make available interior space for community meetings/activities twice annually, free of charge, for a period of 7 years following city council project approval. Capacity limited to 75 people.	
54		
55	<b>Building Design + Maintenance</b>	
56	Developer commits to preserving existing graffiti in areas of the building that will be utilized for circulation corridors, elevator shafts, public restrooms, bicycle parking, etc. to retain Detroit's history and creative class	All surfaces including all graffiti to date has been scanned with a plan to use appropriate graffiti as art displays within the building where the design fits.
57	Developer will utilize sustainable performance elements and practices for the site & building to reduce energy use and carbon impact (solar, passive heating & cooling, geothermal, clean electrification)	Developer will continue to investigate the viability of all available methods to reduce the buildings carbon footprint.
58	Developer will ensure that ADA accessible units are available on all floors of the Fisher 21 Lofts and design ingress and egress and all public spaces as ADA accessible	Yes
59	Developer will create a "Building Retirement Plan"	
60	The Developer will work to deliver a Project design, using renowned professionals, that is both inspiring and welcoming.	
61	The Developer will incorporate live trees and vegetation in to the design adjacent to streets, where possible.	

# Sample CBO Agreements and Research from Detroit

[Participatory Design Process and voluntary CBA at The Love Building in Detroit.](#)

[Community Ownership as a Tool for Preservation](#)

[Privately Negotiated CBA in NW Goldberg Mixed Use Project](#)

[Stellantis fka FCA CBA Failing Residents](#)

[Doing Development Differently in Detroit: Policy Research](#)

[Detroit People's Platform: Resources](#)

# CBO Case Study: Small Detroit Developer

## Public / Community Benefit

- 35 Units of Affordable Housing (**Local Preference**)
- **93** Units of Senior Housing
- Improvements to Delores Bennett Park / Led by North End Youth Improvement Council
- **Homeowner Exterior Beautification Fund (\$3,000)**
- Rodent Mitigation Program
- Stormwater Management System
- Modular Construction - Minimal Impact – Gradual Building Delivery Over Time
- Enterprise Green Certification
- Rooftop Garden / Enhanced Greenspace Initiative (**Expanded**)
- **Crowdfunding Ownership Initiative**
- **For-Sale Housing Initiative**
- **HUD /MSHDA Down Payment Assistance**
- **Commitment to Purchasing Project Art from Local Artists**

- Develop over 50% of the units as Senior Housing.
- At least 20% of the units will be Affordable Housing.
- Offer local preference for the affordable units.
- Fund a \$3000 exterior rehabilitation to homeowners adjacent to the project.
- Offer crowdfunding to allow residents of the North End to invest in the project.
- Purchase all art for the project from local artists.
- Provide a for-sale housing component to complement the rental program.
- Fund improvements and youth programming for Delores Bennett Park
- Provide community space for neighborhood vendors and small businesses to sell their goods.
- Modify the existing development plan to include additional greenspace
- Continuing community engagement on the  project

I support the expansion of housing opportunities for Detroit residents and newcomers. Our residential community has suffered from the loss of residents for many, many years. We need more people in the North End so that we can continue our legacy of a tight knit, vibrant residential commercial and artistic community in the 21st century.

The destruction of housing in this neighborhood can be reversed by the development of mixed

# CBO Case Study: Small Detroit Developer

## First privately negotiated CBA in Detroit's history signed for NW Goldberg development

A community group and developer negotiated the agreement for a mixed-use building near the Lincoln Street Art Park

By Aaron Mondry | Aug 19, 2019, 1:25pm EDT



West Grand Boulevard Collaborative president Mildred Hunt Robbins speaks at a press conference announcing the CBA with Grasso Holdings | Aaron Mondry

A bit of development history was made in Detroit today.

