

DISTRICT DETROIT DRAFT COMMUNITY BENEFITS SUMMARY -2/21/23

ODM and Related, Michigan (collectively Developer) revisions post 2/14 CBO meeting

HOUSING – PROJECT PROPOSALS

Affordable Housing Commitment: Developer will enter into an Affordability Agreement with the City of Detroit committing that at least 20% of residential units within the proposal will be for residents with incomes at 50% of the Area Median Income or lower and that the unit mix of the affordable units will be consistent with the unit mix of the market rate units. The Affordability Agreements will be referenced in the Community Benefit Agreement.

TENANT ABILITY TO RENEW

The Developer agrees to incorporate language consistent with a right to renew for the affordable units in the applicable Affordability Agreements subject to all applicable laws and regulations.

SECTION 8 VOUCHER ACCEPTANCE

Developer will accept Section 8 vouchers at all of the residential buildings with affordable units within the proposal, as well as enumerate its prior and current initiatives involving services for the homeless.

ACCESSIBILITY DESIGN CONSULTANT – \$200,000 Developer Cost

Developer commits to design with accessibility as a priority and to hire a third-party expert to support this critical work. Within 90 days of the final approval of the TBP, Developer will submit the name of the third-party expert to CRIO. The consultant will focus on encouraging best practices for accessibility throughout the projects and open spaces, as well as the affordable residential units. The 3rd party consultant will engage with a NAC Liaison as part of its efforts to impact the design and construction of the respective TBP projects and open spaces throughout the construction process. The Developer's activities and achievements will be reported in the 3rd Party Compliance report, as provided below. Developer further commits to provide a copy of the RFP to the NAC for said consultant upon its issuance.

ON-SITE OPPORTUNITY CONNECTOR - \$625,000 Developer Cost

Within 90 days of the final approval of the TBP, Developer will establish an On-Site Opportunity Connector to provide affordable housing guidance to prospective residents. The Connector will be a retail-like accessible location within the Impact Area and will serve as a “one-stop-shop” for career paths, employment, internships, and housing opportunities. This program will continue through the 5-year construction period, and the facilities will be expanded as necessary.

EMPLOYMENT – PROJECT PROPOSALS

DISTRICT DETROIT FAST TRACK PROGRAM - \$1,500,000 Developer Contribution

Within 90 days of the closing of financing for 2200 Woodward, Developer will create a “Fast Track” training program in collaboration with Detroit at Work and the project contractors. This Fast Track program will provide paid pre-apprenticeship training to Detroit residents and will be funded by Developer and operated by Detroit at Work based on the successful model that has been piloted on other projects in Detroit.

GROW DETROIT’S YOUNG TALENT (GDYT) - \$100,000 Developer Cost

Developer will continue to participate in GDYT providing career experience to young Detroiters during the 5 year period

PROJECT DESTINED/WSU/DPSCD - \$150,000 Developer Cost

Continue to sponsor DPSCD and Wayne State (college-level internships) student cohorts in its real estate development training program through Project Destined. Developer will submit evidence of its sponsorship on an annual basis to CRIO.

EXPANDING INTERNSHIP OPPORTUNITIES -

ODM and Related, Detroit, LLC., through the Opportunity Connector, will work to expand internship opportunities each year to Detroiters, whether non-traditional, college graduates, undergraduate and graduate students for the duration of the Construction period. Developer will encourage and promote internship and employment opportunities for Detroiters with other employers and prospective tenants, similar to its efforts with Project Destined, throughout the construction period. Developer’s efforts will be reported in an independent 3rd Party Compliance Report (as provided below) provided to CRIO and the NAC on an annual basis.

ON-SITE OPPORTUNITY CONNECTOR: - \$625,000 Developer Cost

Within 90 days of the final approval of the TBP, Developer will establish an On-Site Opportunity Connector to provide residents construction and post-construction job opportunities. The Connector will be a retail-like accessible location within the Impact Area and will serve as a “one-stop-shop” for career paths, employment, internships, and housing opportunities. This program will continue through the 5-year construction period, and the facilities will be expanded as necessary.

