

Welcome to **FUTURE** of **HEALTH:** **DETROIT**

COMMUNITY BENEFITS MEETING



AGENDA

Welcome & Introductions

Neighborhood Advisory Council (NAC) Chair Remarks

NAC Presentation – Project Impacts and Benefits

NAC & Development Team Discussion

Public Comment

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	3-Oct				
Meeting 2 - NAC Selection <i>(2 members selected by the public)</i>		10-Oct			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			<i>Week of October 17</i>		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					1-Nov

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	7-Nov				
<i>Meeting 6 - NAC Working Session</i>		14-Nov			
THANKSGIVING HOLIDAY WEEK			<i>No Meeting 11/21/2023</i>		
Meeting 7 - Developer Presents Responses to Community Benefits				28-Nov	
Meeting 8 - <u>If Necessary:</u> Finalization and Potential NAC Vote on Community Benefits Agreement					5-Dec

*Please note that this schedule might change and will be updated as we progress

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

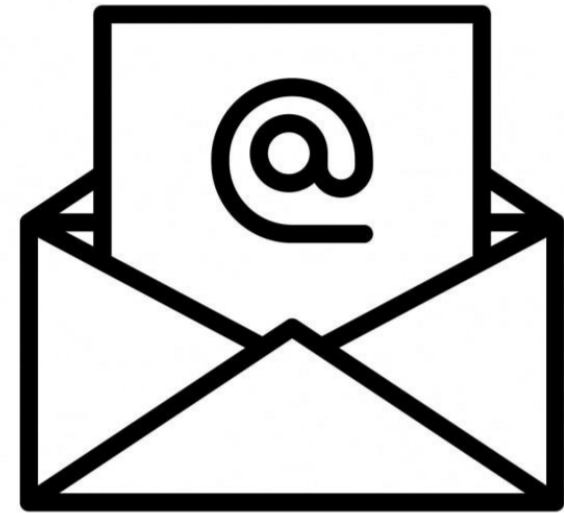
THE NAC
DEVELOPS
SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE DEVELOPER
RESPONDS

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

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- **Joanne Adams (Co Vice-Chair)** - Elected by Impact Area Residents
- **Russell Howard** - Appointed by Council President Mary Sheffield
- **Lauren McNeary** - Appointed by Council Member Coleman A. Young II
- **Venita Thompkins (Co Vice-Chair)** - Appointed by Council Member Mary Waters
- **Stephan Bobalik** - Appointed by Planning & Development
- **Lynda Jeffries (Chair)** - Appointed by Planning & Development
- **Marcus Keys (Secretary)** - Appointed by Planning & Development
- **Gary Williams** - Appointed by Planning & Development
- **Benjamin Bennett** - Appointed by fellow NAC members*

CONTACT THE NAC DIRECTLY



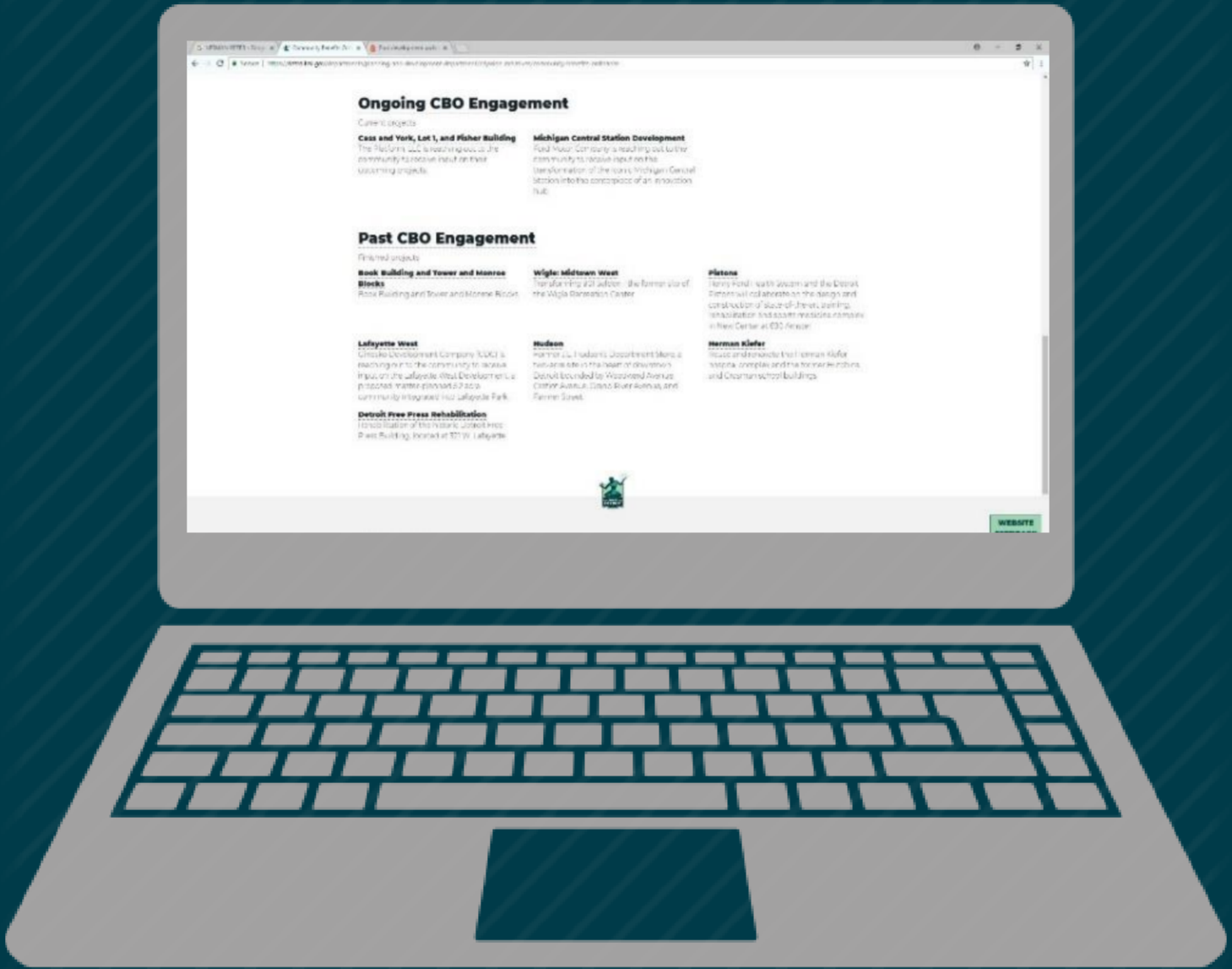
futureofhealthnac@gmail.com



Facebook: The Future of Health NAC

CITY OF DETROIT CBO WEBSITE

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



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

NEIGHBORHOOD ADVISORY COUNCIL (NAC)

Chair Remarks and Recent Activities

FUTURE OF HEALTH TEAM

Project Impacts and Benefits Response

**HENRY
FORD
HEALTH**

**HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY**
Health Sciences



THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

MISSION – DRIVEN DEVELOPMENT

Opportunity to create more unique job opportunities for Detroiters



**HENRY
FORD
HEALTH**SM

**NON-PROFIT HOSPITAL
SYSTEM**



**MICHIGAN STATE
UNIVERSITY**

**NON-PROFIT LAND
GRANT UNIVERSITY**



**COMMUNITY
IMPACT**

HENRY
FORD
HEALTH

OUTPUT FOR DETROITERS:

NEW STATE OF THE ART
HOSPITAL EXPANSION

EDUCATION AND RESEARCH
CREATES BETTER HEALTH
OUTCOMES

HOUSING, COMMUNITY AND
JOB OPPORTUNITIES



MICHIGAN STATE
UNIVERSITY

THREE COMMUNITY-MINDED INSTITUTIONS - WORKING AS ONE
MISSION-DRIVEN DEVELOPMENT



\$90 Million
Academic Research Investment in Partnership with Henry Ford + MSU



\$31 Million
Addition of Urgent Care and Behavioral Health Space to New Emergency Department



\$179 Million
Shirley Ryan Ability Lab Rehabilitation Hospital to Detroit




662 Residential Units
133 Deeply Affordable



Environmental Sustainability w/ Noise, Traffic, Parking Mitigation



Public Spaces for New Center: Greenspace, Retail



Varying Career Pathways for Detroiters from Entry Level to Doctorate



25,000+ Jobs
Construction | New | Existing
8,241 | 702 | 16,400



\$119 MILLION
Net Benefit to the City of Detroit

HOSPITAL EXPANSION

The Very Best Healthcare - Right In the Heart of Detroit

**Expanded-Larger Emergency Room
Shorter Wait Times**

State-of-the-Art Medical Facilities and Technology

Privacy: All Single-Patient Rooms

**Less Disruption: Helipad & Ambulances
Relocated from Neighborhood**

**Parking Solutions: Additional Parking Options
Ease Neighborhood Congestion**



LIFE-CHANGING JOINT RESEARCH FACILITY

Tomorrow's Discoveries Today

Research sets foundation for
best care

Fights multiple health issues,
including cancer

Better Health Outcomes

Accelerates Health Equity

Pathway to eliminating health
disparities





PISTONS LIVE, WORK, PLAY DEVELOPMENT Connecting Downtown and Detroit Neighborhoods

HENRY
FORD
HEALTH



HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY
Health Sciences

Building an Inclusive Community

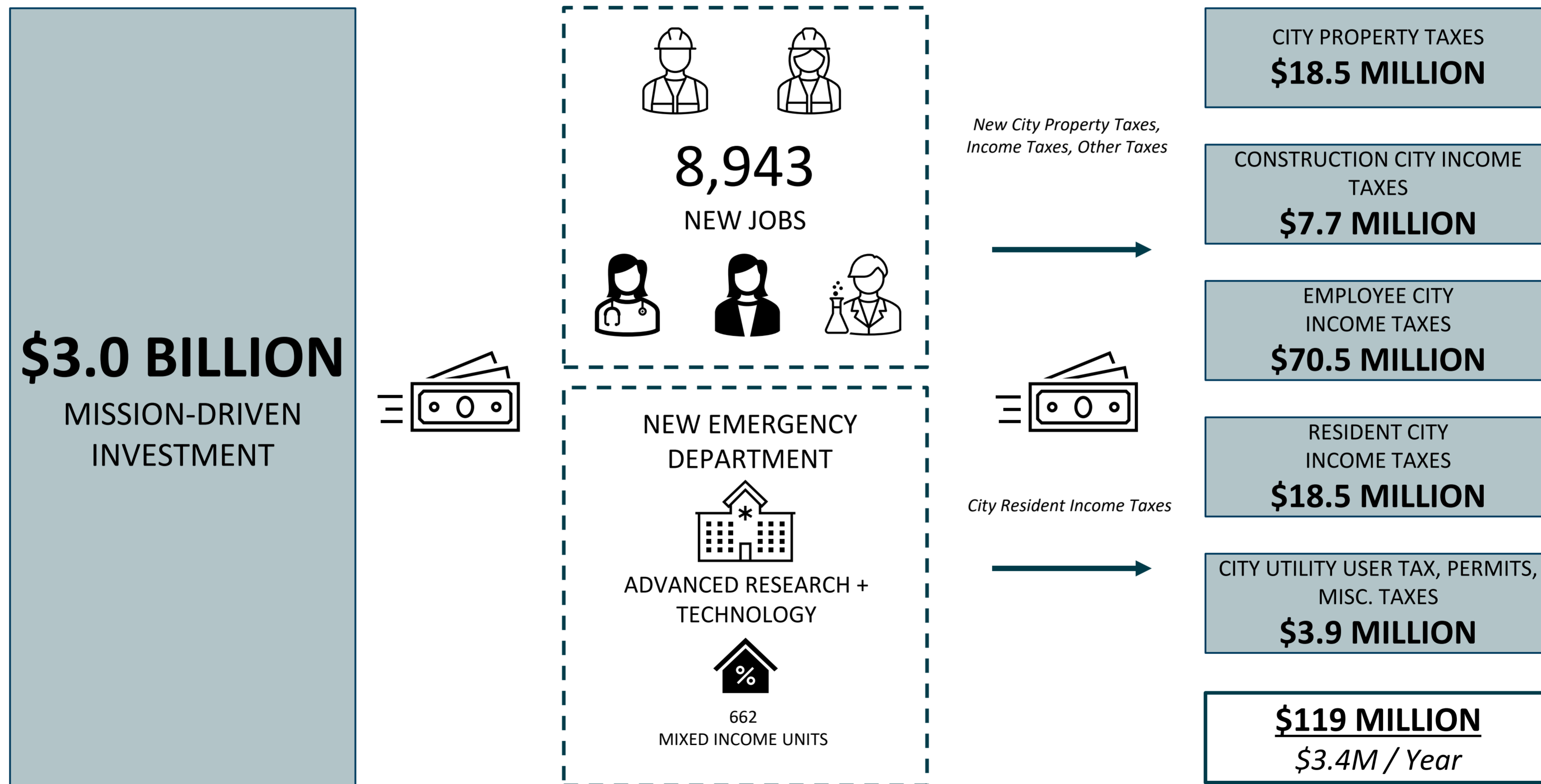
**New Modern Places to Live for those
Working the Jobs we are Creating**

**Affordable and Achievable Housing For
All Detroiters**

Commercial, Retail and Green Space



The City Is Projected To See A New Net Benefit Of \$119 MILLION Over The Next 35 Years



HOW DO INCENTIVES IMPACT THIS PROJECT?

An aerial, high-angle photograph of a city skyline, featuring a prominent skyscraper with a pointed top on the right side. The image is faded and serves as a background for the text.

CBO PROPOSED BENEFITS

WHAT WE'VE HEARD SHAPES OUR PILLARS COMMUNITY CONVERSATIONS

ENGAGEMENT SESSIONS

Reached over **1,000** residents
 Hosted meetings with over **80** community leaders citywide
 Hosted **5** community group/block clubs in the impact area
 Hosted **3** business roundtables
 Host clergy roundtable discussion
 Hosted panel discussion with local High School
 Patient Experience Listening Session

COMPLETED / UPCOMING CITY COUNCIL TOURS

D5 City Council President Sheffield
 D1 Councilmember Pro Tempore Tate
 At Large Councilmember Waters TBD
 At Large Councilmember Young TBD
 D2 Councilmember Calloway
 D3 Councilmember Benson
 D4 Councilmember Johnson
 D6 Councilmember Santiago-Romero
 D7 Councilmember Durhal

COMMUNITY GROUP MEETINGS

Vanguard Community Development Corp.
 360 Detroit
 Motown Museum
 West Grand Blvd Collective
 North End Neighborhood Alliance
 North End Cabinet
 Historic Boston Edison Association
 East Village Association
 5 Alive
 CANSAN
 LaSalle Gardens Block Club
 Central Detroit Christian CDC
 Northwestern High School
 U Prep Art and Design HS and MS
 Green Living Science Student Ambassadors
 Warrior on Wheels
 Detroit Clergy Roundtable
 District 5 Business Roundtable
 Department of Neighborhoods
 Det Black Business Alliance
 Midtown Inc.
 Urban Neighborhood Initiatives (UNI)
 Franklin Wright Settlements
 Wayne County Community College

OUR PILLARS



EDUCATION



CAREER OPPORTUNITIES
CLOSE TO HOME



FINEST HEALTH CARE FOR
DETROITERS



FUTURE OF
HEALTH:
DETROIT



HOUSING FOR
DETROITERS



COMMUNITY
BUILDING

Mission Driven Community Benefits

Largest Community Benefits Package Ever

**New Hospital Expansion w/
Emergency Department,
Single Patient Rooms,
Shirley Ryan, etc.**

**New Mission Driven Health
and Education Benefits**

**50 MSU Scholarships Over
10 Years to Nearby High
Schools**

**Job Preference for
Detroitters - Voluntary
Compliance on < \$2.5 B in
Projects with Detroit
Executive Order**

**Deepest Affordability of
Any Major Mixed-Use
Development**

**\$100 M Commitment in
Disadvantaged/Detroit-
Based Business Spend**

**Local Business Acceleration
Plan**

**Fairbanks School
Redevelopment Plan
Consistent with One or
More of the 5 Impact Pillars**



Pillar	# of Requests	# of Requests Generally Accepted	Total \$ Commitment
HOUSING	18	6	662 New Units 20% Affordable Accept Section 8 Vouchers 13 @ 30% AMI 107 @ 50% AMI 13 @ 70% AMI
HEALTHCARE	18	14	\$400 M
CAREER PATHWAYS + EDUCATION	30	17	50 Free Tuition MSU Scholarships Over 10 Years + Alternative Career Education 17,100 Active Positions 8,943 New Opportunities
COMMUNITY BUILDING	89	51	\$198 M
TOTAL	155	82	\$602 M

SUMMARY OF BENEFITS / IMPACTS

FUTURE OF HEALTH: SUMMARY OF DETROIT PROPOSED BENEFITS BY PILLAR

Housing	Finest Healthcare for Detroiters	Career Opportunities	Education
<ol style="list-style-type: none"> 1. Provide 662 new housing units, with 133 units at deep levels of affordability <ul style="list-style-type: none"> 13 units at 30% AMI 107 units at 50% AMI 13 units at 70% AMI 2. Acceptance of Section 8 vouchers 3. Extend the affordability period to 30 years 4. Provide Support of \$15M over Five (5) Years to Ruth Ellis Center and Ruth Ellis Clairmont, Addressing Youth Homelessness 	<ol style="list-style-type: none"> 1. Comprehensive supportive health plan to address NAC and community priorities 2. Shirley Ryan Ability Lab Rehabilitation Hospital with \$10 M Gilbert Family Fund need based financial support 3. HFH commits to provide Urgent Care services in New Hospital 4. Dedicated behavioral health space in new emergency department 5. Henry Ford + MSU to support \$90 Million over 10 years of new research activity made possible by the new facility. 	<ol style="list-style-type: none"> 1. Voluntary Compliance with Detroit Executive Order 2021-02 on \$2.5 B of Development (Hospital, Research, Central Energy Hub, Parking Garages) 2. Career opportunity plan for permanent jobs and construction - multiple career pathways AND support 3. Limit obstacles to employment, including agreement to ban the box, access through a web portal w/ available jobs, and resources 4. Mentorship programs starting in High Schools 5. Veterans liaisons of reintegration: Engage military personnel, veterans and their family members through community reintegration counseling, employment assistance and health and 6. Host semi-annual hiring fair within the impact area 	<ol style="list-style-type: none"> 1. Provide Fifty (50) Michigan State University tuition free scholarships over 10 years to qualifying seniors to nearby high schools (UPrep and Northwestern High School) 2. Henry Ford nursing assistant apprenticeship program - nurse assistant apprenticeship program and, upon completion, get hired full-time at Henry Ford Health 3. Henry Ford medical assistant apprenticeship - tuition-free classroom and paid on-the-job training with additional supportive services for eligible participants. 4. Detroit Pistons to work with DPSCD and administration from impact area schools to ensure participation in academic programming – Math Hoops, STEM and Tech Slam and Black History Month Scholarship events