For a soon-to-be-constructed development at Lincoln and Wilbur streets in Northwest Goldberg, the West Grand Boulevard Collaborative (WGBC) negotiated a community benefits agreement (CBA) with Philadelphia-based developer Grasso Holdings. The



Preliminary rendering of Grasso Holdings's development | Courtesy of Grasso Holdings

And because it's privately negotiated, the sides didn't release specifics about the CBA. But according to a summary document, there are commitments to provide "some" affordable units that exceed the city's minimum requirement of 20 percent of the total units at 80 percent of the area median income.

Grasso will also work with WGBC to hire locally—for construction jobs, subcontractors, and small business tenants—pay a living wage, and submit quarterly reports on its employment progress. There's also items related to sustainability, safety and security, and quality of life.

"These documents represent the things that we plan to do together for the benefit of [Grasso's] business and our community," said Mildred Robbins, president of WGBC, at a press conference attended by State Rep. Isaac Robinson and others.

In case Grasso doesn't comply with its commitments, WGBC says there are enforcement and oversight mechanisms, but declined to say exactly how they'd be executed.

WGBC received legal and technical support from Doing Development Differently in Metro Detroit and the Sugar Law Center.

# Recent Detroit Affordability Case Studies

[06.1.22 “...These Detroiters Now Have Nowhere to Go,” Outlier Media](#)

[05.25.22 “U-SNAP-BAC,Councilmembers and Community Celebrate 64 Units of Affordable Housing,” City of Detroit Website](#)

[05.04.22 “Mayor helps break ground on 14 Affordable Housing Units,” City of Detroit Website](#)

[04.14.22 “Detroit Overassessed Homeowners \\$600M: Causing Estimated 100,000 foreclosures \[mostly Black folks\],” MetroTimes](#)

[07.29.21 “Michigan’s Affordable Housing Crisis May Get Worse...” Bridge Detroit.](#)

[05.16.21 “Economic Opportunity was out of Reach for Detroiters Before the Pandemic,” Detroit Free Press](#)

[02.4.21 “Program Links Home Repair, Housing Stability,” University of Michigan](#)

DETROIT

# Report: Economic opportunity was out of reach for many Detroiters before the pandemic

 **Nushrat Rahman**  
Detroit Free Press

Published 6:00 a.m. ET May 16, 2021

[View Comments](#)



Over the last decade, the median income of white Detroiters increased 60%. For African Americans in Detroit, the increase was 8%. The average value of a white Detroiters home is \$46,000 higher than an African American Detroiters home. White Detroiters are more likely to be middle-class than Detroit's African American or Hispanic residents

This was all before the COVID-19 pandemic.

These are just some of the findings in a report released Sunday by Detroit Future City, a think-tank that develops strategies to improve economic equity and

*"The preservation and creation of affordable housing is the cornerstone of our growth strategy." - Mayor Mike Duggan*

*"How we address the housing inequities that will inevitably arise from Detroit's revitalization will, ultimately, determine if the growth we're experiencing is sustainable. Through the Inclusionary Housing Ordinance my office sponsored, I've worked to actively address the growing need for affordable housing and the inclusion of all Detroiters in the City's future."*

*- City Council President Pro Tempore Mary Sheffield.*



Violet Ikonomova

Detroit's foreclosure crisis was largely driven by overassessed properties.

The city of Detroit made an extraordinary admission about five years ago: It overtaxed homeowners by at least \$600 million between 2010 and 2016.

The illegal, inflated property tax assessments resulted in an estimated 100,000 Detroiters, most of them Black, losing their homes to foreclosure.



evicted. She has until June 30 to leave the hotel. She says she has a fixed income and collects \$800 a month from social security. Photo credit: Nick Hagen



Detroit after what she described as a cash deal

their income took a hit in the pandemic, Michigan's program. In Wayne County alone, the state has lost \$1.2 billion in 2021.

Time is running out for Tanesha Junior to avoid homelessness. A patchwork of state programs made possible to get her in a hotel after she was evicted last year. Finding affordable housing has been a challenge.

white cannot Live Here....