REDUCE BARRIERS TO EMPLOYMENT -

Developer will not test for legal substances except where required by work rules or union policy and shall certify compliance with this policy on an annual basis to the Civil Rights, Opportunities, and Inclusion Office (CRIO). Further, ODM and Related Detroit agree to, in their respective employment practices, reasonably apply the principles underlying Return to Work and the Second Chance Act, subject to all applicable laws, rules, regulations and ordinances.

EMPLOYMENT – PROJECT PROPOSALS (cont.)

EXECUTIVE ORDER / RECRUITMENT CONSULTANT – \$200,000 developer cost

Developer will require all contractors to lay out project-specific plans and shall submit the same to CRIO before the construction commencement of each project. Developer agrees to utilize a 3rd party firm(s) with the core competency to proactively assist Developer’s compliance with the applicable employment commitments, including but not limited to the Executive Order, and prepare and provide compliance reports to CRIO and the NAC detailing the efforts and outcomes against all applicable compliance goals or standards. This will include the COCO programs, Contractor Spend targets, Co-Development commitments, the MBE Bond fund, Internship opportunities, accessibility achievements, Cultural Programs and proposals herein, and Developer’s achievements and activities undertaken through the Opportunity Connector Center. A 3rd Party Oversight report will be provided to CRIO, the City and NAC for review on an annual basis, no later than nine months after the initial permit is issued for vertical construction on the first project in the TBP, and thereafter on an annual basis for the construction period.

DETROIT@WORK (DAW) – In-kind contribution

Developer commits to participate in DAW and to introduce and encourage all tenants to partner with DAW for local hiring. On an annual basis, Developer shall submit to CRIO evidence of its participation as well as its efforts to introduce DAW to its tenants.

COCO JOBSITE PROGRAM - \$100,000 Developer cost

Developer’s general contractor will implement a Council on Construction Operations (COCO) or similar program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices. The Council will be established within 90 days of construction commencement on the first project to break ground.

RETAIL AND LOCAL BUSINESS INCUBATION: PROJECT PROPOSALS

CONTRACTOR TARGET SPEND GOAL - \$100,000,000 Targeted Developer Spending

Developer will track and report progress against a \$100 million target for Disadvantaged and Detroit-based contractor spending. On an annual basis beginning on the first calendar year following the final approval of the TBP, Developer will issue to CRIO a report showing its progress towards the target spend goal. CRIO will verify all business certifications described herein. Developer agrees that its report on construction spending for compliance with Detroit’s applicable Executive Order and ordinances will include information identifying any amounts expended for all goods and services, including construction, with any qualifying businesses.

RETAIL AND LOCAL BUSINESS INCUBATION: PROJECT PROPOSALS

(cont.)

MBE / SMALL BUSINESS BOND FUND - \$1,500,000 Developer Contribution

To reduce barriers and support small construction contractors a specific bond fund will be made available by the developer. The total fund amount will be allocated across the TBP projects based on their respective projected hard costs and will be made available to contractors as each project commences trade procurement to ensure there is support available for contractors on each project. **Developer will engage with a variety of organizations with credible experience in this area, including known trade organization to inform MBE Bond program in as efficient, inclusive and equitable manner as possible, and report such activities to CRIO and the NAC.**

RETAIL TI FUND FOR DISADVANTAGED & LOCAL BUSINESSES - \$1,000,000 Developer Contribution

Retail Tenant Improvement fund available for Disadvantaged & Detroit-based businesses within the projects. Within 180 days of the final approval of the TBP, Developer will identify a third-party non-profit whose primary purpose is to support Disadvantaged and Detroit-based business development and enter into an agreement to disburse the Fund. Within 90 days of the closing of financing for each project, Developer shall contribute to the non-profit partner an amount equivalent to that project's share of the total Fund which amount shall be allocated based on that project's share of total hard costs.

DISTRICT DETROIT MOTOR CITY MATCH – City of Detroit Commitment

Motor City Match will offer quarterly workshops focused on retail and restaurants covering best practices, regulatory challenges, and access to funding. The program will also award 1 business at a minimum within the Impact Area in each of the remaining ARPA funded rounds.