FUTURE OF HEALTH: DETROIT PROPOSED BENEFITS – SUMMARY OF COMMUNITY BUILDING PILLAR

Neighborly Project Development Approaches	Green Space, Recreation, Public Amenities	Business Acceleration Plan		Community Partnerships
<ol style="list-style-type: none"> 1. Commit to Construction Mitigation Plan 2. Commit to Building Design + Accessibility Plan 3. Commit to an Environmental/ Sustainability Plan 4. Commit to a Traffic / Mobility Plan 	<ol style="list-style-type: none"> 1. Within 12 months, develop a plan to redevelop Fairbanks School with a use that influenced by the five impact pillars 2. Participate in a Planning Study led by the City of Detroit to identify strategies for public amenities / park improvements 3. Providing 5 acres of green space, and estimated cost of \$30 Million, near the hospital campus 4. City of Detroit’s General Services Department (GSD) to provide alley clean-up and board up of public properties 5. GSD can commit to improving city-owned spaces like Williams Recreation Center & Park and provide senior specific programming at Walker Williams Recreation Center 6. The Recreation Division of GSD can set aside and additional sum of \$100K for 10 years to programming budget. 7. GSD/Recreation can 	<ol style="list-style-type: none"> 1. Provide a target spend of \$100 M towards disadvantaged / Detroit based businesses 2. Develop a plan within 6 months to promote local business in impact area to visitors, families, patients, contractors, residents and employees. 3. Project liaison with business owners and active communication plan, including web portal as it relates to the construction timeline and impact 4. Prioritize use of local small businesses for catering opportunities, products, and services, etc. 5. Sponsor/support outdoor community events that take place in impact area (to help increase traffic to businesses). 6. Feature items from the local small business community in Pistons team store and hospital gift shop. 	<ol style="list-style-type: none"> 7. Technical assistance: Motor Financial Assistance: MCM will provide awards to new and existing businesses by awarding up to \$250,000 over 5 years. 9. Outreach to small businesses within the NAC boundaries 10. Attend meetings and provide feedback 11. Assist small businesses within the NAC boundaries with navigating city processes and connecting to resources to help them grow and thrive 12. Total value of business liaison assistance: \$95,000 annually. 	<ol style="list-style-type: none"> 1. NW Goldberg Hoopfest 2. Pistons Wheelchair Team 3. Brilliant Detroit 4. MoGo

FURTHER DETAILS OF BENEFITS / IMPACTS

Housing for Detroiters

Ensure that affordable housing is available for all Detroiters – especially for families and seniors

1. Provide 662 new housing units, with 133 units at deep levels of affordability
 - a. 13 units at 30% AMI
 - b. 107 units at 50% AMI
 - c. 13 units at 70% AMI
2. Acceptance of Section 8 vouchers
3. Extend the affordability period to 30 years
4. Provide Support of \$15M over Five (5) Years to Ruth Ellis Center and Ruth Ellis Clairmont, Addressing Youth Homelessness

Finest Healthcare for Detroiters

Create and implement strategies to address health care access and outcome disparities for all Detroiters at all ages and incomes. Particularly focus on racial disparities and eliminating implicit bias and seeking accountability from medical professionals for disparate treatment and outcomes based on race, medical condition, mental health status, gender, economic status, insurance coverage

- 1 Building state of the art research building within the Future of Health Project. Research goals include a focus on discovering measures and treatment solutions to address the health disparities that exist in the City of Detroit.
- 2 We project that Henry Ford + MSU Research Building will generate \$360 Million of additional external funding for research over ten years 2027-2036, which will be matched by \$90 Million from institutional sources at MSU and Henry Ford Health to support the full cost of the new research activity made possible by the new facility.
- 3 Henry Ford Health and Michigan State University will continue to provide implicit bias training.

Improve access to health care services for Detroiters - particularly for seniors, youth, infants, and expectant mothers.

- 4 As part of the Future of Health Project, Henry Ford Health has budgeted for a 1.2 Million Square foot expansion of the current medical campus. Improvements in innovations, technologies, 2.5x emergency room expansion, dedicated urgent care space, dedicated behavioral health space, 50 new surgical rooms, private care for every patient.
- 5 Henry Ford Health will develop and/or partner to bring an additional local location to provide walk up primary care services at an existing location, PACE facility, or Federally Qualified Health Center.
- 6 Henry Ford Health will provide 7 community health, education, and resource awareness fairs per year in the city of Detroit in all 7 Districts and an additional 2 in the impact area. Henry Ford Health will partner with each district council member and 2 at large members to determine location and identified citizen group, i.e. seniors, youths, infants, and expectant mothers.
- 7 Currently, Henry Ford Health as a 501(3) non-profit organization provides more behavioral health services and uncompensated care in the city of Detroit than any other provider. On a yearly basis the Henry Ford Health Main Hospital absorbs more than \$500M in care for our patients. The expanded ER room, new Urgent Care and new dedicated episodic behavioral health services in the facility will require us to absorb another \$10M a year for a total of \$300M over 30 years.
- 8 Henry Ford Health will commit research and direct care resources to address infant/mother mortality and other related costs and barriers that result in one of the highest rates in the country.

Finest Healthcare for Detroiters

Address health care needs for the high percentage of residents without health insurance—Increase outreach and engagement for residents to learn about charity care options

- 8 Henry Ford Health is a 501(3) non-profit organization that provides more uncompensated, undercompensated, and intentional free services to residents than any other health care provider in the city of Detroit. On a yearly basis we operate our services at an annual loss of 100 of millions of dollars. We anticipate that our expanded ER room, Urgent Care and expanded primary care offering, dedicated episodic behavioral health service in the new facility will increase the yearly losses to deliver this care. As part of our long-standing commitment to this mission and vision, additional losses will be absorbed by Henry Ford Health on behalf of the community.
- 9 The Gilbert Family Foundation established a \$10 million fund that will increase access to rehabilitation care for low-income Detroit residents who have limited or no insurance coverage.

Create stronger partnerships with local schools to provide medical equipment and training

- 10 Henry Ford Health has communicated with local schools in the impact area, the Detroit Public Schools System, Wayne County Community College, Henry Ford College, Michigan State University, and others to provide health, wellness, career pathway education and paid training, athletic physicals, internships, mentorships, college application assistance, return to work support. Our commitment moving forward will be to build upon previous efforts, current efforts and additional efforts in all areas.
- 11 Provide medical emergency kit including (cardiac, trauma, and overdose kit) to nearby high schools (Northwestern and UPrep)

Increase the number of African American medical professionals - especially doctors and specialists, speech and language pathologists, male pathologists, and physicians

- 12 As presented to the NAC by Dr. Martine Caldwell, Henry Ford Health has launched *Readying Youth Scientist for Excellence in Medicine, Health Equity and Discovery (RYSE Med) Program*. RYSE MED primarily supports high school students who will be rising juniors and seniors in the summer from the Metro Detroit area who identify as members of racial/ethnic or structurally vulnerable groups that are underrepresented in health professions and research.
- 13 MSU has a developing partnership with Xavier University recognized as the top source of students progressing to medical school nationally. MSU will also be reaching out to other HBCUs to continue to increase the diversity of the provider pool. In addition, all 3 of MSU health colleges will be working to increase diversity in providers (including MD, DO, PA, NP, RN) in the workforce including a focus in Detroit in collaboration with HFH.

Education + Career Opportunities Close to Home

Improve college access for Detroit students (including non-traditional students) and providing necessary support to complete their degrees.

1

Michigan State University will make 50 scholarships over 10 years available to qualifying seniors at high schools in the impact area (UPrep and Northwestern) for free tuition for the length of enrollment

2

Engaging with Detroit Public Schools and MSU College of Education, Wayne County Community College, Henry Ford College to further education partnerships and opportunities within the impact area and the entire city of Detroit

Pipeline and opportunities for Detroit students to medical / tech / and research careers – beginning with Middle School

3

Henry Ford Health to provide Tuition-Free Medical-Assistant Program Classroom and Paid On the Job Training to qualified candidates
 Qualified candidates can join the Henry Ford medical assistant apprenticeship program. The one-year program featuring tuition-free classroom and paid on-the-job training with additional supportive services for eligible participants.

4

Detroit Pistons Black History Month Scholarship, STEM and Tech Slam Events
 Partner with Detroit Public Schools to ensure nearby high schoolers (Northwestern and UPrep) participate in annual scholarship and learning development events

5

Healthcare Career Pathway Mentoring Program for City of Detroit students
 a medical scholars program designed to increase diversity within the healthcare workforce exposing interested students from the City of Detroit and neighboring communities to various healthcare professions by leading them through a series of integrated healthcare labs and providing ongoing mentoring and career coaching

6

Marvel in Medicine Program
 Research Exposure to students interested in healthcare

7

Henry Ford Health commits to continuing Readyng Youth Scientist for Excellence in Medicine, Health Equity and Discovery (RYSE Med) Program

Education + Career Opportunities Close to Home

Ensure that the maximum number of Detroiters are able to participate in the job opportunities – both construction and permanent jobs

8

Provide on the job training for construction, medical, research, and technology jobs.

Participants start applying for apprenticeships based on trade. Trade partners provide on-the-job training (OJT) based on participant's area of interest via paid worked experience (pre-apprenticeship program). Participants receive full-time apprenticeships in desired trade with subcontractor acting as sponsor.

9

Henry Ford Health's Nurse Assistant Apprenticeship Program

The demand for healthcare services is growing — and with it the need for nurse assistants. Enroll in Henry Ford Health's nurse assistant apprenticeship program and, upon completion, get hired full-time at Henry Ford Health.

10

Commitment to host semi-annual hiring fair within the impact area

11

Develop career center (virtual) to share current job openings, training opportunities.

12

Compliance with Executive Order 2021-02 on Projects

Voluntary compliance of \$2.5 B of project using Detroit Executive Orders Including: Hospital, Support Services Building, Central Energy Hub, Parking Garages

13

Commit to Ban the Box hiring practices

14

Commitment to first-review priority for applicants from the Impact Area Zip codes

followed by second-review priority for Detroit resident applicants

BEYOND CONSTRUCTION OPPORTUNITIES

ROLES CURRENTLY HELD BY DETROITERS THROUGH HENRY FORD HEALTH

8,943
NEW JOBS

- Accounting/Finance Management
- Administrative Clerical • Home Health
- Admitting
- Ambulatory
- Analytics
- Anesthesia
- Advanced Practice Provider
- Behavioral Services
- Best Choice
- Billing
- Biomedical
- Cardiovascular
- Case Management
- Communications
- Dental Services
- Dialysis
- Dietary
- Doctor
- Education
- Environmental Services
- Executive Leadership
- Facilities
- Health Information
- Human Resources
- Information Systems
- Insurance Services
- Library/Data Services
- Marketing
- Materials Management
- Medical Support
- Medical Group Leadership
- Medical Records
- Medical Staff Services
- Medical Support
- Managed Care
- Management Engineering
- Miscellaneous
- Neurology
- Nurses
- Ophthalmology
- Optometry
- Orthopedics
- Pastoral Care
- Patient Advocate
- Pathology
- Perfusion
- Pharmacy
- Philanthropy
- Photographic/Graphic Services
- Physician
- Population Health
- Psychology
- Public Relations
- Purchasing
- Quality/Utilization Review
- Radiology
- Radiology and Oncology
- Regulatory
- Rehabilitation Therapy
- Research
- Respiratory
- Revenue Records
- Sales & Marketing
- Security
- Social Work
- Strategy/Planning
- Student
- Supply
- Surgery
- Therapy
- Transportation
- Transplant

BEYOND CONSTRUCTION OPPORTUNITIES

ROLES TO BECOME AVAILABLE BY THIS PROJECT

8,943
NEW JOBS

Research Building		Residential Projects
Nursing Assistant	Graduate Students	Retail Associate
Therapists	Managers	Managers
Directors	Facility Coordinator	Cashier
Secretaries	Registered Nurse	Chef
Research Associates	Care Manager	Wait Staff & Bar Staff
Assistant Professors	Armed Security Officer	Leasing Agent
Professors	Housekeepers	Property Manager
Vivarium Employees	Supply Chain Support	Property Maintenance

Construction Mitigation Plan

Construction: Mitigate the impacts of construction over the multi-year construction period

Contractor Parking Out of Neighborhoods

1. To mitigate contractor parking in neighborhoods, HFH will expedite by three years the construction of the New South Campus 1,500 space parking garage exclusively for the use of contractor parking.

Proactive and Active Communication With Contractor Planning and Progress

1. Create a proactive communications plan, including a dedicated website to engage with neighborhood on construction updates and allow delivery of concerns

Environmental Mitigation (Dust, noise, vibration and environmental)

1. Prior to any building demolition, each building will have a full environmental assessment completed by a certified testing company. All identified environmental items will be removed, disposed of properly and signed off by the testing company, only after clearance is received from the certified testing company that all environment material has been removed will the building be demolished.
2. Additionally, the certified testing company will be performing a base air sampling at the start of demolition and periodically throughout the demolition process. Scope includes air monitors around the site and on different construction personnel. During demolition contractors will utilize a water mist system to reduce airborne particles. All demolished material will be taken to the proper type landfill as determined by the certified testing company. Signed manifest will be collect for each truck load leaving the site and received by the landfill. These records will be retained.
3. Dust control measures will be in place during the course of construction. These measures will include street sweeping and watering the site to keep dust from going airborne to adjacent properties.
4. Scrubbers will be installed on construction equipment as appropriate and trucks idling on site will be limited
5. Vibration monitoring will be set up near adjacent structures to monitor impact of construction operations
6. Site fencing will be 6' high and include a privacy scrim to help separate the public from construction activities and better visually separate construction activities from pedestrian walkways.

Traffic Routing (Truck, Contractor and Pedestrian Impact) and Mobility

1. Construction traffic routing plans have been created and will be sent to all subcontractors and suppliers on the project including with special considerations including, timing of deliveries and traffic routes. Traffic routing includes working with directly adjacent building owners and schools.
2. Schedule deliveries to mitigate impact - Consideration for high traffic Holden / schools drop off / pick up, business consideration to keep them updated on traffic patterns.
3. Flagmen will be located at all delivery access points to ensure pedestrian traffic is safely separated from construction traffic in and out of the site.
4. Street closures will be limited to Lincoln from West Grand Blvd to Wilbur, Milwaukee from Sterling to the Service Drive and Baltimore from Lincoln to the service drive. Other roads may be impacted with lane closures for safety reasons
5. Jobsite fencing will be installed in such a way that allows safe pedestrian traffic flow routing and safe entry/exit points for construction vehicular traffic.

Building Design + Accessibility Plan

(1) Building and Site Design (2) Accessible housing that goes above and beyond the requirements of the Americans with Disabilities Act – aim for Universal Design

Accessibility

We commit to engage architects with expertise in accessibility on all projects, including ADA and Universal Design concepts. Each project will incorporate accessibility in the developments including exceeding ADA standards with the use of Universal Design principles into the designs.

Housing

We will commit to exceeding ADA requirements and use of Universal Design principles in the design of all housing buildings and community spaces as well as in the design of the overall site.

Hospital

Universal and Accessible design principles are integrated into the design of the Hospital and its surrounding site. Clear accessible entrance locations, and circulation throughout the building with non-slip flooring, elevator access, and integrated wayfinding are integrated into the design of the hospital. The site is design principles to welcome patients, their guests, staff and the community to feel welcome and comfortable within the site. Integrated accessible routes and throughout amenity spaces, companion seating, non-slip/ stable ground surfaces, adequate lighting, maneuverability. Accessible color spectrum lighting to improve safety, Wi-Fi-access and emergency response systems will be incorporated at key locations. Adjacent sidewalks will focus on a complete streets approach with pedestrian street lighting, signage, detectable warning measures, demarcated at-grade bike lanes, expanded pedestrian walks, and intermittent seating

Research Building

The creation of clear, organized circulation within the building was a planning priority. Circulation routes minimize complexity and maximize lines of sight. All floor surfaces are designed to be firm and slip resistant, with minimal transitions meeting or exceeding code requirements. Floors are level and specifically avoid ramps or stairs that may inhibit equitable movement through spaces. The building is planned with robust elevator service to all levels, easily accessed through common spaces. Appropriate accessible reach clearances are provided at interior doorways, and wall mounted devices or fixtures will meet ADA design standards. The design and building program also incorporate flexible Wellness Rooms and gender-neutral restrooms to promote user health, comfort, and equity throughout. All entities are currently engaged with City of Detroit departments to meet their requirements for new construction

Site and Exterior

Design embraces universal design principles and complies with the ADA Standards for Accessible design. The site and landscape design promotes pedestrian activity on and off site, creating an active and safe environment. The primary frontage at Third Street is enhanced by a publicly accessible plaza. A clearly marked vehicle drop off at Third Street will be provided in a protected zone with direct access to the main entry. Exterior walking surfaces are designed to eliminate architectural barriers that may prevent movement or access for people with disabilities. Stairs, for instance, are eliminated completely from all building approaches and entries. Exterior site lighting is planned to ensure well-lit, safe walking spaces for all. Well-signed crosswalks will be provided across the new site access road, ensuring safe points of crossing for pedestrians. Building entry doors are equipped with automatic door openers.

Site Security Improvements

Security cameras and blue light phones will be installed throughout the new development. The projects are using utilizing crime preventative design principals.

Environmental / Sustainability Plan

Sustainability: The Future of Health projects contribute to creating a healthy, livable community for residents and the environment - and minimize climate impacts

Environmental Design Standards

1. All developments will meet or exceed LEED standards at the time of designs

Climate Change

1. Hospital will be fully electric (exception on backup generators and peak demand (95% of time))
2. HFH signed the federal climate change pledge to be carbon neutral by 2050

Stormwater Management

1. Convert current surfaces producing runoff into development that contain stormwater mitigation measures.
2. Commit to incorporate a combination of underground storage and detention and environmentally forward design, including use of bioswales.
3. Incorporate use of green roof to mitigate runoff.

Reduce neighborhood blight and rehabilitate properties owned by Henry Ford Health, Detroit Pistons, Michigan State University

Hospital Design Features

Bird Friendly - The architectural team is coordinating with glass suppliers with bird friendly glass. The Nose of the building is clearer glass and the patient rooms have more reflective glass to deter fowl from the glass. Studies on the preferred glass are being conducted to determine the appropriate solution.

Mitigate Light Pollution - Hospital use of using directional lighting sources, with no uplighting so there will be limited light spilling into the sky. For facade use backlighting metal, not a lot of up-light, so we can minimize the amount of light going into the night sky. To reduce light trespass, we're placing fixtures strategically so we don't throw light into adjacent properties.

Traffic / Mobility Plan

Traffic Planning

1. Developer has engaged traffic consultant to aid in the overall site master planning of the entire project.
2. The traffic consultant has completed a comprehensive traffic study for the entire project and sent to the City of Detroit for review.
3. Developer commits to incorporate traffic consultant on the team to advocate for improvements with our public partners.
4. All roadway and sidewalk design will meet or exceed ADA requirements.

Traffic Planning Impacts / Road Improvements

1. Relocate emergency room primary access to service Drive from Poe Street to greatly mitigate traffic and noise from residential neighborhoods
2. Consolidate hospital campus deliveries to shared services building with loading dock access off Lodge service drive to mitigate traffic and noise from residential neighborhoods (note, need public assistance to raise the clearance of Service Drive rail viaduct)
3. Improve Third Street rail viaduct to improve connectivity within the east campus
4. Reroute and design Lincoln Street

Alternative Mass Transportation

1. City to aid in the supporting infrastructure
2. Bus routes adjacent to development are Dexter/Mid City Loop on West Grand Boulevard, Linwood on Holden and Hamilton/Mid City Loop on Second. No bus routes will be impacted or changed by the construction project. We are working with DDOT to permanently relocate 2 of the stops on West Grand Boulevard immediately in front of the current hospital, thus limiting confusion for riders with only a single move rather than multiple moves.
3. DDOT will work closely with the Henry Ford/Pistons CBO team to minimize the impact on existing shelter availability during proposed work. Furthermore, DDOT has identified and created a list of locations throughout the City of Detroit for shelter replacement/upgrades. Two (2) of these locations primarily serve Henry Ford/CBO.
4. To help address the current state of its bus shelters, and facilitate upkeep, DDOT recently added a “Bus Shelter” category to the “Improve Detroit App”. Respondents are encouraged to provide a description of the issue/problem and have the ability to upload pictures to help illustrate the observed condition(s). Please note that an option now exists to upload an image on our “DDOT Customer Feedback Form” that is available online at detroitmi.gov.
5. Bike and Mobility Enhancements, Including Partnership w/ MoGo

Green Space, Recreation, Public Amenities

Reduce neighborhood blight and rehabilitate properties

1. Within 12 months, develop a plan to redevelop Fairbanks School with a use that influenced by the five impact pillars
2. Providing 5 acres of green space, and estimated cost of \$30 Million, near the hospital campus
3. City of Detroit's General Services Department (GSD) to provide alley clean-up and board up of public properties
4. The Recreation Division of GSD can set aside an additional sum of \$100K for 10 years to programming budget.