# Sample Affordable Housing for Detroiters

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## Detroit awarded \$30 million HUD grant to improve Corktown housing, neighborhood

**Nushrat Rahman**  
Detroit Free Press

Published 2:25 p.m. ET May 26, 2021 | Updated 9:42 a.m. ET May 27, 2021

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The city of Detroit was awarded a \$30 million grant from HUD to add more mixed-income housing and improve neighborhood conditions in the Corktown area. *Provided By The City Of Detroit*

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**More:** City of Detroit seeks federal grant to build affordable housing in Corktown

**More:** [Report: Economic opportunity was out of reach for many Detroiters before the pandemic](#)

Under the Corktown plan:

- 40% of the units are to be set aside for those earning between 30% and 80% of AMI — in other words, a one-person household making up to \$44,800.
- Twenty percent will be for people who make up to 30% AMI, or a one-person household making \$16,800 or less.
- Another 20% percent of units will be for those earning between 80% and 120% AMI — or up to \$67,200 for a one-person household — and the remaining units are at market rate.

# Sample Affordable Housing for Detroiters



BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER

ENGLISH ESPAÑOL BENGALI العربية MORE

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## U-SNAP-BAC, councilmembers & community celebrate overhaul, preservation of 64 units of affordable housing

MAY  
25

AFFORDABLE HOUSING

U-SNAP-BAC, councilmembers & community celebrate overhaul, preservation of 64 units of affordable housing

- Housing at deeply affordable rates, of 50%-60% AMI, guaranteed for next 30 years.
- Project, in partnership with MHT Housing, was an \$11.9M investment in the community.
- City invested \$2M in funding in development; project also received \$6.7M in LIHTC.

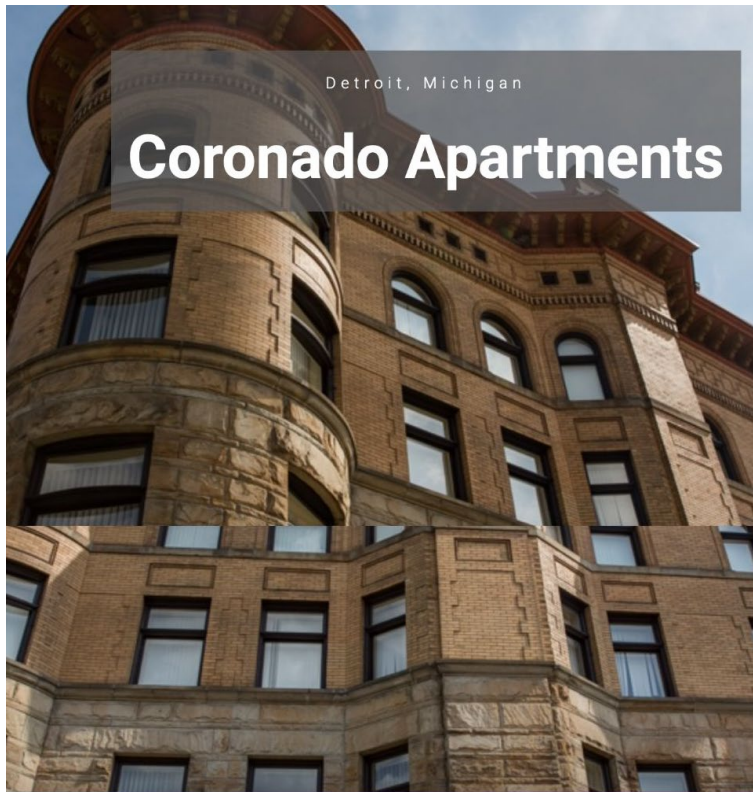
DETROIT – U-SNAP-BAC and members of the Detroit City Council and community today gathered to celebrate the makeover of 64 units of deeply affordable housing on the city's east side and the extension of that affordability for the next 30 years.