DISTRICT DETROIT CO-DEVELOPER PROGRAM - \$1,250,000 Developer Cost

Within a year of the final approval of the TBP, ODM will issue an RFP to local developers for co-development opportunities on at least 3 sites currently owned by ODM. The RFP will be designed to create inclusive wealth building opportunities by providing sites and development support during the life cycle of the project. **Developer agrees to work with Detroit based Co-developers as provided above on sites within the District Detroit and will issue an RFP within one year after the final approval by the Detroit City Council of the TBP, with copies of the RFP provided to CRIO and the NAC upon their issuance. Within 2 years of the issuance of the RFP, the Developer will provide written identification to CRIO and the NAC of the names of the respective co-developer, the location of the site and a copy of the general development plan being developed. These activities will also be included in subsequent the 3rd Party Compliance Report.**

CULTURAL: PROJECT PROPOSALS

ACTIVE RECOGNITION OF LOCAL HISTORY - \$50,000 developer cost for study

Within a year of the final approval of the TBP, Developer will commission a study and partner with the City of Detroit office of Arts, Culture, and Entertainment to create physical markers for each project that celebrate the history of the neighborhood and legacy Detroiters. The report shall be made available to CRIO for review and the markers shall be installed upon each project's completion.

Developer agrees the actual cost of any respective marker is included in each development budget, and the funding will be for planning study only, which should include representation of a NAC liaison. Developer agrees to work with a NAC Liaison to identify the appropriate number and location of the markers.

LOCAL ART COMMITMENT – \$500,000 developer cost

Developer will work with local artist community to include public art that fosters community pride, a sense of belonging, and enhances the quality of life for its residents and visitors. This art will be visible in the public spaces and building common areas as they are completed. Developer will work directly with the City of Detroit's office on Arts, Culture and Entrepreneurship to identify potential Detroit based local artists for inclusion of their work in the various projects, open spaces. These activities will also be included in the 3rd Party Compliance Report.

CULTURALLY RELEVANT PLACEMAKING - \$2,500,000 developer cost

Commencing upon the opening of the Columbia Street Plaza, Developer will provide a year-round calendar of programming and activations on Columbia Street Plaza to host dynamic no-cost events centered around cultural celebrations, city initiatives, with performances by local creatives. This commitment will run for ten years at an annual budget of \$250,000 for a total commitment of \$2,500,000.

GREEN SPACE & ACCESSIBILITY: PROJECT PROPOSALS

COLUMBIA STREET PLAZA CONSTRUCTION – (included in \$25,000,000 DDA Grant)

Build, maintain, and program an open space, community plaza at Woodward and Columbia. This project will be completed as part of the construction of 2200 and 2250 Woodward.

INNOVATION CENTER GREEN SPACE – (included in \$25,000,000 DDA Grant)

Build a community green space between the innovation center's academic, residential, and incubator buildings. In order to accommodate construction logistics, this project will be completed no later than along with the completion of the third project on the block that fronts the park.

GREEN SPACE & ACCESSIBILITY: PROJECT PROPOSALS (cont.)

DESIGN CHARETTES - \$75,000 Developer Cost

Convene design charettes with the community for all new public spaces. A charettes for the Columbia Street Plaza shall be held within 6 months and Incubator Green Space within 18 months of the final approval of the TBP.

CASS PARK DESIGN STUDY - \$100,000 Developer Contribution

Fund a planning study for the redesign and revitalization of Cass Park. This planning study will be funded upon the closing of financing for the American Hotel project. **Developer agrees to work with the City of Detroit to identify an appropriate non-profit organization and participate in the efforts to raise additional funds to achieve the objective.**

BRUSH PARK LANDSCAPING AND IMPROVEMENTS - \$200,000 Developer Contribution

Fund with the City the building of a shelter, landscaping, and other enhancement of the park at John R and Watson. Upon the closing of the financing for the Detroit Life Building project, **Developer agrees to provide the \$200,000 funds directly to the City of Detroit to be used as a contribution to the planning and construction efforts for the park at John R and Watson, in conjunction with the City of Detroit's Parks and Recreation Department activities.**

I-75 COMMUNITY RECONNECTOR OVERBUILD - \$400,000 Developer Contribution

Provide match funds for the Downtown Development Partnership's US-DOT planning grant for the I-75 overbuild. These funds will be made available to the DDP in the year following DDP's receipt of a US-DOT grant award.