Provide or enhance recreation and community facilities that are accessible to all users, including youth recreation / sports, and a senior day care center.

1. GSD can commit to improving city-owned spaces like Williams Recreation Center & Park
2. GSD/Recreation can provide senior specific programming at Walker Williams Recreation Center
3. Participate in a Planning Study led by the City of Detroit to identify strategies for public amenities / park improvements
4. Providing 5 acres of green space, and estimated cost of \$30 Million, near the hospital campus

Business Acceleration Plan + Local Community Partnerships

Local and Minority / Women-Owned Business Support

Support Detroit/Disadvantaged Businesses

1. Provide a target spend of \$100 M towards disadvantaged / Detroit based businesses
2. Develop a plan within 6 months to promote local business in impact area to visitors, families, patients, contractors, residents and employees
3. Project liaison with business owners and active communication plan, including web portal as it relates to the construction timeline and impact
4. Prioritize use of local small businesses for catering opportunities, products, and services, etc.
5. Sponsor/support outdoor community events that take place in impact area (to help increase traffic to businesses).
6. Feature items from the local small business community in Pistons team store and hospital gift shop.

Proposed Commitments for Motor City Match (MCM) Team:

1. Technical assistance: Motor City Match will offer quarterly workshops focused on retail and restaurants – best practices, regulatory challenges, accessing funding, etc. Total value of technical assistance: \$625,000 - \$750,000 over five years.
2. Financial Assistance: MCM will provide awards to new and existing businesses by awarding up to \$250,000 over 5 years.

Proposed Commitment from the Detroit Business Liaison Team:

1. Outreach to small businesses within the NAC boundaries
2. Attend meetings and provide feedback
3. Assist small businesses within the NAC boundaries with navigating city processes and connecting to resources to help them grow and thrive
4. Total value of business liaison assistance: \$95,000 annually.

Local Community Partnerships

1. NW Goldberg Hoopfest
2. Pistons Wheelchair Team
3. Brilliant Detroit
4. MoGo

MISSION – DRIVEN DEVELOPMENT

Opportunity to create more unique job opportunities for Detroiters



**HENRY
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**NON-PROFIT HOSPITAL
SYSTEM**



**MICHIGAN STATE
UNIVERSITY**

**NON-PROFIT LAND
GRANT UNIVERSITY**



**COMMUNITY
IMPACT**

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**HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY**
Health Sciences



NAC & Development Team Discussion:
Project Impacts and Benefits

Public Comment



Comment Cards also available

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 PUBLIC CBO MEETING SCHEDULE

Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	7-Nov				
<i>Meeting 6 - NAC Working Session</i>		14-Nov			
THANKSGIVING HOLIDAY WEEK			<i>No Meeting 11/21/2023</i>		
Meeting 7 - Developer Presents Responses to Community Benefits				28-Nov	
Meeting 8 - <u>If Necessary:</u> Finalization and Potential NAC Vote on Community Benefits Agreement					5-Dec

*Please note that this schedule might change and will be updated as we progress

ANTICIPATED PUBLIC CBO MEETING SCHEDULE

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Meeting 7 - Developer Presents Responses to Community Benefits			28-Nov			
Meeting 8 - <u>If Necessary:</u> Finalization and Potential NAC Vote on Community Benefits Agreement				5-Dec		
Meeting 9 - <u>If Necessary:</u> Continued Developer / NAC Discussion: Final resolution and vote on proposed agreement					12-Dec	

*Please note that this schedule might change and will be updated as we progress

CONTACT THE NAC DIRECTLY



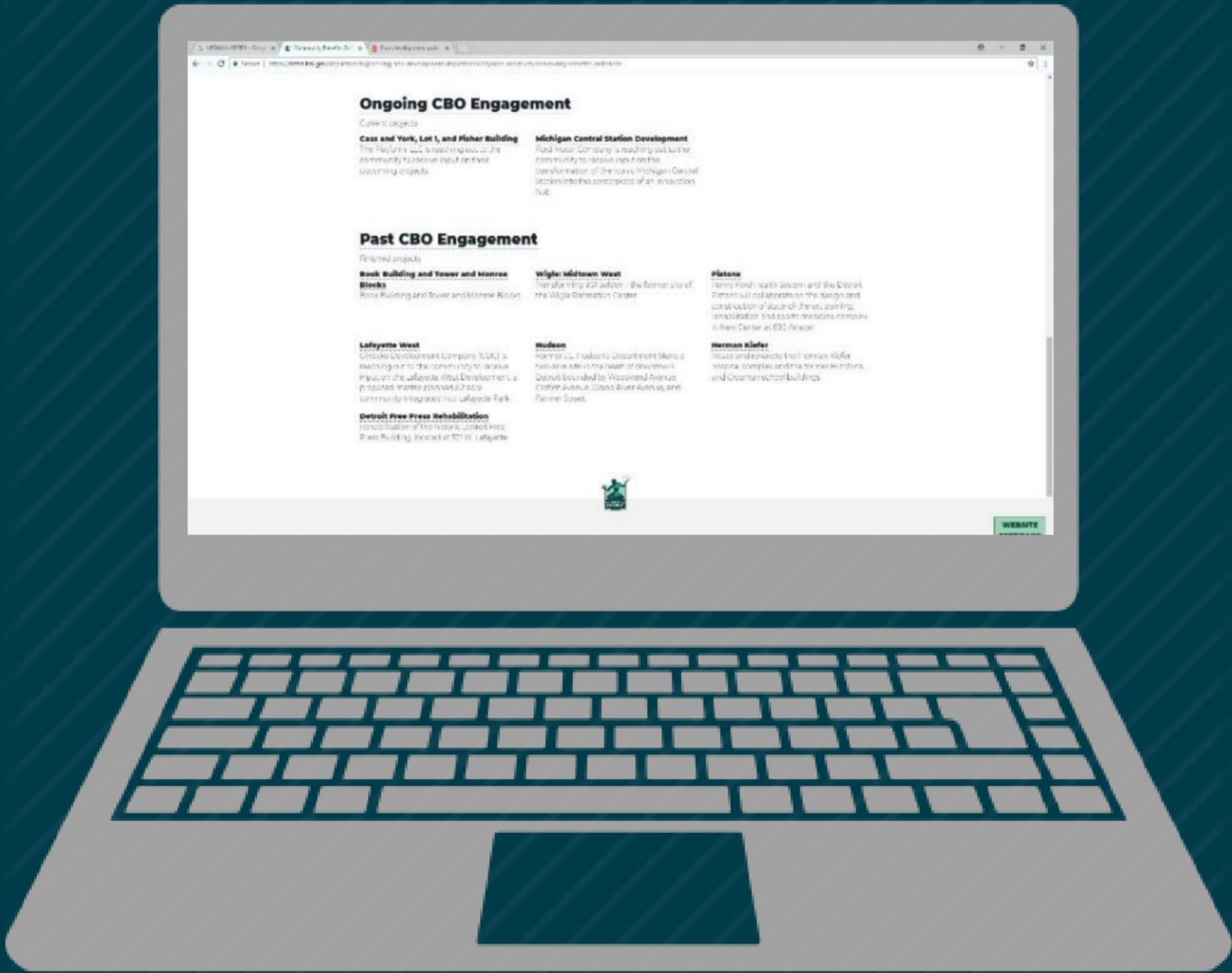
futureofhealthnac@gmail.com



Facebook: The Future of Health NAC

CITY OF DETROIT CBO WEBSITE

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



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

What Comes Next

Next CBO Meeting:

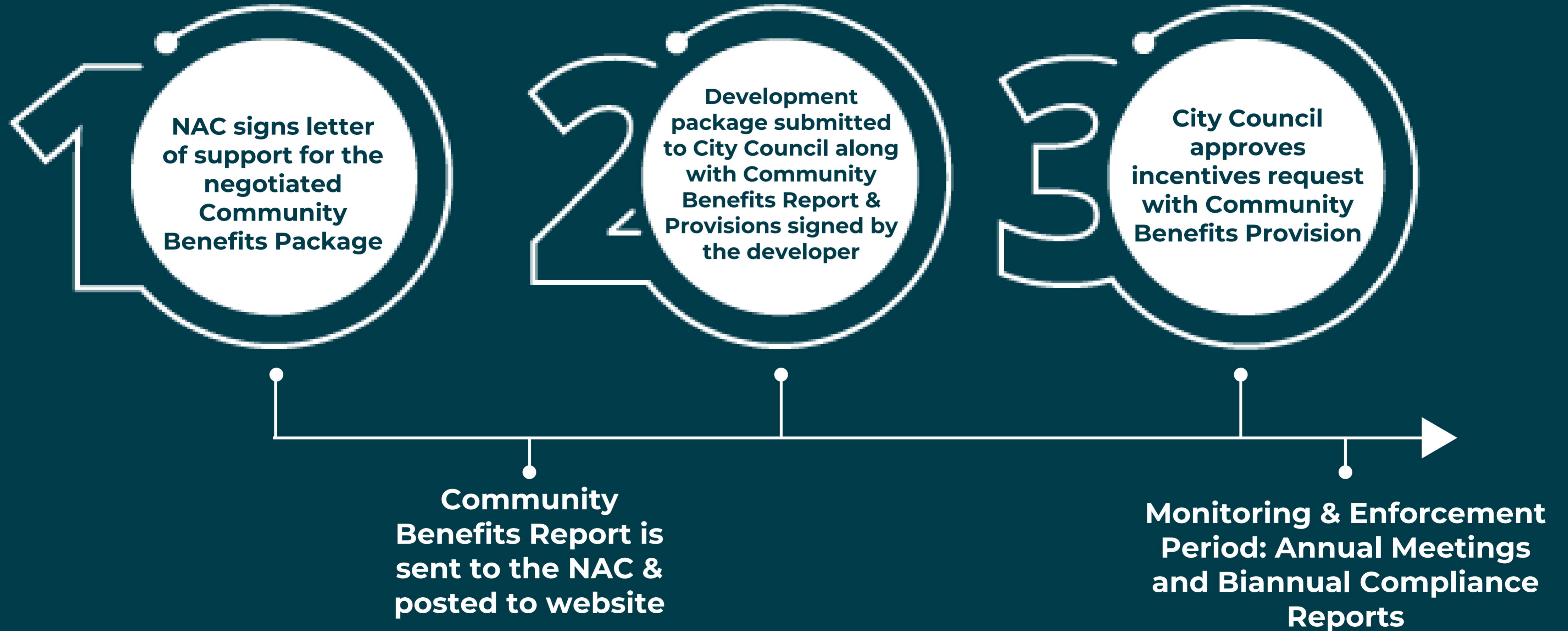
Tuesday December 12 at 6pm

Doors at 5:30 for Registration and Refreshments

- Continued Discussion on Community Benefits Proposals
- In-person meeting at: UPREP High School – 610 Antoinette
- Remote access via Zoom
- Meeting registration at: <https://bit.ly/futureofhealthdetroit>
- All project notices and documents will be available at www.detroitmi.gov/futureofhealth



ONCE TIER 1 MEETINGS ARE COMPLETED



*All documents and reports are posted on City of Detroit Website:
Detroitmi.gov/CBO*

MISSION-DRIVEN DEVELOPMENT

5 PILLARS OF IMPACT



**CAREER OPPORTUNITIES
CLOSE TO HOME**



EDUCATION



**FINEST HEALTH CARE FOR
DETROITERS**



**FUTURE OF
HEALTH:
DETROIT**



**HOUSING FOR
DETROITERS**



**COMMUNITY
BUILDING**

PDD IDENTIFIED POTENTIAL IMPACTS

A. Construction

- **Concern:** Noise, dust, mud, vibration and increased light pollution resulting from construction of multiple new buildings
- **Concern:** Closure and restrictions of local surface streets and sidewalks impacting local retail businesses, pedestrian access and traffic circulation –particularly Holden St., Lincoln St., W. Grand Blvd., W. Milwaukee St., Third St. and access to M-10 Freeway
- **Concern:** Construction hours, truck traffic, parking / loading areas for construction workers and equipment staging

B. Building and Site Design

- **Concern:** Buildings and sites should adhere to City of Detroit Design Principles
- **Concern:** Light pollution and glass design negatively impacting birds
- **Concern:** Mitigation of visual and environmental impacts of developments through landscaping and screening
- **Opportunity:** Preservation and reuse of historic Henry Ford Hospital buildings and structures
- **Opportunity:** Activation of street-level façade along streets and public spaces enhancing overall pedestrian experience
- **Opportunity:** Enhancement of connections across W. Grand Blvd to legacy hospital campus and across the M-10 Freeway

C. Public Amenities

- **Opportunity:** Creation of new publicly accessible green spaces
- **Opportunity:** Programming, events, and activities accessible to neighborhood residents and Detroiters in general

D. Hospital and Research Center Operations

- **Concern:** 24/7 operations of the hospital including emergency department, patient and employee access, parking and loading areas, helipad and new Central Utility Plant
- **Concern:** Research operations - traffic circulation, truck routes, parking / loading areas and environmental impacts

E. Employment Opportunities

- **Concern:** Access to construction and permanent jobs for Detroiters
- **Concern:** Hiring / prioritizing Detroit based contractors
- **Opportunity:** Creation of new educational and career development pathways for Detroiters particularly in the health care and medical research fields

PDD IDENTIFIED POTENTIAL IMPACTS

F. Local Mobility and Vehicular Traffic

- **Concern:** New high intensity uses of hospital, residential and research buildings - such as increased traffic and congestion in the New Center and adjacent neighborhoods on pedestrian, public transportation and non-motorized transit users
- **Concern:** Site connectivity, traffic flow and vehicular access throughout the development footprint and across major roadways
- **Concern:** Locations and coordination of vehicle staging / valet, loading docks for the hospital, research and residential buildings
- **Concern:** Access to parking facilities and impact of adding or replacing off-street parking on land use and local mobility
- **Opportunity:** Enhanced public transportation and mobility connections via DDOT / SMART Buses, Q-Line, Amtrak and bike-share
- **Opportunity:** All buildings, public spaces, and residential developments incorporate universal design standards, exceeding Americans with Disabilities Act (ADA) requirements

G. Housing and Retail

- **Opportunity:** More than 600 new market rate and affordable housing units in the neighborhood
- **Opportunity:** Support for existing neighborhood-serving retail businesses, specifically along the Holden / Lincoln Corridors and W. Grand Blvd – during and post-construction
- **Opportunity:** Access to retail space - attracting / retaining local and small businesses that meet the needs of the neighborhood

H. Sustainability and Environment

- **Opportunity:** On-site stormwater management for buildings to protect local waterways including Detroit River
- **Opportunity:** Energy efficiency and reduced carbon footprint through building design, clean electrification and renewable energy
- **Opportunity:** Access to electric vehicle charging and alternative mobility options
- **Opportunity:** On-site recycling and composting options for hospital, research and residential buildings

What is “affordable housing”?



Area median income (AMI) is based on a regional formula that ensures that the rent a lower-income tenant pays is no more than the amounts below:

	Studio	1-bedroom	2-bedroom
80% AMI	\$1,326	\$1,421	\$1,706
60% AMI	\$994	\$1,065	\$1,279
50% AMI	\$828	\$888	\$1,066
30% AMI	\$497	\$532	\$639

** Those in public housing or receiving Section 8 pay no more than 30% of their income.*

AFFORDABLE HOUSING GOALS



GOALS

2,000

new affordable
units through
2023

10,000

affordable units
preserved through
2023

PROGRESS

1,121

completed since
2018

878

under
construction

60%

60% AMI or
below

9,540

preserved since
2018

1,280

in the pipeline to
preserve

94%

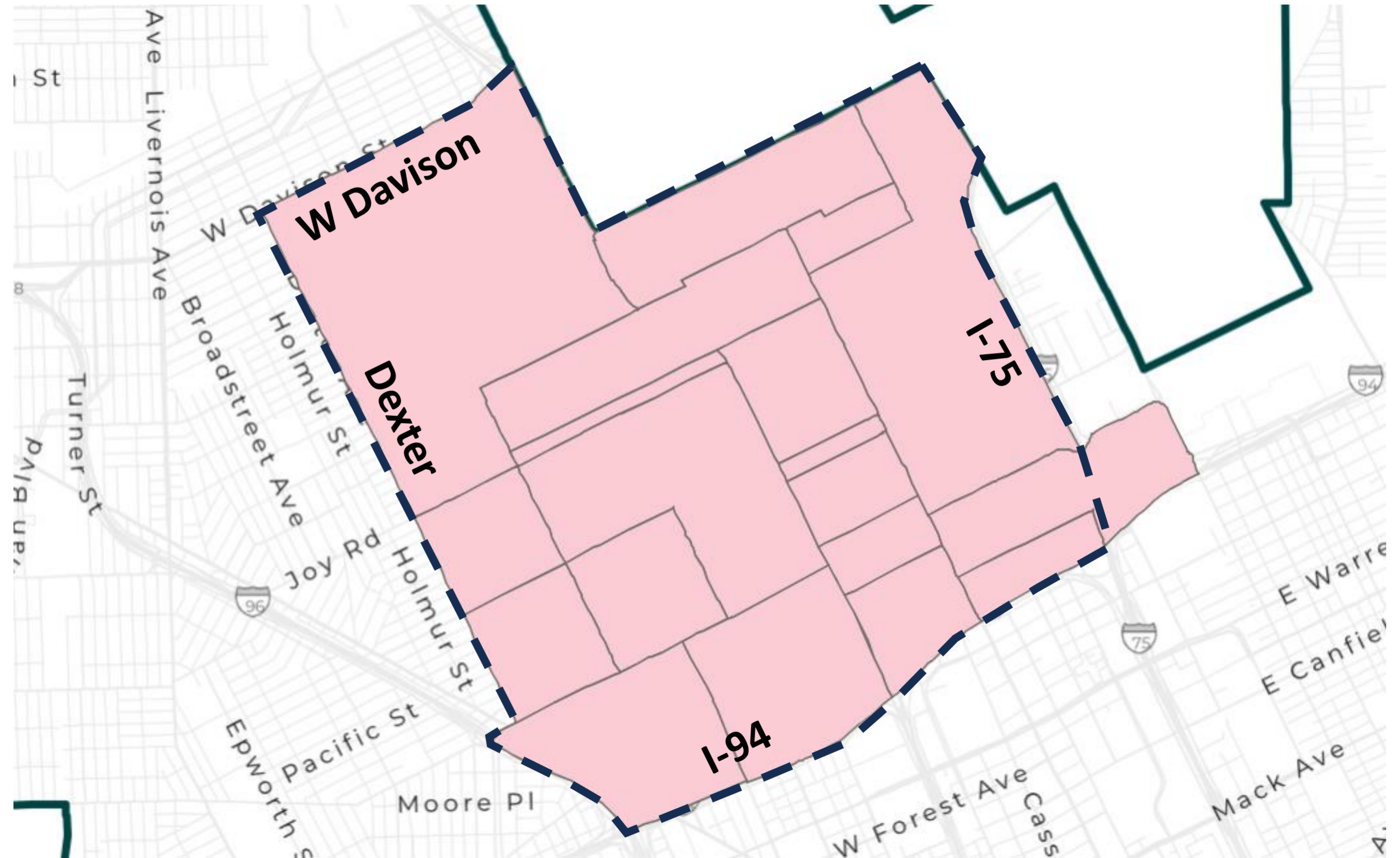
At 60% AMI or
below

**as of 11/09/2023*

Area Boundary

Neighborhoods:

- Dexter-Linwood
- Gateway Community
- Arden Park
- North End
- Boston Edison
- Historic Atkinson
- Piety Hill
- Virginia Park
- Virginia Park Community
- New Center
- New Center Commons
- Tech Town
- Medbury Park
- Milwaukee Junction
- Jamison
- NW Goldberg
- Wildemere Park
- LaSalle Gardens
- Elijah McCoy



Preservation Project Profiles



Lexington Village

Preservation Status: Affordability Preserved (2022 via contract renewal)
Units + Affordability Levels: 351 total units – 350 preservation units, 1 market rate
140 at 30% AMI, 210 at 50% AMI



Melrose Square Homes

Preservation Status: Affordability Preserved (2018 via CDBG)
Units + Affordability Levels: 24 total units – all units affordable
5 at 30% AMI, 5 at 35% AMI, 10 at 40% AMI, 4 at 60% AMI



New Center Pavilion

Preservation Status: Affordability Preserved (2018 via contract renewal)
Units + Affordability Levels: 76 total units – all units affordable
30 at 30% AMI, 46 at 50% AMI



Park Square Apartments

Preservation Status: Affordability Preserved (2021 via contract renewal)
Units + Affordability Levels: 38 total units – all units affordable
6 at 20% AMI, 19 at 35% AMI, 13 at 60% AMI

Preservation Project Profiles



Trumbull Crossing

Preservation Status: Affordability Preserved (2022 via LIHTC, rehab in progress)

Units + Affordability Levels: 245 total units – all units affordable

76 at 40% AMI, 144 at 50% AMI, 25 at 60% AMI



West Boston Apartments I & II

Preservation Status: Affordability Preserved (2021 via contract renewal)

Units + Affordability Levels: 65 total units – 62 preservation units, 3 market rate

25 at 30% AMI, 37 at 50% AMI



West Chicago Apartments

Preservation Status: Affordability Preserved (2019 via contract renewal)

Units + Affordability Levels: 43 total units – 39 preservation units, 4 market rate

14 at 30% AMI, 21 at 50% AMI, 4 at 60% AMI



Village Center I & II

Preservation Status: Affordability Preserved w/ Rehab (2019 via LIHTC)

Units + Affordability Levels: 254 total units – all units affordable

102 at 30% AMI, 152 at 50% AMI

Preservation Project Profiles



Genesis Villas at Medbury Park

Preservation Status: Affordability Preserved w/ Rehab (2018 via HOME mod)

Units + Affordability Levels: 89 total units – all units affordable

14 at 50% AMI, 75 at 60% AMI



Marwood Apartments

Preservation Status: Affordability Preserved w/ Rehab (2018 via LIHTC)

Units + Affordability Levels: 59 total units – all units affordable

21 at 30% AMI, 10 at 50% AMI, 28 at 80% AMI



Midtown Square Apartments

Preservation Status: Affordability Preserved w/ Rehab (2020 via LIHTC and HOME mod)

Units + Affordability Levels: 73 total units – 72 preservation units, 1 market rate

36 at 50% AMI, 36 at 60% AMI

New Construction Project Profiles



The Charlotte

Construction Status: Construction Completed (2021)

Construction Type: Vacant Rehab

Units + Affordability Levels: 28 total units – 9 at 60% AMI, 19 at 80% AMI



Marwood + Marston

Construction Status: Construction Completed (2023)

Construction Type: New Construction

Units + Affordability Levels: 12 total units – 4 at 30% AMI, 2 at 50% AMI, 6 at 80% AMI



Wellington Square I & II

Construction Status: Construction Completed (2018)

Construction Type: Vacant Rehab

Units + Affordability Levels: 94 total units – 47 at 40% AMI, 47 at 60% AMI



Saint Rita Owen Apartments

Construction Status: Construction Completed (2019)

Construction Type: Vacant Rehab

Units + Affordability Levels: 26 total units – all at 30% AMI

New Construction Project Profiles



The Shirley

Construction Status: Construction Completed (2022)

Construction Type: Vacant Rehab

Units + Affordability Levels: 20 total units – all market rate



Reverend Dr. Jim Holley Residencies

Construction Status: Construction Completed (2023)

Construction Type: New Construction

Units + Affordability Levels: 60 total units – all at 50% AMI



The Weber

Construction Status: Construction Completed (2023)

Construction Type: Vacant Rehab

Units + Affordability Levels: 44 total units – all affordable (unknown AMI)



North End Single Family Infill

Construction Status: Construction Completed (2019)

Construction Type: New Construction

Units + Affordability Levels: 21 total units – 4 affordable at 80% AMI, 17 market rate

New Construction Project Profiles



The Boulevard

Construction Status: Construction Completed (2019)

Construction Type: New Construction

Units + Affordability Levels: 229 total units – 46 at 80% AMI, 183 market rate

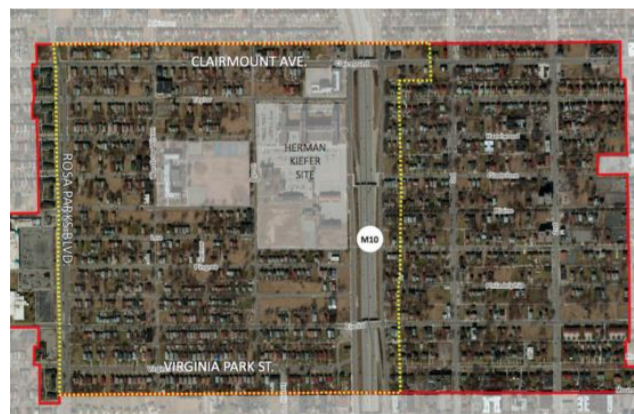


Baltimore Station I & II

Construction Status: Phase I Construction Completed (2019), Phase II Under Construction

Construction Type: Adaptive Reuse

Units + Affordability Levels: 161 total units – 28 at 80% AMI, 133 market rate



Herman Kiefer Neighborhood Rehab

Construction Status: Construction Completed (2021)

Construction Type: Vacant Rehab

Units + Affordability Levels: 15 total units, all market rate



Ruth Ellis Clairmount Center

Construction Status: Construction Completed (2022)

Construction Type: Vacant Rehab

Units + Affordability Levels: 43 total units – 8 at 30% AMI, 34 at 60% AMI, 1 market rate

New Construction Project Profiles



The Woodward Shoppes

Construction Status: Construction Completed (2018)

Construction Type: Vacant Rehab

Units + Affordability Levels: 10 total units – all at 80% AMI



Albert Kahn Building

Construction Status: Construction Completed (2021)

Construction Type: Vacant Rehab

Units + Affordability Levels: 206 total units – 40 at 80% AMI, 166 market rate



Milwaukee Junction

Construction Status: Construction Completed (2021)

Construction Type: Adaptive Reuse

Units + Affordability Levels: 25 total units – 5 at 40% AMI, 5 at 50% AMI, 10 at 60% AMI, 5 market rate



Tiny Homes Phase 1A & 1B

Construction Status: Construction Completed (2019)

Construction Type: New Construction

Units + Affordability Levels: 13 total units – all at 30% AMI

New Construction Project Profiles



Mom's Place

Construction Status: Construction Completed (2019)

Construction Type: Adaptive Reuse

Units + Affordability Levels: 10 total units – all market rate



1251 Glynn Ct

Construction Status: Under Construction

Construction Type: Vacant Rehab

Units + Affordability Levels: 20 total units – all market rate



DreamTroit

Construction Status: Under Construction

Construction Type: Adaptive Reuse

Units + Affordability Levels: 81 total units – 16 at 50% AMI, 24 at 80% AMI, 41 market rate



The Beauton

Construction Status: Under Construction

Construction Type: Vacant Rehab

Units + Affordability Levels: 29 total units – 5 at 50% AMI, 5 at 60% AMI, 5 at 80% AMI, 14 at 120% AMI

New Construction Project Profiles



Pallister Gardens

Construction Status: Under Construction

Construction Type: New Construction

Units + Affordability Levels: 16 total units – all market rate



95 Euclid

Construction Status: Under Construction

Construction Type: Adaptive Reuse

Units + Affordability Levels: 8 total units – all market rate



Kingsley Arms Apartments

Construction Status: Under Construction

Construction Type: New Construction

Units + Affordability Levels: 36 total units – all market rate



Lee Arden

Construction Status: Under Construction

Construction Type: Vacant Rehab

Units + Affordability Levels: 34 total units – all market rate

New Construction Project Profiles



Bonita Lofts

Construction Status: Under Construction

Construction Type: Vacant Rehab

Units + Affordability Levels: 24 total units – 5 at 60% AMI, 19 market rate



Cathedral Arts Apartments

Construction Status: Under Construction

Construction Type: New Construction

Units + Affordability Levels: 53 total units – all at 60% AMI



Saxer Apartments

Construction Status: Under Construction

Construction Type: Vacant Rehab

Units + Affordability Levels: 54 total units – all market rate



North End Lofts

Construction Status: Under Construction

Construction Type: Vacant Rehab

Units + Affordability Levels: 38 total units – 8 at 60% AMI, 30 market rate

New Construction Project Profiles



Weston Hall

Construction Status: Under Construction

Construction Type: Vacant Rehab

Units + Affordability Levels: 52 total units – all market rate



458 Hague

Construction Status: Under Construction

Construction Type: Vacant Rehab

Units + Affordability Levels: 4 total units – all market rate

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Health Sciences



THE FUTURE OF HEALTH IN A THRIVING NEW CENTER



PISTONS LIVE, WORK, PLAY DEVELOPMENT CONNECTING DOWNTOWN AND DETROIT NEIGHBORHOODS



Building an inclusive community

Affordable and achievable housing for all
Detroiters

Commercial, retail, and green space





PISTONS LIVE, WORK, PLAY DEVELOPMENT CONNECTING DOWNTOWN AND DETROIT NEIGHBORHOODS

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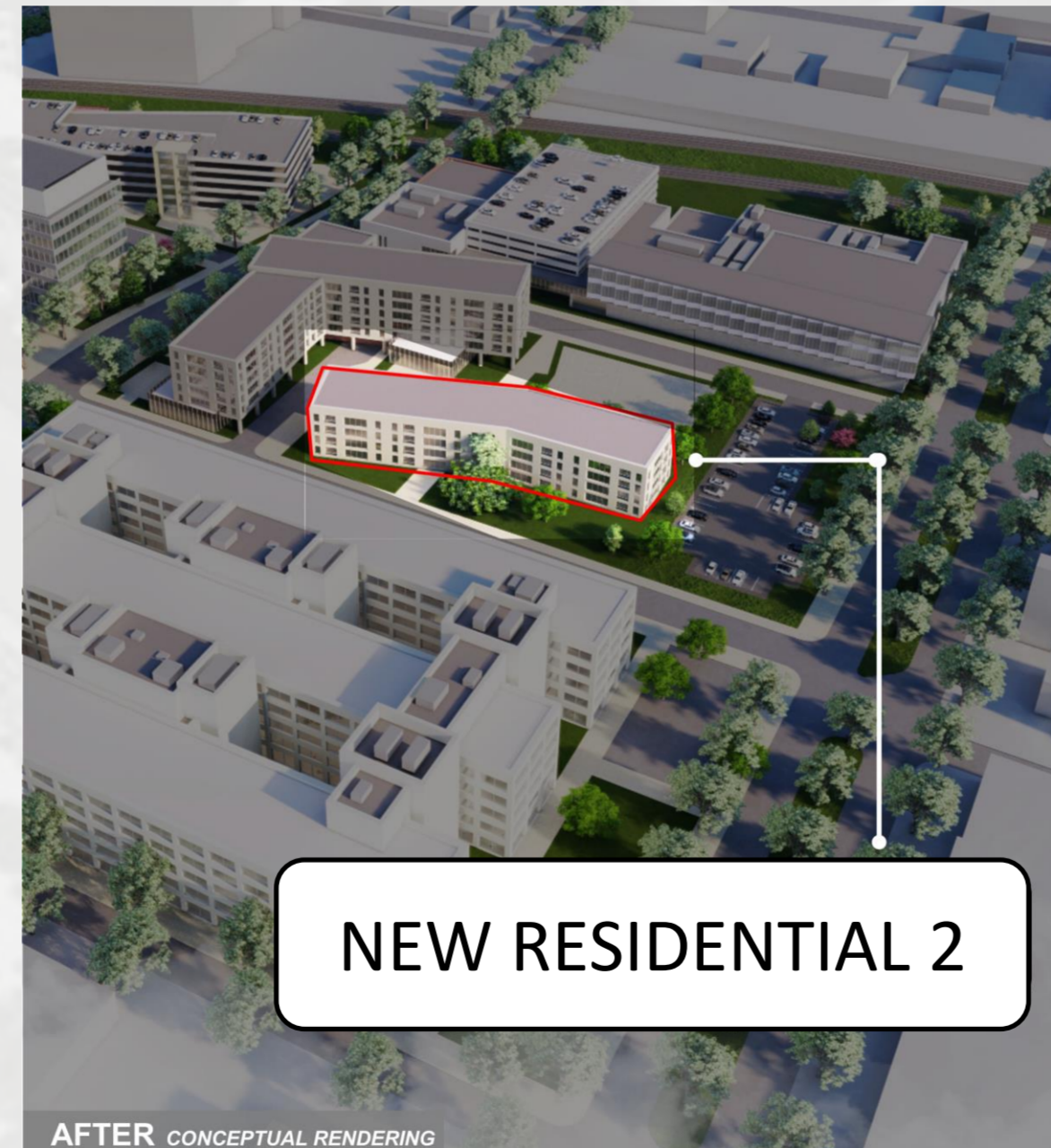
New Construction

\$79 MILLION
154 UNITS



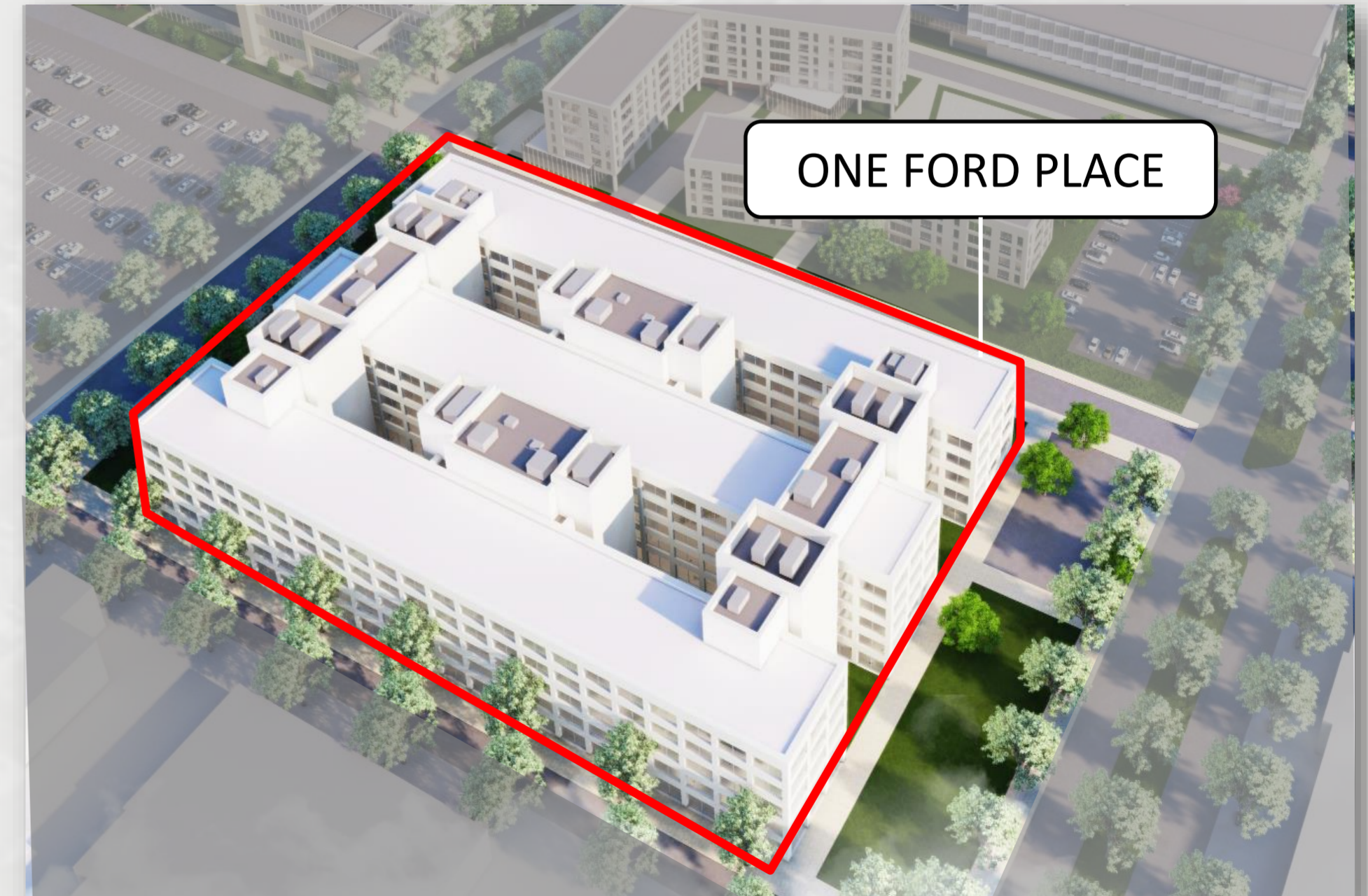
New Construction

\$54 MILLION
105 UNITS



Historic Adaptive Reuse
Office Conversion

\$189 MILLION
403 UNITS



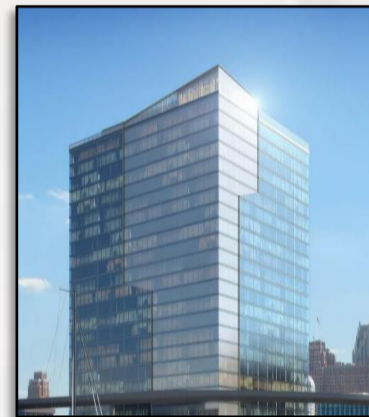


MARKET-RATE MULTI-FAMILY RENTALS IN THE CITY OF DETROIT



TIER 1 – “LUXURY”

WATER’S SQUARE (JOE LOUIS ARENA SITE)



Studio – \$2,000-\$2,475 / Mo

1 Bed – \$2,325-\$4,775 / Mo

2 Bed – N/A

THE VINTON

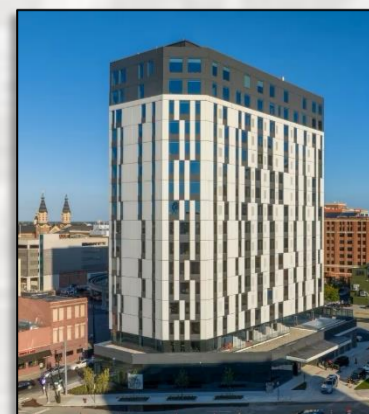


Studio – N/A

1 Bed – \$5,900 / Mo

2 Bed – \$7,300 / Mo

THE EXCHANGE



Studio – \$1,735-\$1,875 / Mo

1 Bed – \$2,445-\$2,895 / Mo

2 Bed – \$3,325-\$3,425 / Mo

TIER 2 – “NEW INVENTORY”