MorningSide Commons, located along Michigan Street and Alter Deal in Detroit's MorningSide neighborhood, features 13 townhomes at 50 percent area median income (AMI) and 51 at 60 percent AMI. Because the affordability is guaranteed for at least the next 30 years, residents will not have to worry about being priced out of their homes. U-SNAP-BAC is the owner and developer of the 32-building complex.

"Today is an exciting day for the MorningSide Community, as we dedicate 64 rental townhomes to remain affordable for the next 15 years in this community," said Linda Smith, who has served as executive director of U-SNAP-BAC since 1995. "U-SNAP-BAC and our partners are committed to ensuring that quality housing is available and affordable for families of all incomes."

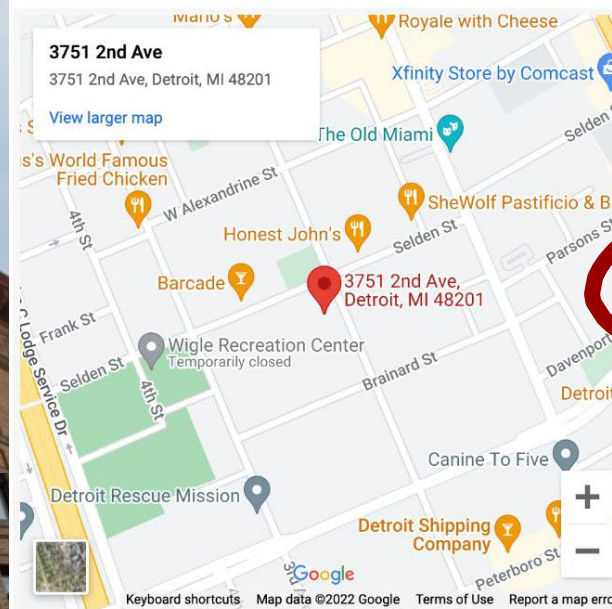
Each of the 32 buildings received new HVAC; new kitchen appliances, cabinets and sinks, and faucets; new bathroom vanities, toilets, sinks, and shower fixtures; new flooring; new paint; and new lighting and ceiling fans. The apartments now meet MSHDA's Affordable Green Standards for efficiency. The exterior also saw major upgrades, including new roofing, new windows, new gutters and downspouts, new siding, new front and rear entry doors, new or repaired steps on the front and back of each unit, and new lighting and garage door replacement or repair.

# Sample Affordable Housing for Detroiters



## Location:

3751 Second Ave. Detroit, MI



## Community:

Coronado Apartments offers apartments homes for low income families in midtown Detroit, including washers/dryers and full kitchens. The property is near a major bus route and is within minutes of downtown Detroit. The building was placed on the National Register of Historic Places in 1982.

## Community Served:

24 Family Apartments All households at or below 50% AMI

Total project cost: \$5,393,000 City of Detroit HOME Funds / HUD DC Brownfield Loan

## Developer/Role:

Ginosko Development Company (2012-2013) Acquisition | Financing | Construction Oversight | Asset Management | Resident Engagement | Development Team Formation and Administration

