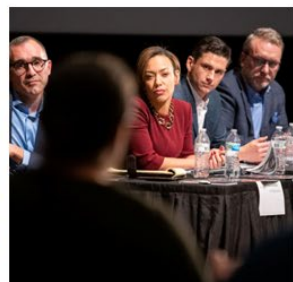


# THE DISTRICT DETROIT

# COMMUNITY BENEFITS PROCESS



Planning and Economic Development Standing Committee – March 9, 2023

# COMMUNITY BENEFITS ORINDANCE (CBO)

## CBO Fast Facts

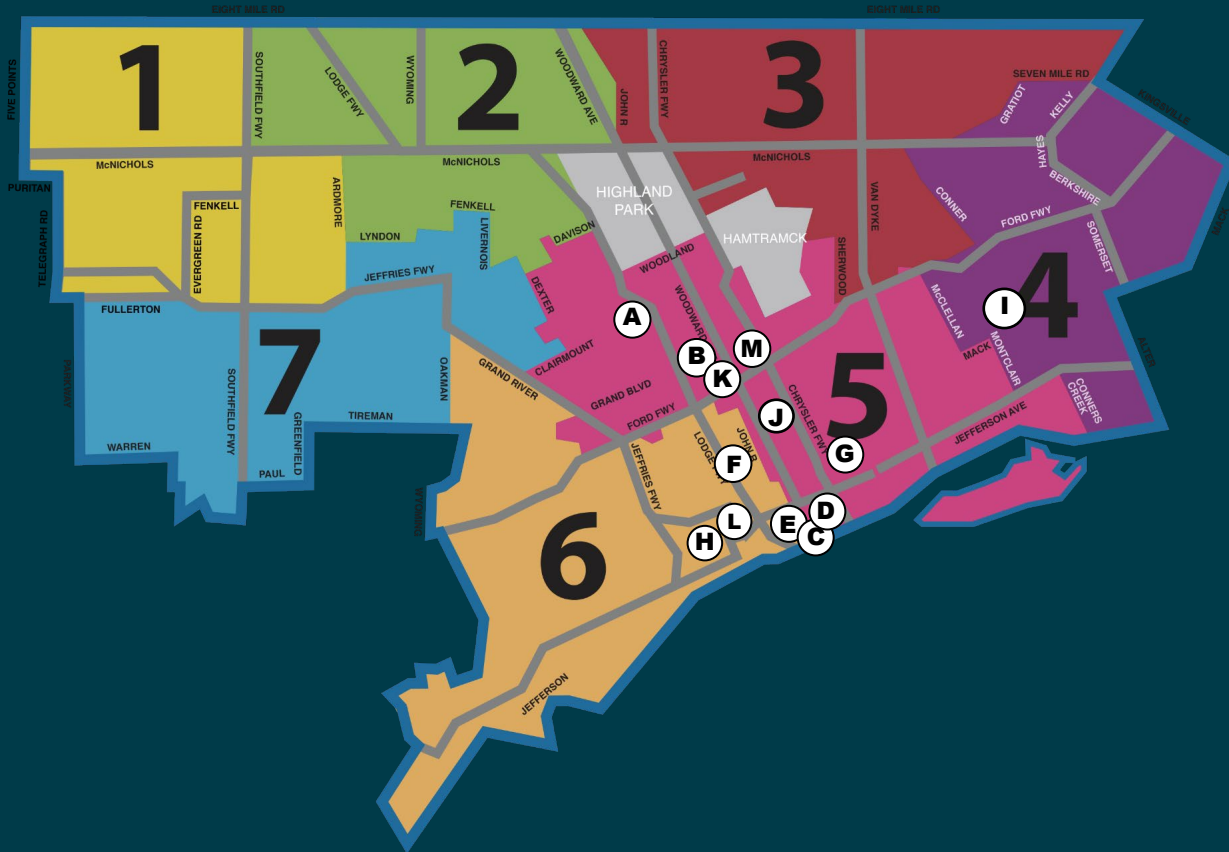


**CBO WAS  
APPROVED  
BY DETROITERS  
DURING THE  
2016 ELECTION – AND  
AMENDED BY CITY  
COUNCIL IN 2021**



**A PROCESS FOR  
DEVELOPERS  
TO PROACTIVELY ENGAGE  
WITH THE COMMUNITY  
TO IDENTIFY AND ADDRESS  
ANY PROJECT IMPACTS**