THE PERENNIAL



Studio – \$1,650-\$2,000 / Mo

1 Bed – \$1,975-\$2,425 / Mo

2 Bed – \$3,500-\$3,875 / Mo

CITY CLUB CBD



Studio – \$1,600-\$1,655 / Mo

1 Bed – \$1,750-\$2,570 / Mo

2 Bed – \$2,430-\$3,835 / Mo

FUTURE OF HEALTH RESIDENTIAL PROJECTS



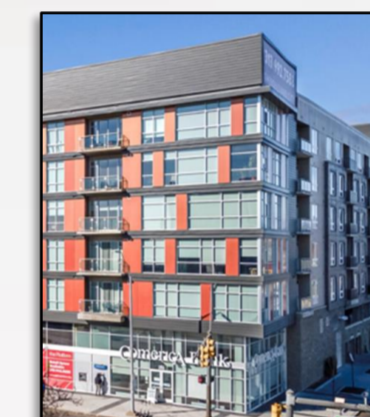
Studio – \$1,340-\$1,700 / Mo

1 Bed – \$1,790-\$2,300 / Mo

2 Bed – \$2,230-\$2,830 / Mo

TIER 3 – “EXISTING INVENTORY”

THE BOULEVARD



Studio – \$1,726 / Mo

1 Bed – \$1,822-\$2,098 / Mo

2 Bed – \$2,174-\$2,620 / Mo

THE RESIDENCES AT CITY MODERN



Studio – \$1,210-\$1,250 / Mo

1 Bed – \$1,380-\$1,575 / Mo

2 Bed – \$1,840-\$2,155 / Mo

THE KAHN



Studio – \$1,300-\$1,435 / Mo

1 Bed – \$1,510-\$1,670 / Mo

2 Bed – \$2,050-\$3,500 / Mo



QUALITY MARKET-RATE HOUSING, NOT “LUXURY” , AT WORKFORCE HOUSING RENT LEVELS



Anticipated Unit Amenities:

- Full Appliance Package (Dishwasher, Electric Range, Refrigerator, Microwave)
- In-Unit Washer & Dryer
- Linen Closet
- Large Windows
- HVAC

Anticipated Building Amenities:

- Mailroom / Package Center
- Tenant Storage
- Bike Storage
- Community Lounge / Kitchen Area
- Co-Working / Meeting Space

MARKET-RATE RENTAL RATES					
Unit Type	Unit Ct	Unit SF	\$ Rent / Mo	\$ Rent PSF	% AMI (2023 \$)
Studio	248	390-565	\$1,340-\$1,700	\$2.68-\$3.45	81%-103%
1 Bedroom	220	718-796	\$1,790-\$2,300	\$2.49-\$2.90	101-130%
2 Bedroom	50	1,060-1,117	\$2,230-\$2,830	\$2.09-\$2.54	105%-133%
Furnished Corporate Apts	11	781	\$2,760	\$3.53	155%
Total / Avg	529	682	\$1,844	\$2.70	105%

NOTE: 415 of the 529 Units Are At Rent Levels Below 120% AMI, the State Defined Level For Workforce Housing



NO DIFFERENCE IN QUALITY FOR AFFORDABLE UNITS JUST LOWER RENTS



Anticipated Unit Amenities:

- Full Appliance Package (Dishwasher, Electric Range, Refrigerator, Microwave)
- In-Unit Washer & Dryer
- Linen Closet
- Large Windows
- HVAC

Anticipated Building Amenities:

- Mailroom / Package Center
- Tenant Storage
- Bike Storage
- Community Lounge / Kitchen Area
- Co-Working / Meeting Space

AFFORDABLE RENTAL RATES					
Unit Type	Unit Ct	Unit SF	\$ Rent / Mo	\$ Rent PSF	% AMI (2023 \$)
Studio	63	390-565	\$828	\$1.47-\$2.12	50%
1 Bedroom	57	718-796	\$888	\$1.12-\$1.24	50%
2 Bedroom	13	1,060-1,117	\$1,066	\$0.95-\$1.01	50%
Total / Avg	133	682	\$877	\$1.29	50%

NOTE: Rents Are Reduced Further By A \$81-\$125/Month Utility Allowance



HOUSEHOLD INCOMES, JOBS, & AFFORDABILITY



50% AREA MEDIAN INCOME (AMI)				
	\$ MONTHLY RENT	\$ ANNUAL HOUSEHOLD INCOME LIMIT	HOURLY WAGES	JOBS
STUDIO	\$828 / Month	\$33,150 / Year	One Person - Full Time: \$16 / Hour Two Persons - Part Time: \$11 / Hour	<ul style="list-style-type: none"> • Teachers • Police • Childcare Workers • Food & Beverage Workers • Fast Food Workers • Retail Workers • Security Professionals • City Employees • Bus Drivers / Transportation Workers • Hospital Workers
1 BEDROOM	\$888 / Month	\$35,520 / Year	One Person - Full Time: \$17 / Hour Two Persons - Part Time: \$11 / Hour	
2 BEDROOM	\$1,066 / Month	\$42,650 / Year	One Person - Full Time: \$20 / Hour Two Persons - Part Time: \$14 / Hour Three Persons - Part Time: \$9 / Hour	

NOTE: Assumes Full Time Person = 40 Hours / Week, Part Time Person = 30 Hours / Week



THE PISTONS ARE DELIVERING THE DEEPEST LEVEL OF AFFORDABILITY PROVIDED BY A CBO PROJECT



	CBO PROJECT	DEVELOPER	APPROVAL YEAR	STATUS	PROGRAMMING	IN-PROJECT AFFORDABILITY	OTHER AFFORDABLE PROVISIONS
1	Hudson's / Book Tower / Monroe / OCM	Bedrock	2017 2022 (Amended)	Under Construction / Completed	Large Scale Mixed-Use Development, Retail, Office, Hotel & Residential	25 Units of Affordable Housing in High Rise Projects (Book, Hudsons, Monroe)	Across Entire Bedrock Portfolio: 2017: 20% of Units @ 80% AMI 2022: 30% of Units @ 60% AMI
2	Detroit Free Press Building	Bedrock	2017 2022 (Amended)	Completed	Conversion of Free Press Offices to 100+ Residential Units, Office, & Retail	No Affordability Commitment As A Part of CBO	Across Entire Bedrock Portfolio: 2017: 20% of Units @ 80% AMI 2022: 30% of Units @ 60% AMI
3	Lafayette West	Ginosko Development	2018	Under Construction	New Construction of 318 Residential Units (Sale & Rental), Public Amenity Clubhouse	20% of Rental Units at 80% AMI	None
4	Midtown West	PDH Development Group	2018	Phase 1 Completed	New Construction of 335 Residential Units (Sale & Rental), 8K SF Retail, 1 Acre of Public Space	16 Units (10% of Rental): 4 Units at 80% AMI, 8 Units at 60% AMI, 4 Units at 40% AMI	Adhere to Local Marketing Plan for Affordable Units



THE PISTONS ARE DELIVERING THE DEEPEST LEVEL OF AFFORDABILITY PROVIDED BY A CBO PROJECT



	CBO PROJECT	DEVELOPER	APPROVAL YEAR	STATUS	PROGRAMMING	IN-PROJECT AFFORDABILITY	OTHER AFFORDABLE PROVISIONS
5	The Mid	Mohammed Qazi	2019	Stalled	New Construction of 180+ Rental Residential Units, Hotel, Retail, Parking, Condos, Student Housing	No Affordability Commitment As A Part of CBO	No Additional Affordable Provisions As A Part of CBO
6	The Perennial	Hunter Pasteur & Oxford Capital	2021	Completed	New Construction of 188 Rental Residential Units, 12K SF Retail, 7 Townhomes, 400+ Parking Spaces	10% of Rental Units at 60% AMI	Adhere to Local Marketing Plan for Affordable Units
7	The District Detroit	ODM / Related Cos	2022	Predev	New Construction & Rehab 10 Projects, Incl 695 Rental Residential Units, 1M+ SF Office, 467 Hotel Keys, Retail, Parking	20% of Rental Units at 50% AMI	Accept Section 8 Vouchers, 50% Parking Discount for Affordable Units, On-Site Housing Center, Accessibility Consultant
8	Fisher Body 21	Jackson Asset Mgmt, Lewand Dev, Hosey Dev	2022	Predev	Adaptive Reuse of Fish Body Plant, 435 Rental Residential Units, 38K SF Retail, ~800 Parking Spaces	20% of Rental Units at 80% AMI, 3 Units at 50% AMI (2 Beds)	Adhere to Local Marketing Plan for Affordable Units



OTHER NOTABLE MAJOR MULTI-FAMILY DEVELOPMENTS IN THE CITY OF DETROIT



	OTHER PROJECT	DEVELOPER	YEAR BUILT	STATUS	PROGRAMMING	IN-PROJECT AFFORDABILITY	OTHER AFFORDABLE PROVISIONS
9	Woodward West	The Platform	2022	Completed	Midtown's Newest Mixed-Use Building with 204 Residential Units, Attached Parking Garage and Ground-Floor Retail.	20% Affordable Units at 80% AMI	Adhere to Local Marketing Plan for Affordable Units
10	City Club CBD	City Club Apartments	2020	Completed	New Construction of a Mixed-use Apartment Building with 288 Residential Units, Underground Parking, and Ground Floor Retail.	20% Affordable Units at 80% AMI	Adhere to Local Marketing Plan for Affordable Units
11	The Boulevard	The Platform	2019	Completed	New Center's Most Recent New Construction Multi-family Building with 231 Units, Courtyard and Ground Floor Retail.	20% Affordable Units at 80% AMI	Adhere to Local Marketing Plan for Affordable Units
12	Water Square	Sterling Group	2024	Under Construction	Detroit's First All Glass Skyscraper With 25 Floors And 496 Luxury Units Consisting Of Studios And 1 Bedrooms	No Affordable Units – All Luxury	No Affordability Agreement



DEPTH OF AFFORDABILITY FOR MAJOR MULTI-FAMILY DEVELOPMENTS IN DETROIT



-  - All Market
-  - 20% @ 80% AMI
-  - 10% @ 60% AMI
-  - 20% @ 50% AMI

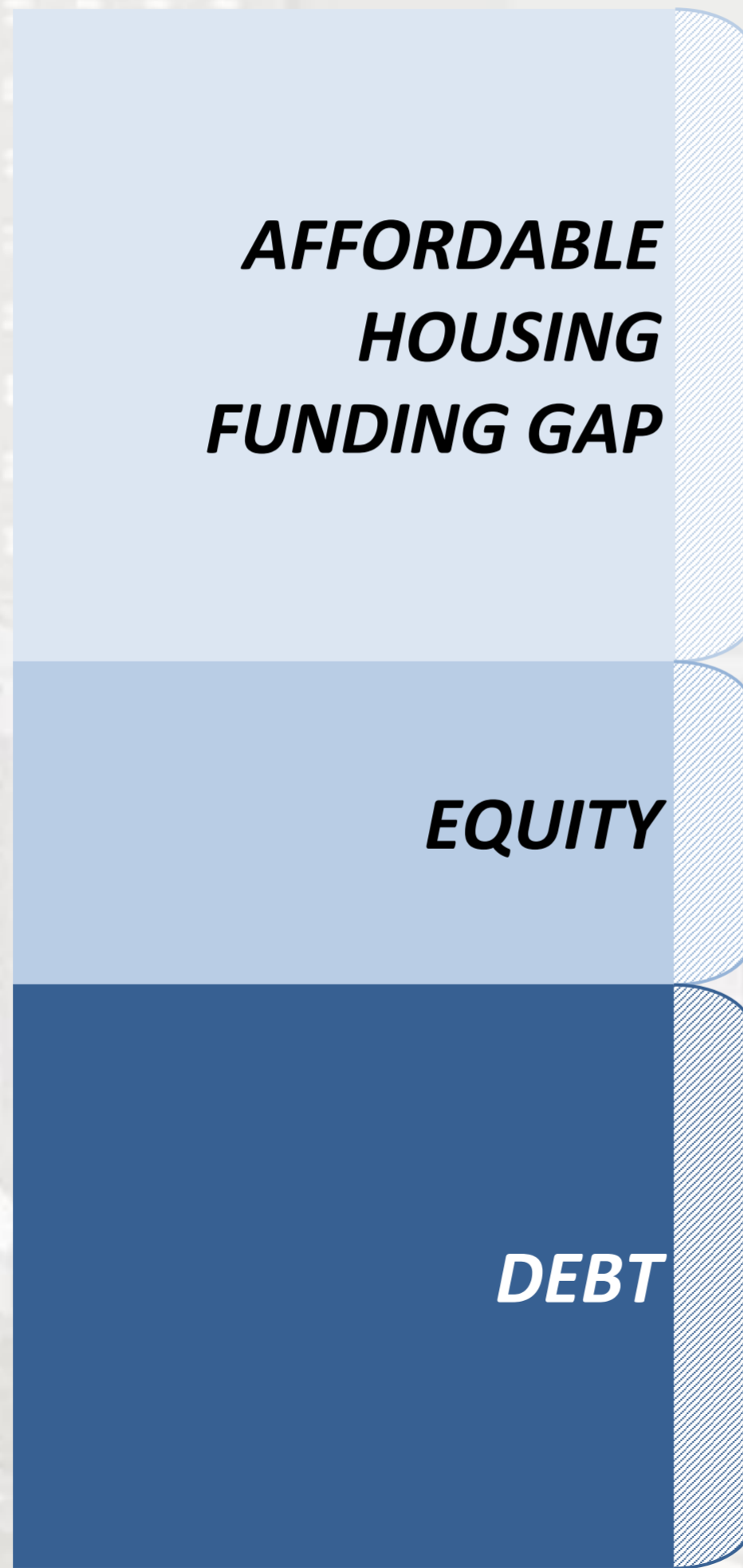


SUBSIDIES ARE USED TO DELIVER AFFORDABLE & WORKFORCE HOUSING



Potential Funding Sources to Assist in Filling the Gap:

DEVELOPMENT COST
\$450,000 / UNIT



Grants and Other Subsidies

- Transformational Brownfield Program
- Property Tax Abatements (e.g. PA 210, NEZ, PA 255)
- Land Donations
- HOME Investment Partnerships (HOME) Program
- Community Development Block Grant (CDBG) Program
- Federal Home Loan Banks (FHLBs) Affordable Housing Program (AHP)
- Local Grants
- Local Government Assistance with Infrastructure

Equity

- LIHTC
- Federal Historic Tax Credit
- State Tax Credits
- State Historic Tax Credits
- Developer Equity

Hard Debt

- Mortgages
- Taxable or Tax-Exempt Bonds

Soft Debt

- Local Loan Funds
- Mortgages with Below-Market Interest Rates

An aerial, high-angle photograph of a city skyline, featuring a prominent skyscraper with a pointed top on the right side. The image is faded and serves as a background for the text.

APPENDIX



PISTONS LIVE, WORK, PLAY DEVELOPMENT

ONE FORD PLACE | HISTORIC ADAPTIVE REUSE CONVERSION TO RESIDENTIAL

BY THE NUMBERS

\$ 188.8 MILLION

627,000 SQUARE FEET

5 FLOORS

403	TOTAL RESIDENTIAL UNITS
81	DEEP AFFORDABLE UNITS
\$15	FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
17,000	SF COMMERCIAL / RETAIL SPACE
+	539 CONSTRUCTION JOBS
+	<u>98</u> NEW PERMANENT JOBS
=	637 TOTAL JOBS



AFTER CONCEPTUAL RENDERING



BEFORE



ONE FORD PLACE



PISTONS LIVE, WORK, PLAY

NEW CONSTRUCTION | NEW RESIDENTIAL 1

BY THE
NUMBERS

\$ 79.2 MILLION

159,000
SQUARE FEET

6 FLOORS

- 154 TOTAL RESIDENTIAL UNITS
- 31 DEEP AFFORDABLE UNITS
- \$15 FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)

- 8,000 SF COMMERCIAL / RETAIL SPACE

- 248 CONSTRUCTION JOBS
- + 45 NEW PERMANENT JOBS
- = 293 TOTAL JOBS



BEFORE



NEW RESIDENTIAL 1

AFTER CONCEPTUAL RENDERING



PISTONS LIVE, WORK, PLAY

NEW CONSTRUCTION | NEW RESIDENTIAL 2

BY THE
NUMBERS

\$ 54.2 MILLION

112,000
SQUARE FEET

5 FLOORS

- 105 TOTAL RESIDENTIAL UNITS
- 21 DEEP AFFORDABLE UNITS
- \$15 FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
- 6,000 SF COMMERCIAL / RETAIL SPACE
- 158 CONSTRUCTION JOBS
- + 34 NEW PERMANENT JOBS
- = 192 TOTAL NEW JOBS



BEFORE



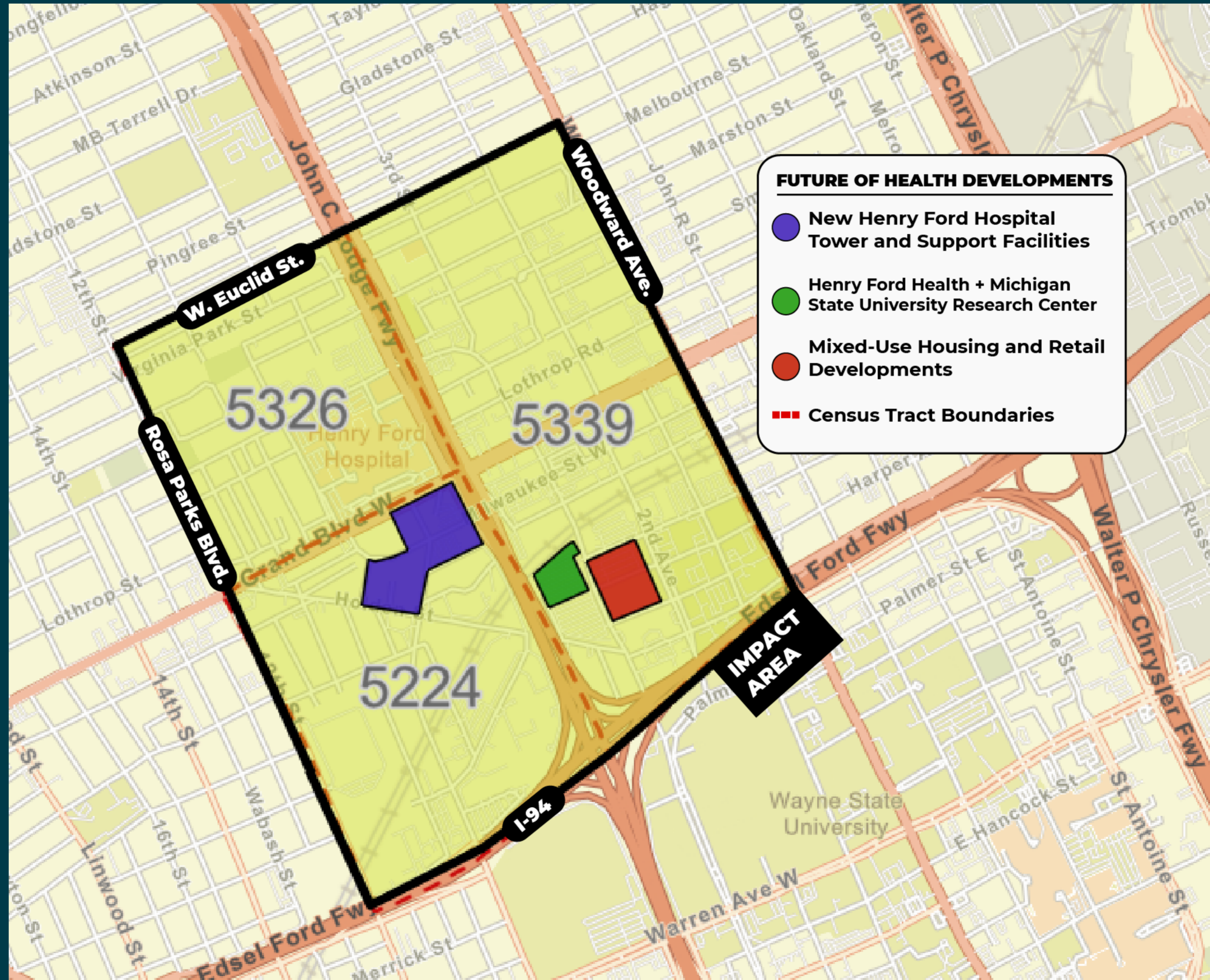
NEW RESIDENTIAL 2

AFTER CONCEPTUAL RENDERING

An aerial, high-angle photograph of a city skyline, featuring a prominent skyscraper with a pointed top on the right side. The image is faded and serves as a background for the text.