## Owner Entity:

Coronado Apartments II LDHA, LP

## Development Team:

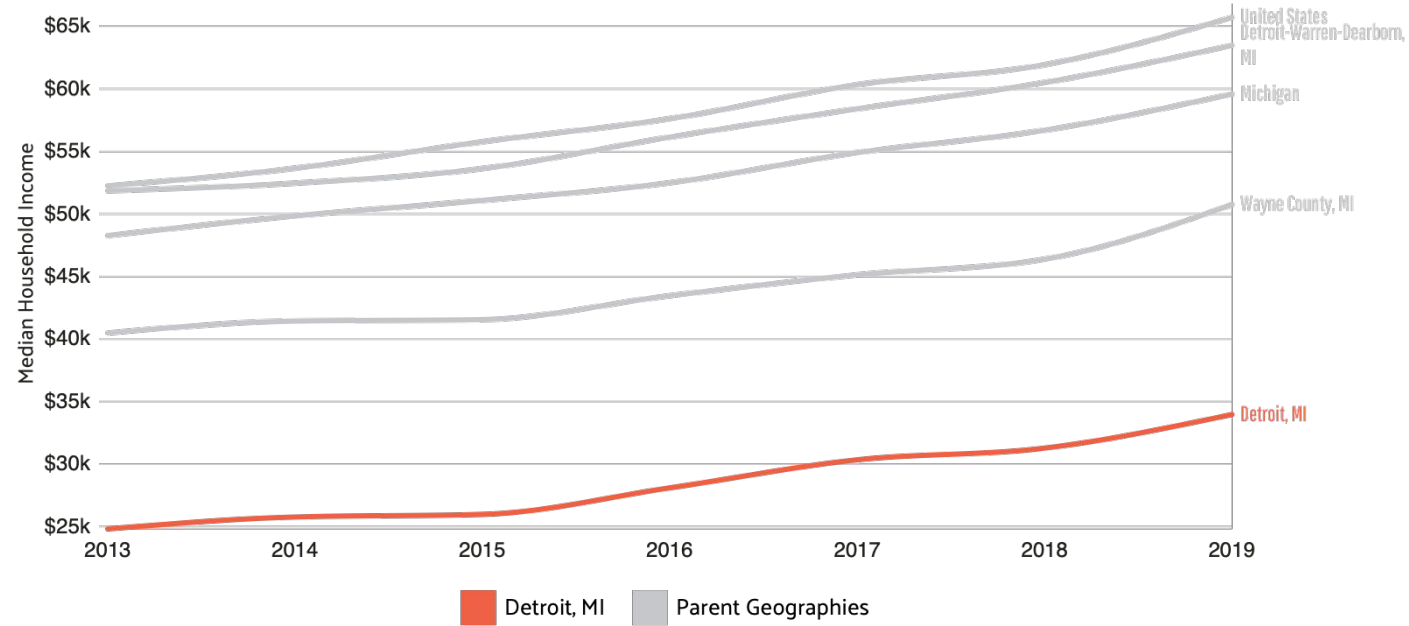
Ginosko Development Company | KMG Prestige, Inc. | Fusco, Schafer & Pappas, Inc. | Rohde Construction | Loomis

# Affordability within the Proposed Fisher 21 Loft Project

Area Median Income = \$62,800  
(Metro Detroit AMI)

Detroit Median Income = \$32,498

48202 Median Income = \$28,768



Fisher Lofts Definition of Affordable Units

80% AMI = \$50,240 = UNAFFORDABLE for Most Detroiters

\*Based on a 2-person household, per the US Census 2020 and HUD data

# Additional Items that Emerged Since Our Last Meeting

Increasing access to the internet using the building and possibly the water tower to beam affordable internet throughout the surrounding community,

Vegetative buffering,

Codifying in writing verbal agreements made during last NAC meeting (6/7/22) around environmental protections,

1. Daily hazmat monitoring.
2. Air-quality monitors for homes along the hazmat truck route in the neighborhood.
3. Halting operations if and environmental hazard is found until remediated.

Process for continued community engagement through participatory design.

# NAC Response to 6/8/22 Letter from the Developer

## FISHER 21 LOFTS

Fisher 21 Lofts, LLC thanks the Neighborhood Advisory Committee (NAC) for its strong efforts to find the most holistic way for this project to benefit to the community. We believe your hard work, alongside ours, will deliver results that we all can be proud of.

We hope this document becomes the official proposal from our organization to you, the NAC, as the Community Benefits Ordinance Process (CBO) requests. We feel this document shows our commitment to improve the neighborhood while benefiting the City of Detroit in numerous ways.