# 12 CBO TIER 1 PROJECTS COMPLETED SINCE 2017\*



- A** HERMAN KIEFER - 5 MEETINGS (2017)
- B** PISTONS - 6 MEETINGS (2017)
- C** HUDSONS - 5 MEETINGS (2017)
- D** BOOK TOWER & MONROE BLOCKS - 6 MEETINGS (2017)
- E** DETROIT FREE PRESS BUILDING - 4 MEETINGS (2017)
- F** WIGLE: MIDTOWN WEST - 8 MEETINGS (2017-2018)
- G** LAFAYETTE WEST - 5 MEETINGS (2018)
- H** MICHIGAN CENTRAL STATION - 8 MEETINGS (2018)
- I** FIAT CHRYSLER ASSEMBLY PLANT - 8 MEETINGS (2019)
- J** THE MID - 5 MEETINGS (2019)
- K** \*CASS & YORK - PROCESS SUSPENDED AFTER 7<sup>th</sup> MEETING (2019)
- L** MICHIGAN & CHURCH ST. - 6 MEETINGS (2021)
- M** FISHER BODY 21 - 9 MEETINGS (2022)

# CBO TIER 1 TRIGGERS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...



**\$75M**

OR MORE IN  
CONSTRUCTION

**COSTS**

+



**\$1M**

OR MORE  
IN CITY TAX  
ABATEMENTS  
IN THE CITY  
OF DETROIT

OR



**\$1M**

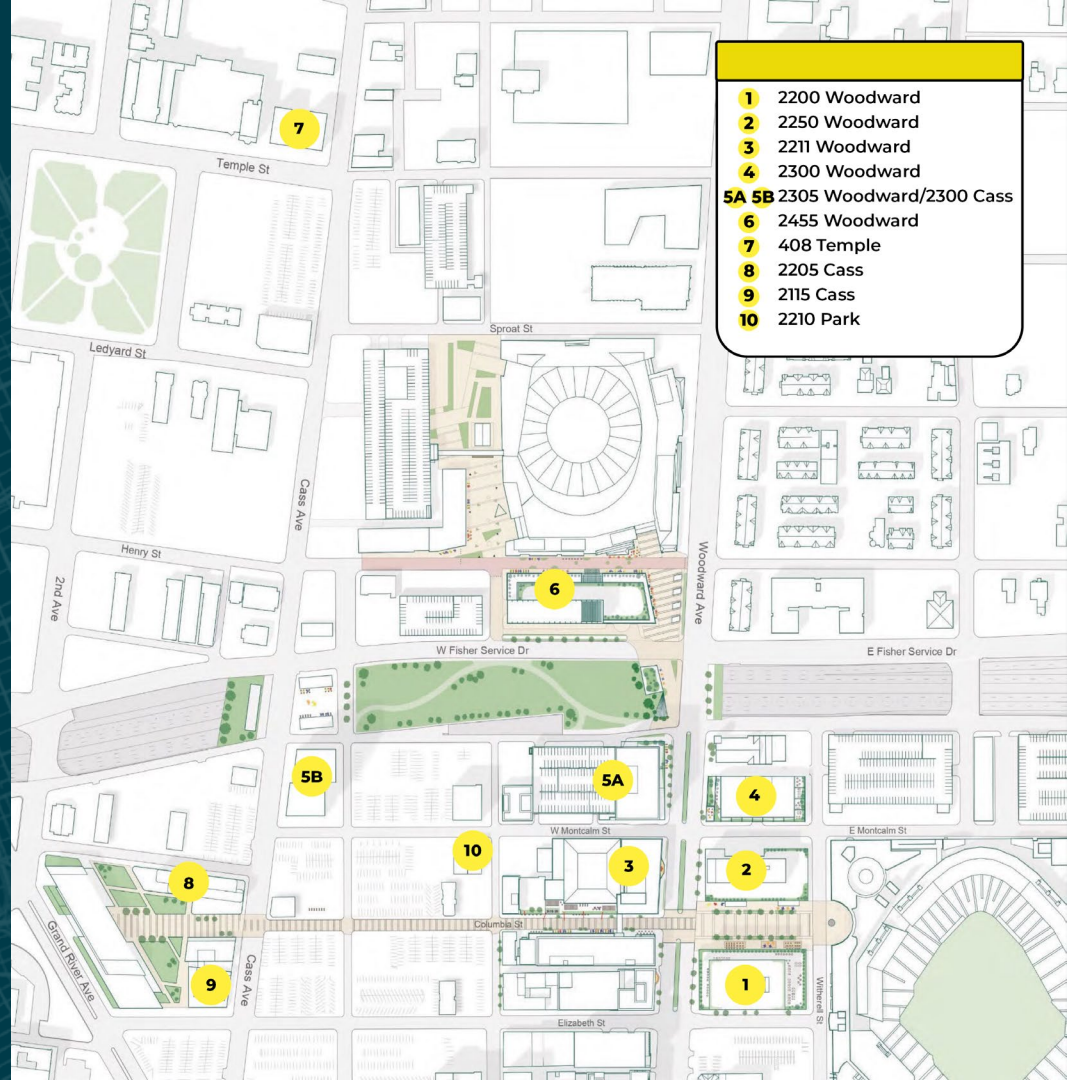
OR MORE  
IN VALUE OF  
CITY PROPERTY  
SALE OR  
TRANSFER FOR  
BELOW MARKET  
VALUE &  
WITHOUT  
OPEN BIDDING