APPENDIX

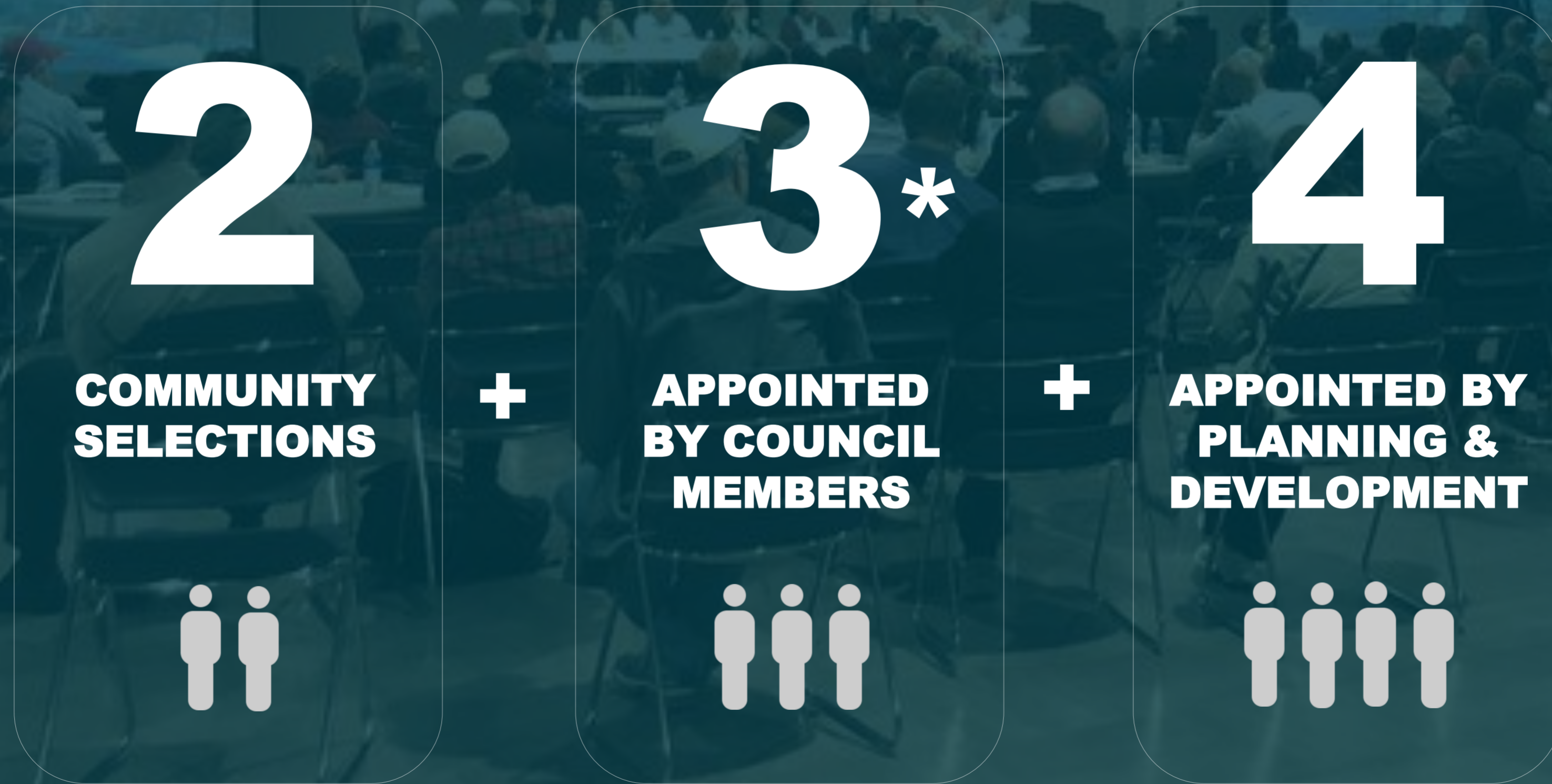
FUTURE OF HEALTH: CBO IMPACT AREA



CBO TIER 1 PROCESS

Neighborhood Advisory Council (NAC)

Selection - 9 Members



** Appointed by 2 At-Large Members and the Council Member whose district contains the largest portion of the Impact Area*

NAC – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area.
- At least 18 years of age.
- No agents or employees / affiliates of the Developer or involved City Departments / Agencies.
- MUST BE NOMINATED AT THE PUBLIC CBO MEETING.

REQUIRED DUTIES

- Must attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus of the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the project.

RESPONSIBILITIES

- You cannot use this position for personal gain and must declare any conflicts of interest.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

NAC MEMBER ROLES / POSITIONS

CHAIRPERSON

- Facilitates and guides the conduct of NAC meetings and activities
- Works with PDD staff to develop agenda and action items for NAC meetings
- Ensures effective participation of all NAC members

VICE-CHAIRPERSON

- Assist the Chairperson in the above noted duties
- Facilitate and guide NAC activities in the Chairperson's absence

SECRETARY / NOTETAKER

- Record notes, decisions, and action items at meetings or activities of the NAC
- Receive and respond to correspondence addressed to the NAC
- Maintain records and resources for the NAC

**HENRY
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HEALTH[®]**

**HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY**
Health Sciences



THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

MISSION – DRIVEN DEVELOPMENT

MISSION: Serving a purpose other than profit



**HENRY
FORD
HEALTH** SM

**NON-PROFIT HOSPITAL
SYSTEM**



**MICHIGAN STATE
UNIVERSITY**

**NON-PROFIT LAND
GRANT UNIVERSITY**



**COMMUNITY
IMPACT**

**HENRY
FORD
HEALTH**SM

OUTPUT FOR DETROITERS:

**NEW STATE OF THE ART
HOSPITAL EXPANSION**

**EDUCATION AND RESEARCH
CREATES BETTER HEALTH
OUTCOMES**

**HOUSING, COMMUNITY
AND JOB OPPORTUNITIES**



**MICHIGAN STATE
UNIVERSITY**

THREE COMMUNITY-MINDED INSTITUTIONS - WORKING AS ONE



M-10 / THE LODGE

WEST GRAND BLVD

AMSTERDAM ST

2nd

3rd

SITE LEGEND

- Residential/Mixed-Use
- Henry Ford + MSU Research Center
- Parking Garage
- Henry Ford Hospital Expansion + Legacy Campus
- Greenspace + Connectivity

Site Legend

- New Construction
- Existing Facilities

New Patient Tower

Current Hospital

Shared Service Building

M-10

Parking Garage

Pedestrian Bridges

Cancer Center (Existing)

Central Energy Hub

N

West Grand Blvd

Cancer Center Parking Garage (Existing)

NEW HOSPITAL EXPANSION

THE VERY BEST HEALTHCARE - RIGHT IN THE HEART OF DETROIT

1.2 MILLION SQUARE FEET

21 FLOORS

\$1.7 BILLION COST

877 TOTAL SINGLE-PATIENT ROOMS



CONCEPTUAL RENDERING

NEW WORLD CLASS SHIRLEY
RYAN ABILITY LAB
REHABILITATION HOSPITAL

ALL SINGLE PATIENT
ROOMS

420 NEW
+ 457 CONVERTED
= 877 TOTAL

INDOOR WALKING
BRIDGE CONNECTIVITY
TO EXISTING CAMPUS

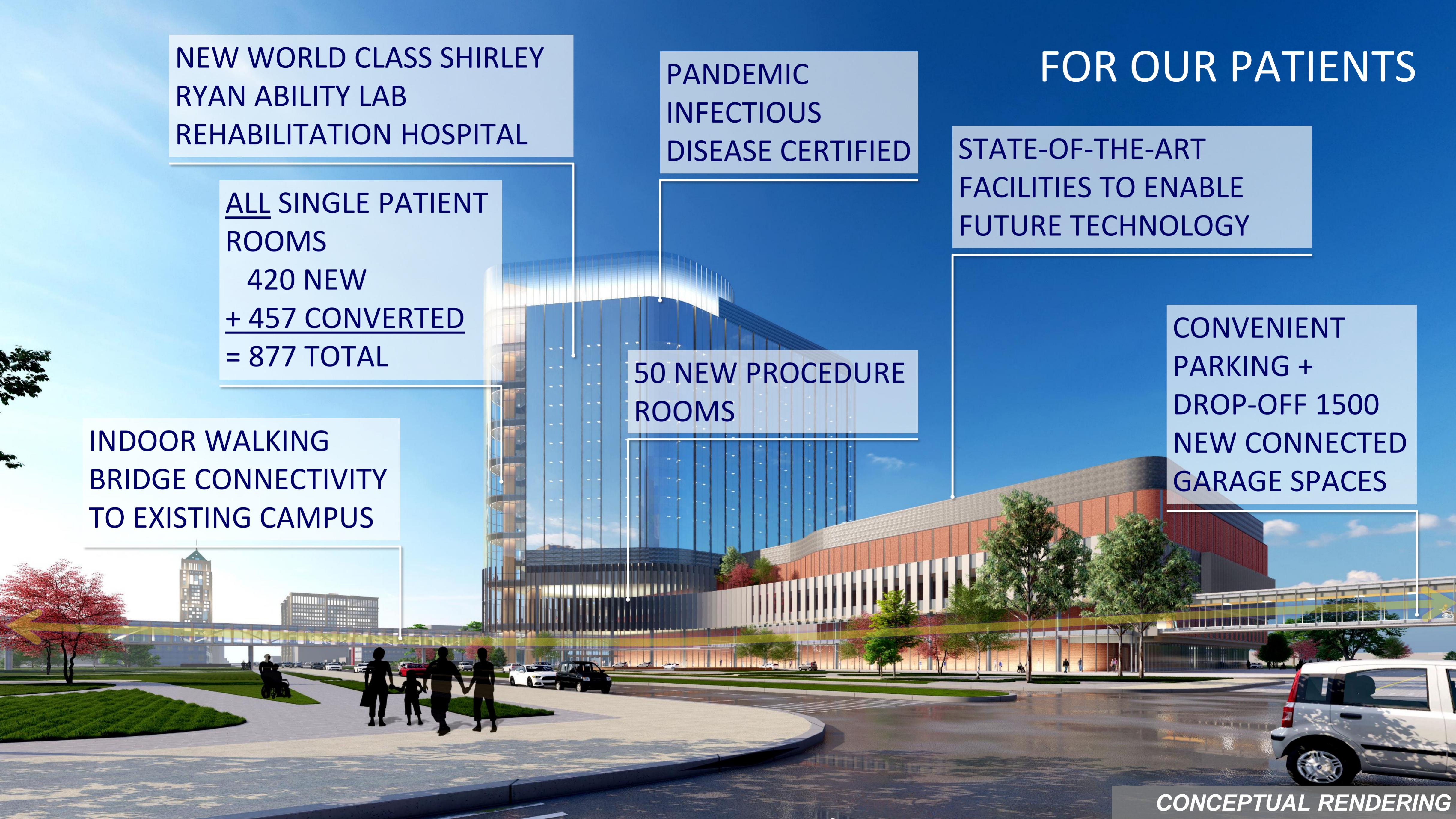
PANDEMIC
INFECTIOUS
DISEASE CERTIFIED

50 NEW PROCEDURE
ROOMS

FOR OUR PATIENTS

STATE-OF-THE-ART
FACILITIES TO ENABLE
FUTURE TECHNOLOGY

CONVENIENT
PARKING +
DROP-OFF 1500
NEW CONNECTED
GARAGE SPACES



CONCEPTUAL RENDERING

RELOCATES DENSITY OF VISITORS,
STAFF, PARKING, AND TRUCK TRAFFIC
AWAY FROM NEIGHBORHOODS

FOR OUR NEIGHBORS

NEW HELICOPTER PAD LOCATION
21 FLOORS IN THE AIR – AWAY FROM NEIGHBORS

GREEN SPACE +
CONNECTIVITY

NEW PARKING SOLUTIONS

BRIDGE TO
LEGACY CAMPUS

RELOCATED EMERGENCY
& AMBULANCE ENTRANCE
AWAY FROM NEIGHBORS

WALKABLE + ACCESSIBLE



NEW EMERGENCY ROOM

2.5X EXPANDED EMERGENCY ROOM
SHORTER WAIT TIMES

RELOCATED SOUTH OF WEST GRAND BLVD
LESS DISRUPTION FOR OUR NEIGHBORS

EASY ACCESS FOR OUR PATIENTS + FAMILIES



CONCEPTUAL RENDERING

SUSTAINABLE DEVELOPMENT

SIGNED U.S. CLIMATE PLEDGE CARBON NEUTRAL BY 2050

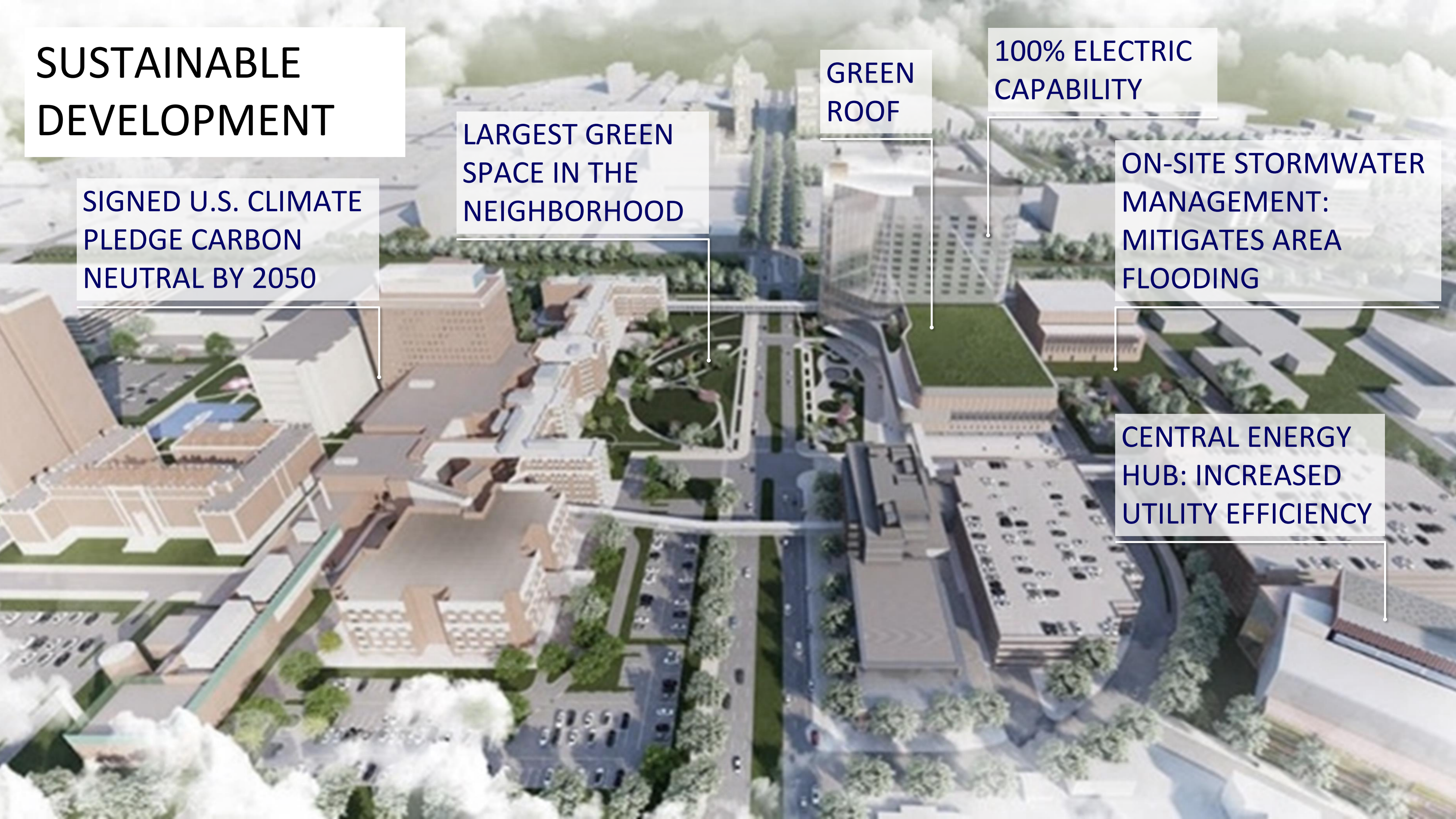
LARGEST GREEN SPACE IN THE NEIGHBORHOOD

GREEN ROOF

100% ELECTRIC CAPABILITY

ON-SITE STORMWATER MANAGEMENT: MITIGATES AREA FLOODING

CENTRAL ENERGY HUB: INCREASED UTILITY EFFICIENCY



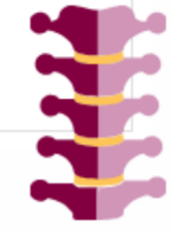
Traumatic
Brain Injury



Stroke
Recovery



Spinal Cord
Injury



Pediatric
Rehabilitation



#1 for 33 Consecutive Years

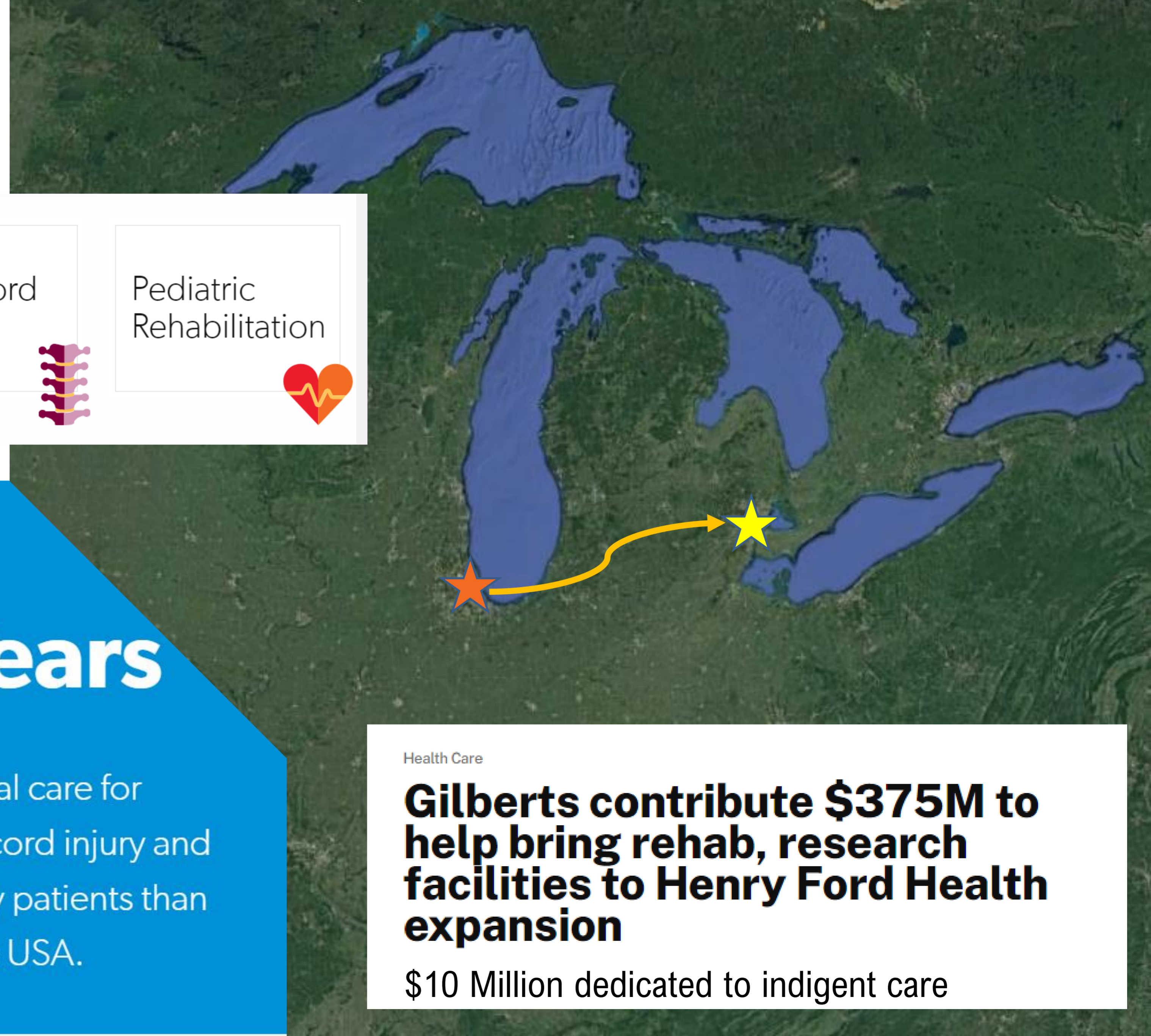


Providing exceptional care for more stroke, spinal cord injury and traumatic brain injury patients than anywhere else in the USA.