We have closely read the correspondence and listened to our meetings over the last several weeks. We feel the requests are best represented in three arenas: 1) financial benefit to Detroiters and the City of Detroit; 2) impact on the community after construction; and 3) impact to the community during construction. This proposal clarifies our position in each of these areas.

### 1. FINANCIAL BENEFIT FOR DETROIT

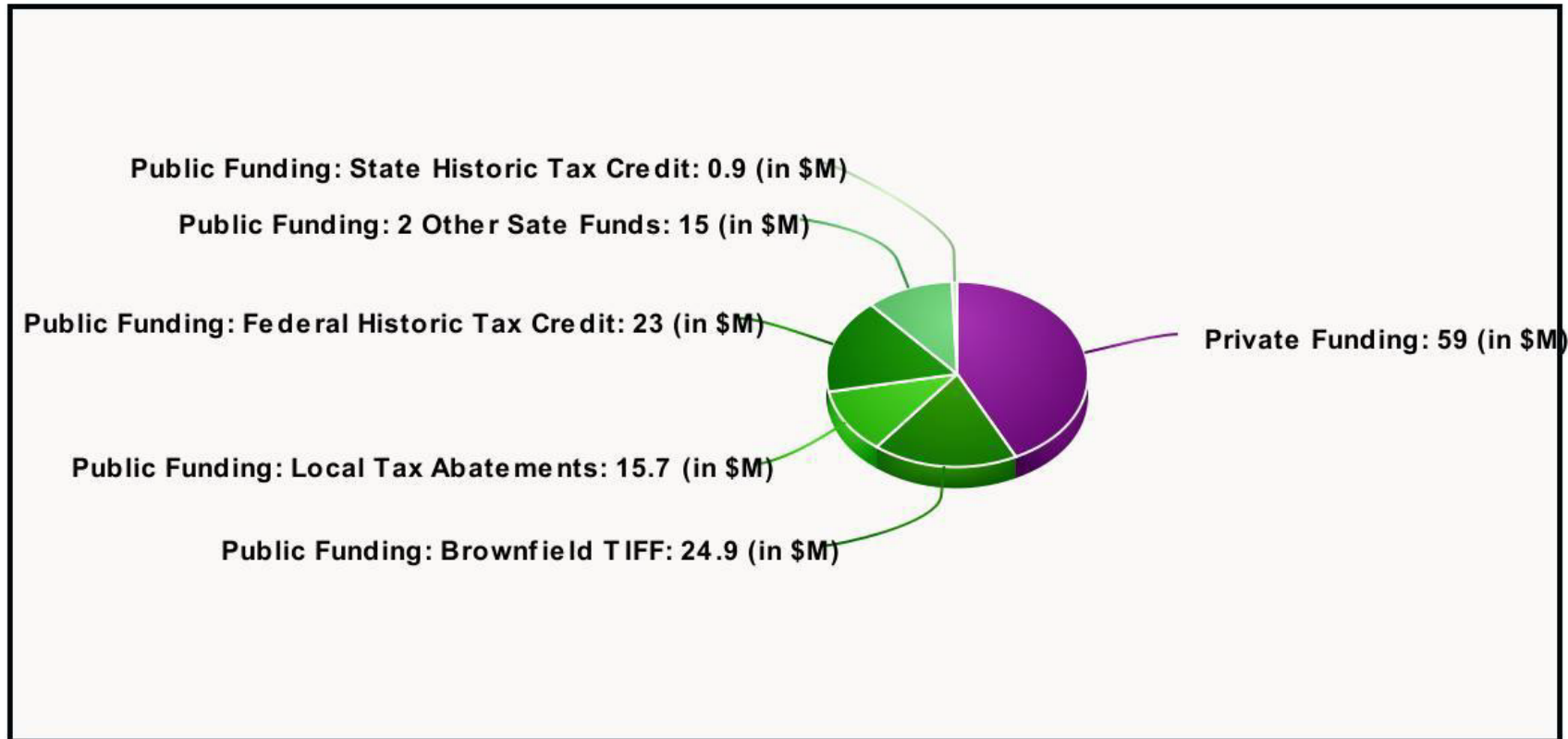
Fisher 21 Lofts agrees with the need for this project to value the community. In addition to the restoration of this classically blighted factory, the transformation of returning this area into a viable live/work community, as well as providing retail space to the community at large, we would like our project to financially benefit the community and the City. The following points best represent our commitment to ensuring value:

- a. ~~\$200,000.00 from the purchase of the building will be allocated to Housing Revitalization Dept (HRD).~~
- b. ~~\$50,000.00~~ will be donated to neighborhood not-for-profits selected from a list attached herein
- c. ~~\$50,000.00~~ will support entrepreneurs from the neighborhood as we engage Motor City Match
- d. ~~\$20,000.00 per year~~ of retail space and shared office desks awarded to neighborhood businesses
- e. \$11,000,000.00 of construction wages will be available to approximately 250 Detroiters
- f. \$30,000,000.00 of construction subcontracts or purchases will be earmarked to Detroit firms
- g. \$1,000,000.00 per year of long-term employment available to more than twenty-five Detroiters
- h. ~~\$22,000,000.00 saved by the City of Detroit in demolition costs~~
- i. 20% of units to 80% AMI residents

Fisher 21 Lofts proposes to deliver a project that supports established City organizations in their endeavors, injects hundreds of jobs to the Detroit workforce – both short-term and long-term, provides millions of dollars to Detroit businesses, and saves

- a. This is a mandated allocation to the Detroit Affordable Housing and Preservation Trust Fund- not a concession or “benefit” by Developer. Please propose additional funding to Detroit residents struggling with rent and affordable housing via this trust fund.
- b. Triple it or propose an annual % to a community trust
- c. Triple it or propose an annual % to a community trust
- d. Triple it or propose an annual % to a community trust
- h. In relation to the once-in-generation \$826M in funding, not really a benefit.
- i. We stand by 20% of units at 50% AMI to honor  $\frac{7}{8}$  of Detroit’s population.

# Fisher 21 Lofts Total Cost \$139M



- Private Funding
- Public Funding: Brownfield TIFF
- Public Funding: Local Tax Abatements
- Public Funding: Federal Historic Tax Credit
- Public Funding: 2 Other State Funds
- Public Funding: State Historic Tax Credit

# What is the Return on Investment for the Public?

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What are the REAL benefits to the Community?



Thank You!

# Discussion

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## Raise Hand via Zoom

Windows, Apple, Phone

- ▶ Phone: press \*9
- ▶ Web participants: use the raise hand feature
- ▶ Windows: press [Alt + Y] simultaneously
- ▶ Apple: press [Option + Y]



# CBO TIER 1 PROCESS

## Identifying Project Impacts and Mitigations



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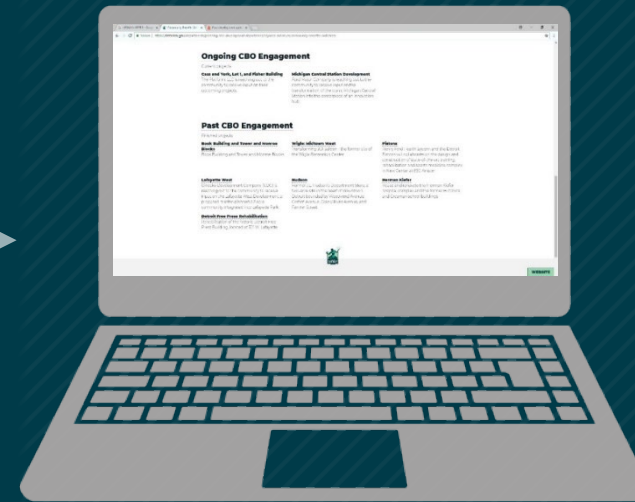
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