# THE DISTRICT DETROIT

## Tier 1 CBO Qualifying Factors

- ~\$950M “Hard” Construction Costs / ~\$1.5B Total Investment
- Seeking Commercial Rehabilitation Property Tax Abatement (PA210) valued over \$1M



- 1 2200 Woodward
- 2 2250 Woodward
- 3 2211 Woodward
- 4 2300 Woodward
- 5A 5B 2305 Woodward/2300 Cass
- 6 2455 Woodward
- 7 408 Temple
- 8 2205 Cass
- 9 2115 Cass
- 10 2210 Park

# 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

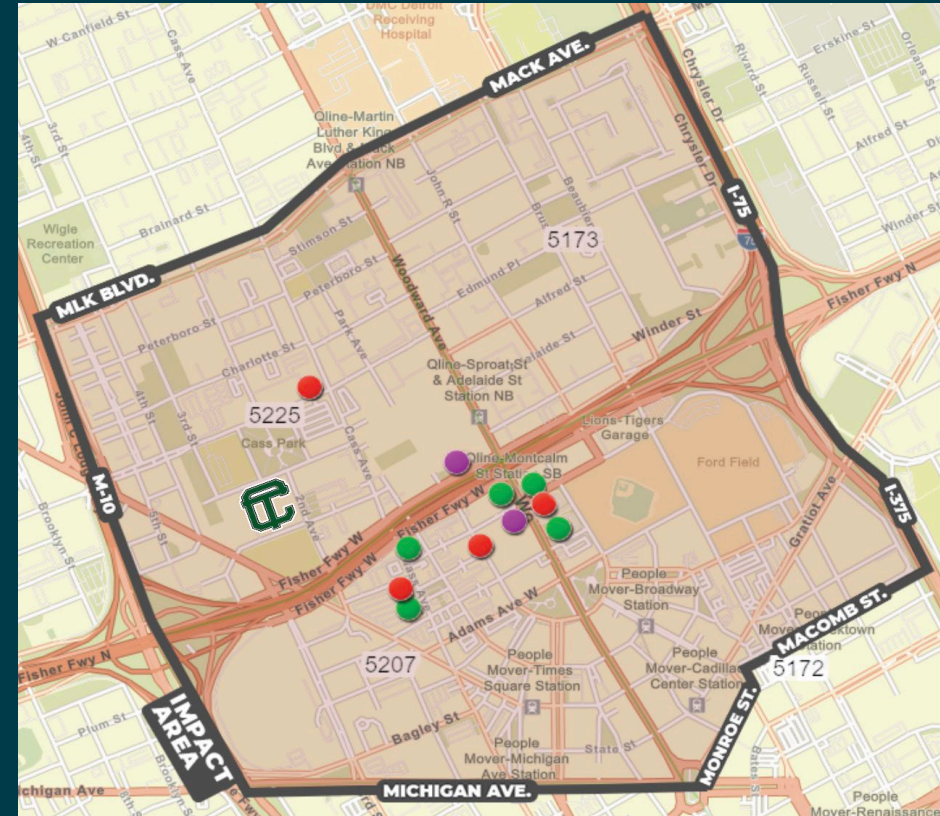
# THE DISTRICT DETROIT PROJECT IMPACT AREA AND MEETING NOTICE

PDD reviews the project scope and **defines the Impact Area** which includes at least the census tracts of the projects

The Impact Area is determined to identify **who can serve** on the Neighborhood Advisory Council (NAC) and **who can vote** to select 2 representatives to serve on the NAC