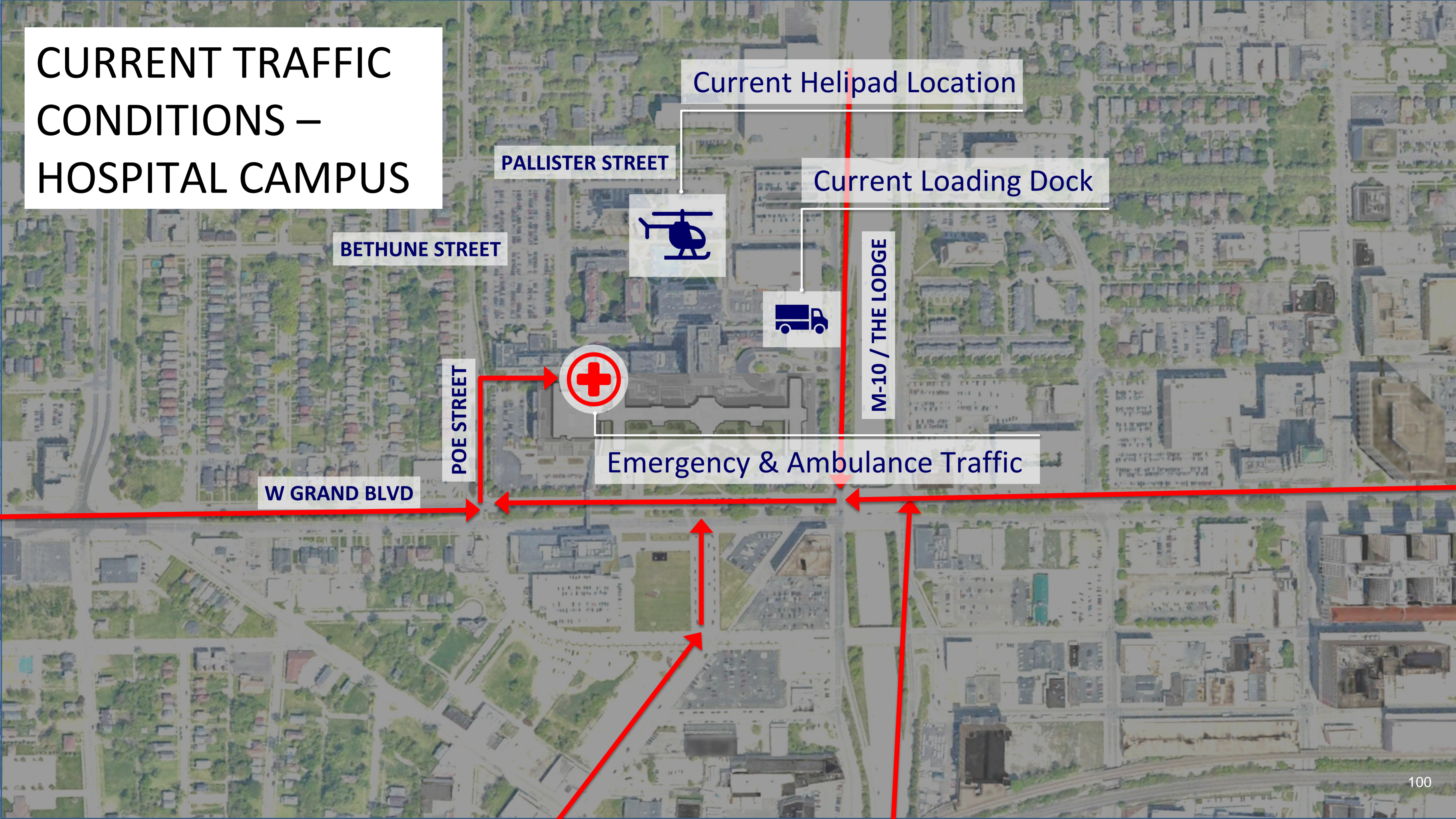
Health Care

Gilberts contribute \$375M to help bring rehab, research facilities to Henry Ford Health expansion

\$10 Million dedicated to indigent care



CURRENT TRAFFIC CONDITIONS – HOSPITAL CAMPUS



Current Helipad Location

PALLISTER STREET

Current Loading Dock

BETHUNE STREET



M-10 / THE LODGE

POE STREET



Emergency & Ambulance Traffic

W GRAND BLVD

IMPROVED TRAFFIC CIRCULATION FOR OUR NEIGHBORS



PALLISTER STREET

BETHUNE STREET

POE STREET

W GRAND BLVD

M-10 / THE LODGE

New Elevated Helipad Location

New Emergency and Ambulance Traffic

New Loading Dock Location

MDOT Rail Viaduct Improvement



Milwaukee Ave.

Baltimore Ave.

Holden St.

Trumbull St.

LIFE-CHANGING RESEARCH CENTER TOMORROW'S DISCOVERIES TODAY

- Researchers will aim to increase the understanding of the cellular, molecular, and physiological mechanisms of human health and disease to develop new ways to prevent and treat disease.
- Research will focus on cancer, neuroscience, immunology and hypertension - with an emphasis on health disparities.
- Space will include wet laboratories, shared research equipment and facilities, office, and conference space.
- Nick Gilbert Neurofibromatosis Research Institute (NGNRI)





PISTONS LIVE, WORK, PLAY DEVELOPMENT CONNECTING DOWNTOWN AND DETROIT NEIGHBORHOODS



Building an inclusive community

Affordable and achievable housing for all
Detroiters

Commercial, retail, and green space





PISTONS LIVE, WORK, PLAY DEVELOPMENT CONNECTING DOWNTOWN AND DETROIT NEIGHBORHOODS

HENRY
FORD
HEALTH



HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY
Health Sciences

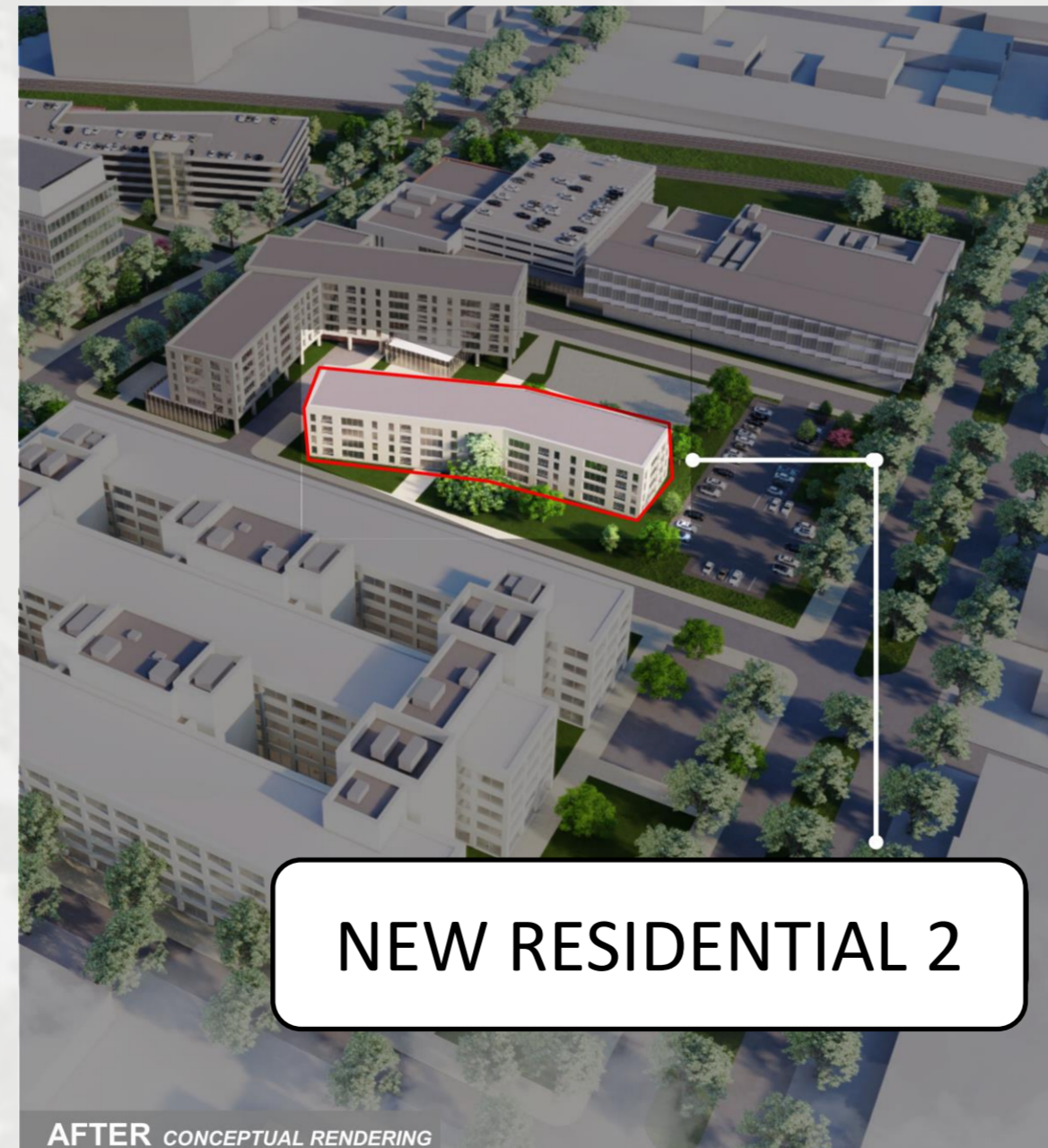
New Construction

\$79 MILLION
154 UNITS



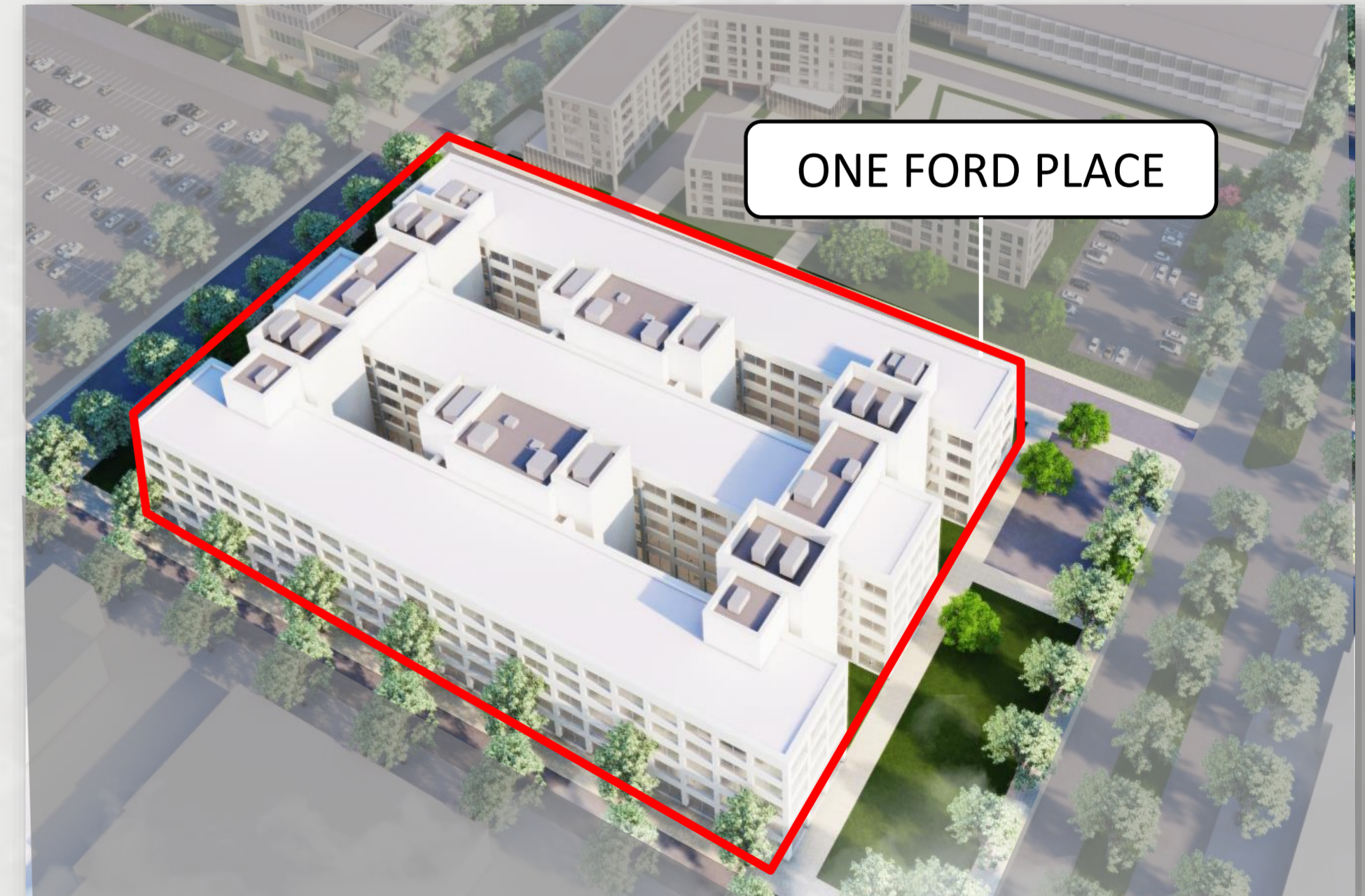
New Construction

\$54 MILLION
105 UNITS



Historic Adaptive Reuse
Office Conversion

\$189 MILLION
403 UNITS





BRINGING DEEPER AFFORDABILITY TO THE HEART OF THE CAMPUS



20% of units anticipated to have deep affordability = 50% Area Median Income (AMI)

# OF PERSONS	UNIT TYPE	MONTHLY RENT
1 Person	Studio	\$828 / Month
2 Persons	One Bedroom	\$888 / Month
3 Persons	Two Bedroom	\$1,066 / Month

50% AMI is equivalent to \$33,150/year for 1-Person household, \$37,900/year for a 2-Person household, and \$42,650/year for a 3-person household.



BRINGING DEEPER AFFORDABILITY TO THE HEART OF THE CAMPUS



	Total Units	Avg SF	% of Total	Affordable Units	% Affordable
Studio	311	540	46%	63	20%
1 Bed	288	749	44%	57	20%
2 Bed	63	1,076	10%	13	21%
Total	662	682	100%	133	20%

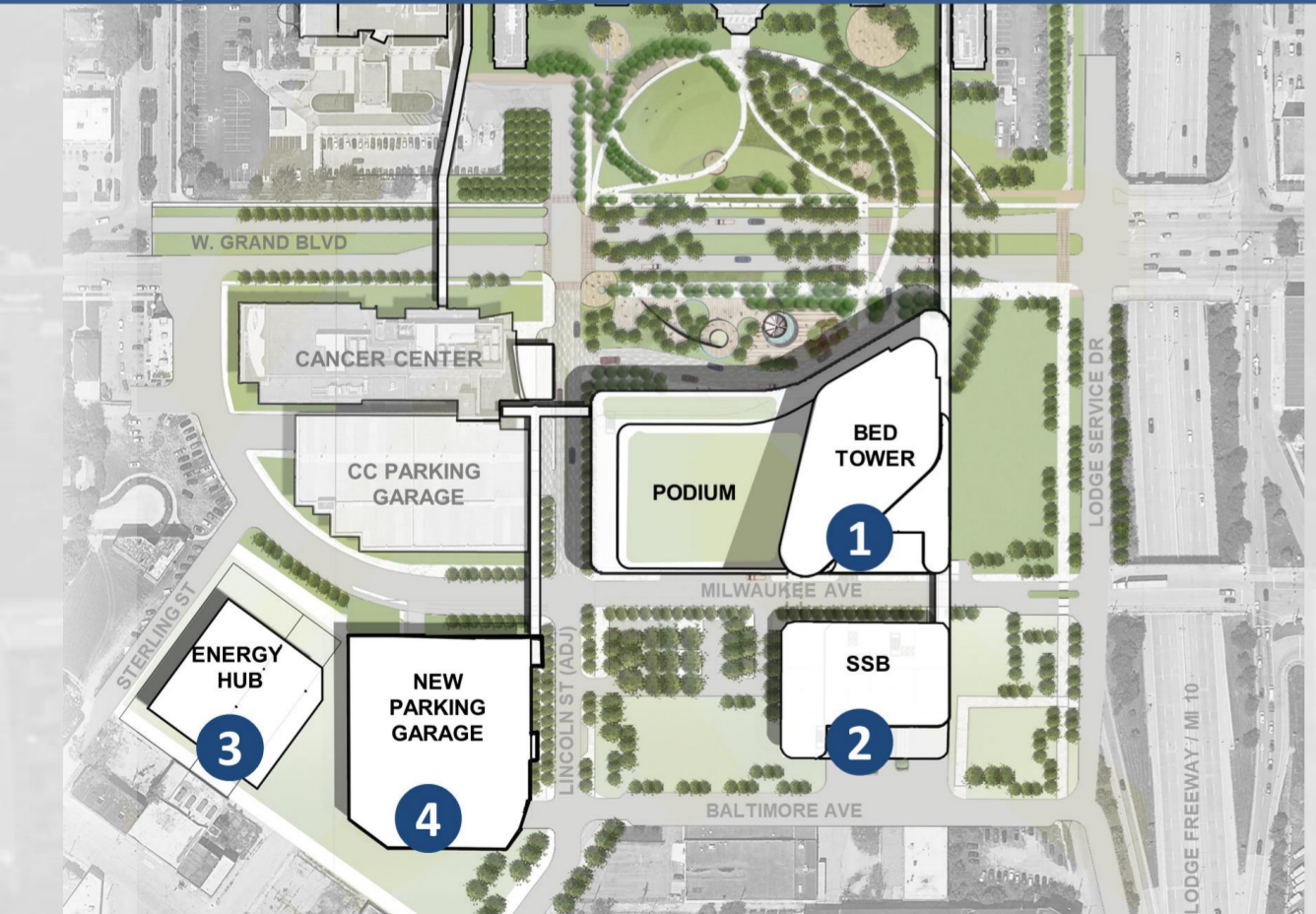
THE FUTURE OF HEALTH IN A THRIVING NEW CENTER

Residential + Research Campus



	Project	Gross Square Ft.	Units	Parking Spaces	Cost
1	One Ford Place (Adaptive Reuse)	625,000	403		\$188,800,000
2	New Residential 2	160,000	154		\$79,200,000
3	Research	335,000	-		\$392,600,000
4	Parking Garage	320,000		800	\$57,700,000
5	New Residential 3	112,000	105		\$54,200,000
	Total	1,552,000	662	800	\$772,500,000

Hospital Campus



	Project	Gross Square Ft.	Units	Parking Spaces	Cost
1	Hospital Expansion	1,100,000			\$1,740,000,000
2	Shared Services Building (SSB)	150,000			\$203,300,000
3	Central Energy Hub	25,000			\$234,630,000
4	Parking Garage	560,000		1,500	\$69,600,000
	Total	1,835,000		1,500	\$2,247,530,000

Grand Total

3,387,000

662

2,300

\$3.02 Billion

**FUTURE OF HEALTH DEVELOPMENT
ECONOMIC BENEFIT AND TAX
INCENTIVES – DEGC / DBRA**



THE FUTURE OF HEALTH: DETROIT

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01 WHO IS THE DEGC

02 WHAT ARE INCENTIVES

03 DEGC “BUT-FOR” ANALYSIS

04 BROWNFIELD TAX INCREMENT FINANCING (TIF)

05 HOW DOES THIS PROJECT IMPACT DETROIT

WHO IS THE DEGC?