PUBLIC SAFETY AND WALKABILITY ENHANCEMENTS - (included in \$25,000,000 DDA Grant)

Partner with the City, via the DDA, to fund streetlights, sidewalks, street trees, improved crosswalks, and road resurfacing. The specific scope of the work and funding commitments shall be set forth in the infrastructure agreement between the DDA and the developer.

CONSTRUCTION IMPACT PLANNING -

Hold a construction logistics planning meeting with a NAC Liaison at least 30 days before the start of each project and distribute 2-week construction activity lookaheads to community. **Developer agrees to establish reliable redundant lines of communication (phone, email, website, text, etc.) to operate during the construction period as well as the time frame requested by the NAC.**

EDUCATION: PROJECT PROPOSALS

CASS TECH FIELD RENOVATION – \$1,000,000 developer contribution

Developer will make a contribution to DPSCD earmarked to support the renovation of the Cass Technical High School football field which would serve approximately 2,400 students. This will be comprised of a \$500,000 contribution to be made upon the closing of construction financing on the Fox Hotel project and a \$500,000 contribution to be made upon the closing of the LCA Hotel project.

ADDITIONAL INTERNSHIPS-

As stated above, Developer agrees to **engage with WCCCD** to expand the opportunities for collaboration **around** employment, internship, and educational opportunities associated with the TBP projects. This will include encouraging prospective tenants to engage WCCC's Career and Job Placement office for any and all appropriate employment opportunities.

EXPANDED ACCESS TO OPPORTUNITY –

Diligently pursue expanded career exposure opportunities for DPSCD high school students through the Center for Innovation, including but not limited to guest speakers, field trips, internships, and work-based learning experiences.

COLLEGE GRADUATES –

Developer agrees to include WCCCD along with DPSCD and WSU in all appropriate opportunities to expand access to opportunity for all college graduates.

WCCCD –

Developer agrees to work directly with in the areas of literacy, arts and culture and workforce development. Developer will include WCCC's participation in its efforts and activities at the On-Site Connector, Fast-Track and the DAW.

TRAFFIC/TRANSIT/PARKING: PROJECT PROPOSALS

DISTRICT DETROIT PARKING PLAN - \$175,000 Developer Contribution

Within 180 days of the final approval of the TBP, Developer will fund a study to be completed with the City and a NAC Parking Plan Liaison to address resident parking needs during events, and construction. Developer agrees that the Parking Plan will be prepared in coordination with the Traffic Plan.

DISTRICT DETROIT TRAFFIC MANAGEMENT PLAN - \$175,000 Developer Contribution

Within 180 days of the final approval of the TBP, Developer will fund a traffic plan to be completed with the City and a NAC Traffic Plan Liaison to mitigate the impact of events-related traffic. The District Detroit Traffic Management Plan will be prepared in coordination with the Parking Plan. Agreed upon improvements in infrastructure identified in the Traffic Study shall be included in conjunction with a Site Plan submitted for a Project herein, or by separate permit application with the City, including those improvements being made as part of the Public Space and Roadway Streetscape Improvements contemplated herein.

FREE EMPLOYEE TRANSIT – \$100,000 Developer Cost

Partner with Q-Line, MoGo, and D-DOT to provide transit to Developer's employees during the 5-year construction period.

AFFORDABLE PARKING - \$3,500,000 cash subsidy from Developer

Upon completion of each residential project and for the 30-year affordability period in the Affordability Agreement, Developer will commit to provide a parking space within the District Detroit at a 50% discount to the monthly parking rate for each affordable unit.

RESIDENTIAL PERMIT PARKING – City of Detroit Commitment

City will advance efforts to establish residential permit parking zones in Brush Park.

BUS SHELTER IMPROVEMENTS - \$550,000 City of Detroit Commitment

City commits to installing or replacing up to 11 bus shelters on Woodward Avenue between Mack Avenue and Campus Martius by the end of 2024.