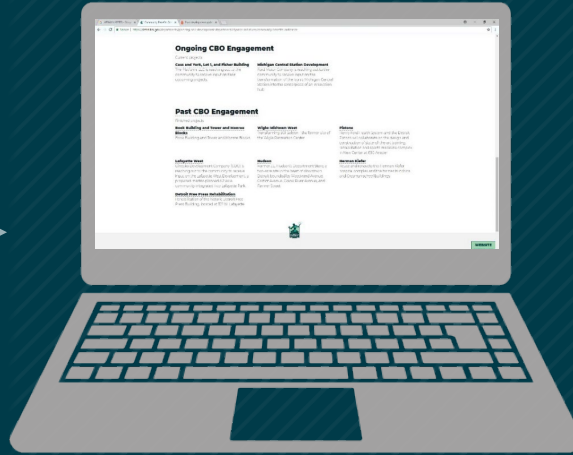
A notice of the first CBO meeting is **mailed to all residents within 300ft of the Impact Area**

- The District Detroit CBO meeting notice was sent to **6,407 Impact Area** addresses in addition to notices distributed via GovDelivery, social media and the City of Detroit website



# CITY OF DETROIT CBO WEBSITE

**THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION**



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

**SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE**

***The District Detroit Gov Delivery List has 546 subscribers***



# **CBO TIER 1 PROCESS**

## **Neighborhood Advisory Council (NAC) Selection – 9 Members**

**2**

**COMMUNITY  
SELECTIONS**



**+**

**3**

**APPOINTED  
BY COUNCIL  
MEMBERS**



**+**

**4**

**APPOINTED BY  
PLANNING &  
DEVELOPMENT**



### **ELIGIBILITY TO SERVE ON NAC**

- Resident of the Impact Area and at least 18 years of age
  - Nominated at the public CBO meeting
  - Has no conflicts of interest

# **NEIGHBORHOOD ADVISORY COUNCIL (NAC)**


- **Terrance "T.R." Reid** - Elected by Impact Area Residents
- **Henry Allen Williams Jr.** - Elected by Impact Area Residents
- **Barbrie Logan** – Appointed by Council Member Gabriela Santiago-Romero
- **Jonathan C. Kinloch, Parliamentarian** – Appointed by Council Member Coleman A. Young II
- **Deirdre Jackson** – Appointed by Council Member Mary Waters
- **Michael Essian II, Secretary** – Appointed by Planning & Development
- **Eddie Hall III** – Appointed by Planning & Development
- **Chris Jackson, Chair** – Appointed by Planning & Development
- **Rogelio Landin, Vice-Chair** – Appointed by Planning & Development
- **Steven Hawring**– Non-voting Alternate appointed by Planning & Development

**Email the NAC directly at: [DistrictDetroitNAC@gmail.com](mailto:DistrictDetroitNAC@gmail.com)**

# THE DISTRICT DETROIT CBO MEETINGS

Nine public meetings held in-person in the Cass Technical High School Auditorium at 2501 Second Avenue with a hybrid zoom option to allow maximum community participation.

399 unique individuals attended at least one of the public meetings. Public comment was part of each CBO meeting and 286 total comments and questions were received by the NAC.

- **NOVEMBER 29, 2022: PUBLIC MEETING 1** - Introduction to CBO and The District Detroit Projects
- **DECEMBER 6, 2022: PUBLIC MEETING 2** - Impact Area Residents Vote for 2 NAC Members
- *December 7<sup>th</sup>, 2022 – January 6<sup>th</sup>, 2023: Winter Recess* 
- **JANUARY 10, 2023: PUBLIC MEETING 3** - DEGC & DBRA Presentation of Incentives Package and Brownfield TIF Plan. Development Team Shares Detailed Project Presentation
- **JANUARY 17, 2023: PUBLIC MEETING 4** - *NAC Working Session: Begins discussing impact focus areas*
- **JANUARY 24, 2023: PUBLIC MEETING 5** - NAC Presentation of Project Questions and Dialogue with Developer; *\* Representatives from City agencies were available to answer NAC questions including: CRIO, Mayor's Office and Detroit at Work*
- **JANUARY 31, 2023: PUBLIC MEETING 6** - NAC Presentation of Project Impacts and Community Benefits Requests

## NAC ORIENTATION – JANUARY 6, 2023

PDD INFORMED NAC MEMBERS VIA EMAIL OR PHONE OF THEIR INVITATION TO SERVE & HELD AN ORIENTATION TO PROVIDE THE NAC WITH:

- CBO MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST
- OTHER “ESSENTIAL INFORMATION” AS SPECIFIED IN THE CBO

# NAC PROJECT IMPACT LIST AND BENEFITS

*At the January 31<sup>st</sup> CBO Meeting, the NAC submitted a list of project impacts and desired community benefits to the District Detroit Development team*

- **Housing**
- **Employment**
- **Education and Training**
- **Retail and Local Business Incubation**
- **Green Space**
- **Arts and Culture**
- **Transportation and Parking**
- **Accessibility, Health and Safety**





# THE DISTRICT DETROIT CBO MEETINGS - *Continued*

- FEBRUARY 7, 2023: PUBLIC MEETING 7 – Developer presentation  
Community Benefit Proposals
- FEBRUARY 14, 2023: PUBLIC MEETING 8 – Continued Development / NAC  
Discussion
- FEBRUARY 21, 2023: PUBLIC MEETING 9 - Continued Developer / NAC  
Discussion: Final Resolution and Vote on Proposed Community Benefits  
Package



## ***NAC Support of Community Benefits Provision***

At the ninth public meeting on February 21<sup>st</sup>, the voting members of the NAC passed a motion in support of the community benefits package agreed to with the Developer – pending receipt of finalized language. Subsequently:

- **Finalized agreement language was shared with NAC and a support letter was drafted**
- **Following a one-week review period, eight of the voting members signed the letter in support of the Community Benefits Provision**

### ***ADDITIONAL NAC WORKING SESSIONS***

*To facilitate greater discussion and collaboration, NAC members held a series of working sessions via Zoom on the dates noted below. Each working session was announced, publicly available, and recorded for later viewing*

- *January 30<sup>th</sup>*
- *February 8<sup>th</sup>*
- *February 13<sup>th</sup>*
- *February 20<sup>th</sup>*

# THE DISTRICT DETROIT COMMUNITY BENEFITS PROVISION

## *Housing - \$24.6M Investment*

- **Affordability Agreement:** At least 20% of residential units (~139) will be available for residents with incomes at 50% of the Area Median Income (AMI) or \$35,800 for a two-person household. Unit mix of affordable units will match the market rate and be distributed throughout the projects.
- ***Affordable Unit Monthly Rents\*:*** Studio - \$783, 1BD - \$895, 2BD - \$1,007
- **Section 8 Vouchers:** Will be accepted for all affordable units
- **Right to Renew:** Developer will not refuse to renew lease for tenants of affordable units without good cause
- **On-site Opportunity Connector:** Provides housing information and resources for prospective residents of affordable units
- **Accessibility Design Consultant:** Hiring of accessibility consultant to ensure best practices and exceed ADA requirements at each of the 10 projects - particularly residential units and public spaces

# THE DISTRICT DETROIT COMMUNITY BENEFITS PROVISION

## *Employment - \$2.5M Investment*

- **Executive Order Compliance:** Developer will hire “Recruitment Consultant” to proactively achieve compliance and reporting with EO requirements for hiring 51% Detroiters into construction jobs.
- **District Detroit Fast Track Program:** Partner with Detroit at Work to provide paid pre-apprenticeship training to Detroiters. Collaborate with WCCCD on Entrepreneurship and Contractor Capacity Building program.
- **Reduce Barriers to Employment:** Unless otherwise required, developer will not test for legal substances during hiring and agrees to apply principles of “Return to Work” and Second Chance Act practices.
- **Council on Construction Operations (COCO):** Program to increase retention of diverse construction employment focusing on site professionalism, DEI, and referrals to wraparound services.
- **On-site Opportunity Connector:** Providing access to job opportunities.

# THE DISTRICT DETROIT COMMUNITY BENEFITS PROVISION

## *Education & Training: \$1.2M Investment*

- **Cass Tech Athletic Field Renovation:** Contribute to the renovation of Cass Technical High School athletic fields.
- **Grow Detroit's Young Talent:** Continue GDYT Participation providing career experience for 18 - 24 year old Detroiters.
- **Project Destined:** Sponsor DPSCD, WSU and WCCCD students in real estate development training program.
- **Additional Internships:** Annually provide at least 10 additional internships for Detroit graduates of Michigan colleges in fields such as real-estate, marketing, property management, finance, accounting, IT, hospitality, HR, and entertainment.



# THE DISTRICT DETROIT COMMUNITY BENEFITS PROVISION

## *Retail & Local Business Incubation - \$104.5M Investment*

- **Contractor Spending Goal:** Targeted spending of at least \$100M of development budget with disadvantaged Detroit based /owned businesses
- **MBE Bond Fund:** To reduce barriers and support small construction contractors to participate in District Detroit projects
- **Retail Tenant Improvement Fund:** Supporting the build-out of project retail spaces for disadvantaged Detroit based /owned businesses
- **Co-Developer Program:** RFP to be issued on three sites owned by Olympia Development for co-development with local developers
- **Motor City Match:** City commitment to provide technical assistance and award funding for businesses locating in Impact Area

# THE DISTRICT DETROIT COMMUNITY BENEFITS PROVISION

## *Arts & Culture: \$3.05M Investment*

- **Culturally Relevant Placemaking:** Year round programming and activation at new Columbia Street Plaza with free public events focused on cultural celebrations and performances by local artists and creatives.
- **Local Art Commitment:** Developer will work with local arts community to curate purchase artwork for District Detroit buildings and associated public spaces.
- **Active Recognition of Local History:** Developer will partner with City of Detroit and local experts to commission a study for commemorating local history and culture of impact area. Study may recommend physical markers at District Detroit project sites which would be included in development budget.

# THE DISTRICT DETROIT COMMUNITY BENEFITS PROVISION

## *Green Space: \$25.8M Investment*

- **New Public Spaces:** Developer to build, maintain, and program new public spaces at Columbia Street Plaza and Innovation Center Green Space.
- **Design Charettes:** Convene public design charettes to gain community feedback on the design of new developer built public spaces.
- **I-75 Community Reconnector Overbuild:** Developer to provide match funds for US-DOT planning grant for the I-75 overbuild.
- **Cass Park Design Study:** Developer funds a planning study for the redesign and revitalization of Cass Park.
- **John R / Watson Park Improvements:** Contribution of funds towards renovation of this Brush Park green space.

# THE DISTRICT DETROIT COMMUNITY BENEFITS PROVISION

## *Impact Initiative: Accessibility, Health, and Safety*

- **Public Safety and Walkability Enhancements:** Design and build new public infrastructure improvements in the District Detroit including streetlights, sidewalks, street trees, crosswalks, and street resurfacing.
- **Accessibility Design Consultant:** Previously noted accessibility consultant will be engaged to ensure all improvements are accessible and consistent with universal design best practices.
- **Construction Impact Planning:** Developer will hold public construction logistics meeting prior to start of construction on each project, will post semi-weekly construction updates, and maintain a telephone hotline and email address allowing residents to notify developer of construction-related concerns.



# THE DISTRICT DETROIT COMMUNITY BENEFITS PROVISION

## *Transportation & Parking: \$4.5M Investment*

- **Parking Management Plan:** Developer funds a study to address and mitigate event, construction, and employee parking issues in the Impact Area.
- **Traffic Management Plan:** Developer funds a study to address and mitigate development and events related traffic issues in Impact Area.
- **Subsidized Parking for Affordable Residential Units:** Each affordable unit provided with one parking space available at a 50% discount from the monthly market rate.
- **Employee Parking and Public Transit:** Developer will provide and require use off-street parking by employees. Developer will reimburse employees utilizing public transit and/or bike-share to commute to and from work.
- **Bus Shelter Improvements:** City to install or replace up to 11 bus shelters on Woodward between Mack and Campus Martius.

# Community Benefit Investments

Impact Initiative	Developer's Cash or In-Kind Contributions	Development / Operational Cost	DDA Housing Loan	DDA Infrastructure Grant	Additional City Support	Totals by Impact Initiative
Housing	\$825,000		\$23,800,000			\$24,625,000
Employment	\$2,425,000					\$2,425,000
Education and Training	\$1,250,000					\$1,250,000
Retail and Local Business Incubation	\$2,500,000	\$101,250,000			\$750,000	\$104,500,000
Arts and Culture	\$50,000	\$3,000,000				\$3,050,000
Green Space	\$775,000			\$8,500,000	\$800,000	\$10,075,000
Accessibility, Health, and Safety				\$16,500,000		\$16,500,000
Transportation and Parking	\$3,950,000				\$550,000	\$4,500,000
<b>TOTAL BY SOURCE</b>	<b>\$11,775,000</b>	<b>\$104,250,000</b>	<b>\$23,800,000</b>	<b>\$25,000,000</b>	<b>\$2,100,000</b>	<b>\$167,125,000</b>

# THANK YOU!