Who is the Detroit Economic Growth Corporation (DEGC)?

- Established in 1978 by Mayor Coleman Young as a private, non-profit organization
- Lead economic development organization supporting small businesses, real estate development, business attraction & retention in the City of Detroit
- Staff public authorities, including: Downtown Development Authority (DDA) and Detroit Brownfield Redevelopment Authority (DBRA)

Why is DEGC here?

- Review the development finances to confirm:
 - Request for incentives is necessary (“but-for”) and
 - Incentives are in the City’s financial interest (fiscal benefits)

WHAT ARE INCENTIVES?

For The Future of Health, we'll look at...

Tax Abatements

Brownfield Tax Increment Financing (TIF)

Temporary discount on new property taxes for up to 17 years

Reimburses the developer using new tax revenues from the project



DOES NOT take City money and give that money to developers.



ONLY recommended if there is a net benefit to the City.



ARE NOT granted without accountability or oversight.



DOES NOT deliver benefits until developments are completed.

THE FUTURE OF HEALTH | EXECUTIVE SUMMARY

PERFORMANCE BASED INCENTIVES OVERVIEW

PROJECT		PA 210	PA 255	NEZ	TBP
East Campus	HFH + MSU Research Building				X
	East Campus Parking Garage				X
	One Ford Place (403 Units)		X	X	X
	R2 New Residential (154 Units)	X			X
	R3 New Residential (105 Units)	X			X

No tax incentives used for the South Campus Hospital Expansion

NO INCENTIVE BENEFITS ARE REALIZED UNTIL CONSTRUCTION MILESTONES ARE MET

REQUESTED INCENTIVES

The Future of Health Tax Abatements

PERFORMANCE BASED INCENTIVES OVERVIEW



State laws that exempts future property taxes on improvements for a certain period of time.

2 NEW MIXED-USE RESIDENTIAL BUILDINGS ONLY

COMMERCIAL PORTION OF ONE FORD PLACE ONLY

RESIDENTIAL PORTION OF ONE FORD PLACE ONLY

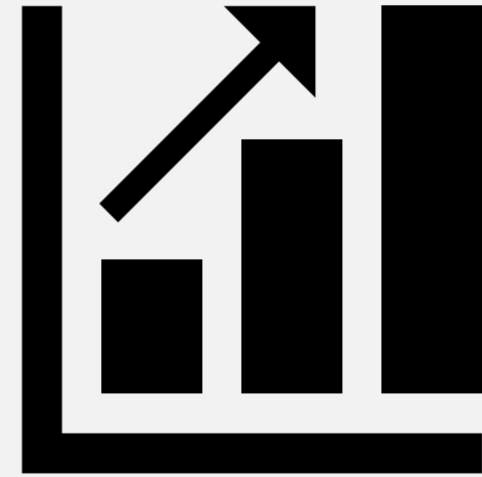
Requested	Commercial Rehabilitation Act Exemption (PA 210)	Commercial Redevelopment Act Exemption (PA 255-R)	Neighborhood Enterprise Zone (PA 147)
Benefit	Provides a discount on the value of the <u>improvements</u> for new construction	Provides an exemption on the value of <u>commercial improvements</u> to promote the of aging facilities.	Provides an exemption on the value of <u>residential improvements</u> to promote the of aging facilities.
Length of Time	Up to 10 Years After Construction	Up to 12 Years After Construction	Up to 17 Years
	Total Value: \$11.8M	Total Value: \$1.4M	Total Value: \$40.3M

NO INCENTIVE BENEFITS ARE REALIZED UNTIL CONSTRUCTION MILESTONES ARE MET 118

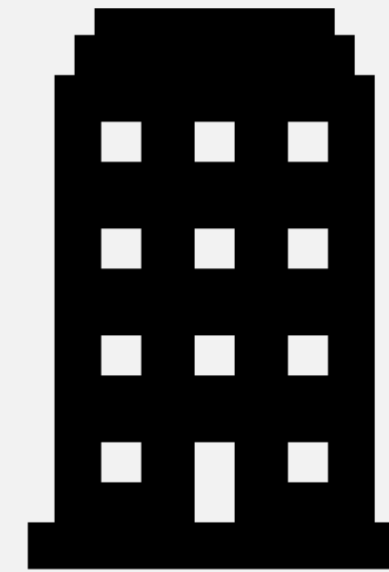
Policy Objectives of Tax Abatements



**Business
Expansion**



**Offset Rising
Construction
Costs
&
Interest Rates**



**Rehabilitates
Blighted,
Contaminated
+ Obsolete
Structures**



**Brings More
Affordable
Housing Units
To Market**

The Future of Health Analysis of Abatement Request



“But for” test

Demonstrated need based on underwriting:

ie. Would the project happen without the incentives?



Economic Benefits

Job Creation

702 net new permanent

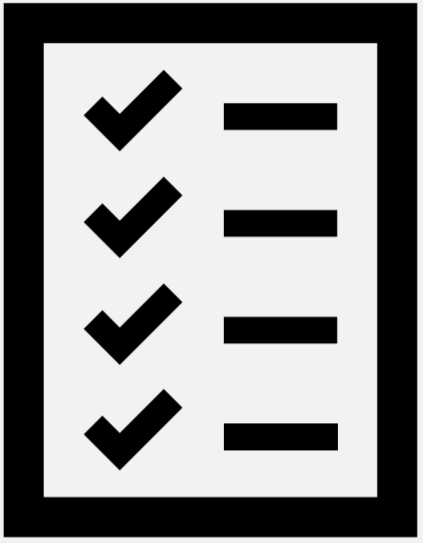
8,200 construction



Fiscal Benefits

Net Benefit

\$119M in net fiscal benefit to the City of Detroit over 35 years



Strategic Benefits

Enable deeply affordable housing

Activation of Vacant Land

Reuse of historic assets

DEGC “BUT-FOR” ANALYSIS

Could the project happen without incentives?

THE PROJECT WOULD **NOT** HAPPEN WITHOUT INCENTIVES BECAUSE:

1. The project would not be able to receive financing without the incentives.
2. The project would not be worth investing in without the incentives.

Two key underwriting metrics:

1. Debt Service Coverage Ratio (DSCR):

The ability for the developer to pay its mortgage payments after accounting for revenues and expenditures.

2. Return on Investment (ROI):

An approximate measure of an investment's profitability



DEGC Guidelines

DSCR Not to Exceed **1.5x**

Developer Return Less Than **10%**

The Future of Health

DSCR Without Incentives:
(0.6x)

DSCR With Incentives:
1.2x

Return Without Incentives:
-6.0%

Return With Incentives:
4.5%

HFH + MSU Research Building & Parking Deck are not pursuing any tax abatements and do not influence the development's returns.

How does this project compare to other projects that received incentives?

In 2021 and 2022 City Council voted to approve incentives on \$2.0 billion of mixed-use projects:

	Average Return	The Future of Health
2021	4.3%	4.5%
2022	7.1%	

BROWNFIELD TAX INCREMENT FINANCING (TIF)

Brownfield Act



In 1996, Act 381 of the State of Michigan allowed a “Qualified Local Governmental Unit” to establish a Brownfield Redevelopment Authority (BRA)

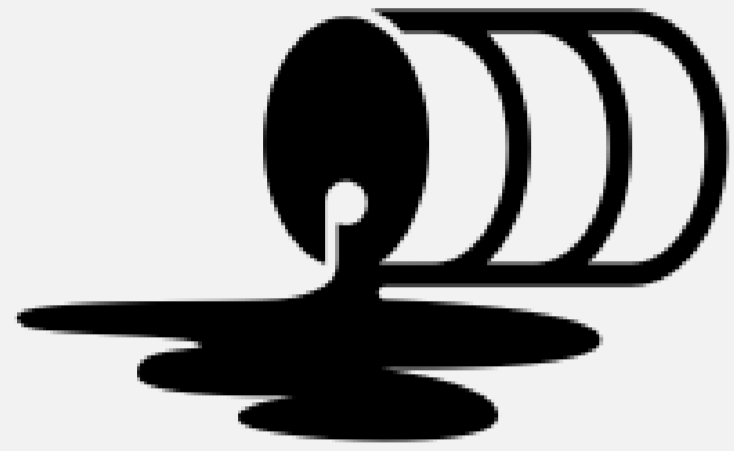


Detroit is a Qualified Local Governmental Unit



In 1998, the Detroit Brownfield Redevelopment Authority (DBRA) was established

Eligibility for Brownfield



Facility

A property formally recognized as contaminated per the Natural Resources & Environmental Protection Act (NREPA), Michigan PA 451 of 1994



Historic Resource

A property located in a City, State and/or Federal Historic District



Functionally Obsolete / Blighted

Must also be accompanied by written confirmation from City Assessor
OR
Public nuisance, utilities removed/destroyed, tax reverted, buried subsurface demolition material

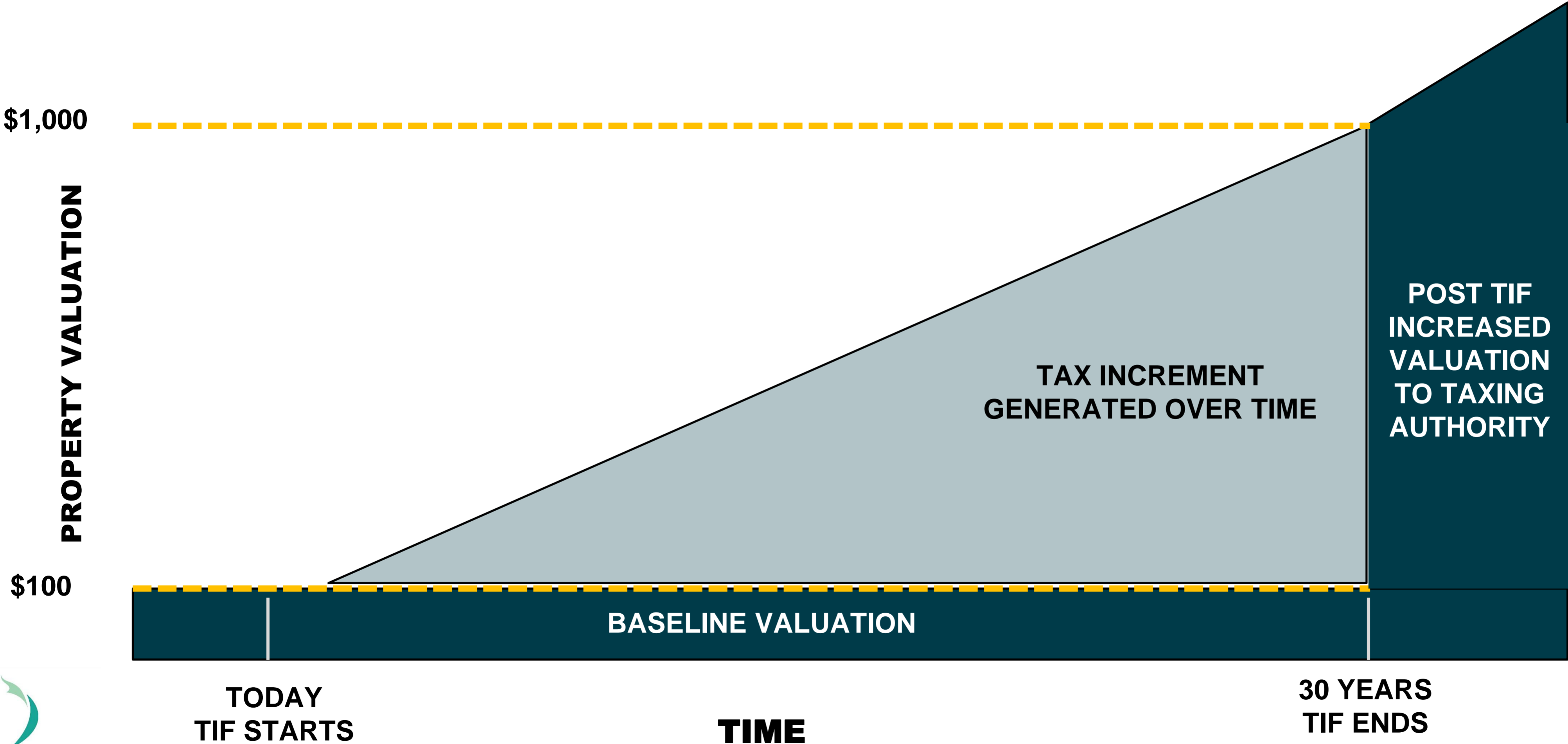


Adjacency

Parcels directly adjacent to an eligible property

Tax Increment Financing (TIF)

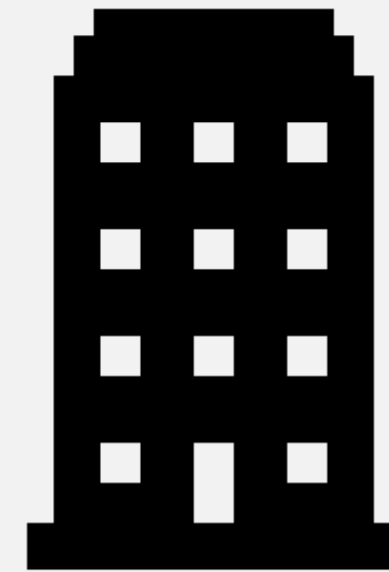
How It Works



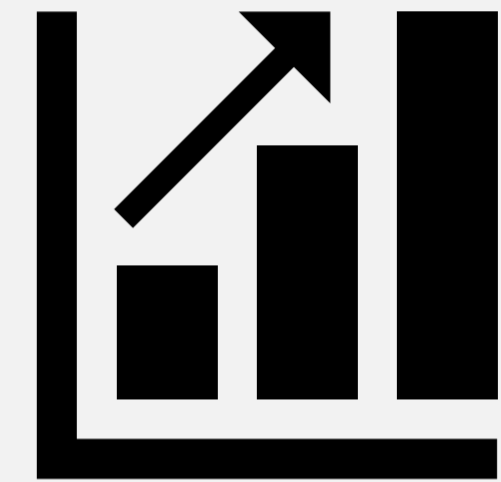
Transformational Brownfield Plan (TBP) Amendments



**In 2017,
State of Michigan amended
Act 381 to authorize
“transformational
brownfield plans” (TBP)**



**Enables new TIF
structure to help fund
high construction costs
of extraordinary projects**



**TBP TIFs may also
capture certain State
income and sales
and use tax revenues**

Traditional vs Transformational Brownfield Plans

	Traditional Brownfield Plan	Transformational Brownfield Plan
ELIGIBLE PROPERTY	4 Types of Property Qualification	Same as Traditional
MINIMUM INVESTMENT	No Minimum Investment Amount	\$500 Million Minimum Investment in Detroit
ELIGIBLE COSTS	Specific, Limited Environmental and Construction Costs	All Environmental & Construction Costs
TAXES CAPTURED & REIMBURSED	Incremental Property Taxes – 30 yrs	Incremental Property Taxes – 30 yrs
		Construction Materials – 100% Sales Tax Exemption
		Construction Labor - 100% State Income Tax Capture
		Permanent Employees – 50% State Income Tax Capture – 20 yrs
		Development Residents – 100% State Income Tax Capture – 20 yrs

TBP Tax Overview

(\$ in Millions)								
	PROJECT NAME	TOTAL DEVELOPMENT COST	STATE TAXES ^[1]	NON-CITY PROPERTY TAXES	CITY PROPERTY TAXES	TOTAL TBP (35 YEARS)	PRESENT VALUE OF TBP (2023 DOLLARS) ^[2]	
South Campus	New Patient Tower	\$1,740M	NO INCENTIVES					
	Shared Service Building	\$203.3M						
	Central Energy Facility	\$234.63M						
	South Campus Parking Garage	\$69.6M						
East Campus	HFH + MSU Research Building	\$392.6M	\$39.6M	\$0	\$0	\$39.6M	\$18.2M	
	East Campus Parking Garage	\$57.7M	\$0.3M	\$9.0M	\$5.1M	\$14.4M	\$5.0M	
	One Ford Place	\$188.8M	\$43.1M	\$38.9M	\$21.3M	\$103.3M	\$33.0M	
	R2 New Residential	\$79.2M	\$18.8M	\$12.2M	\$5.6M	\$36.6M	\$14.6M	
	R3 New Residential	\$54.2M	\$12.6M	\$9.0M	\$4.1M	\$25.7M	\$9.0M	
	TOTAL	\$3,020M	\$114.4M	\$69.1M	\$36.1M	\$219.6M	\$79.8M	



[1] "State Taxes" Includes Exemption Of Sales/Use Tax During the Project Construction Period & Income Tax Capture During Construction & After (Limited to 20 Years)

[2] "Present Value of TBP Incentive" Reflects Today's Value of the 35-Year Total of the TBP Incentive

WHY IS THIS A GOOD DEAL FOR DETROIT?



Establish Detroit as a Global Leader in Healthcare

- Enhancing world-class health services and research here in the City of Detroit
- Building upon Henry Ford Health System's community impact with major hospital expansion
- Bringing leading health science research and innovation in new state-of-the-art research facility, in partnership with Michigan State University

The Future of Health Tax Incentive Summary

TOTAL TAX INCENTIVES CONTRIBUTED TO THE PROJECT

	<u>Abatements</u>	<u>TIF</u>
City of Detroit	\$19.2M	\$38.6M
All Other Taxing Jurisdictions	\$34.2M	\$90.9M

Total Property Tax Abatement Benefit (PA 210, PA 255, NEZ)	\$53.5M
Total Brownfield Tax Increment Financing	\$105.3M
State of Michigan Transformation Brownfield Program	\$114.4M
Total Incentives Over 35 Years	\$273.2M
Total Incentives as a Percentage of Total Investment	9.1%

THIS ASSUMES PROJECT IS FULLY BUILT OUT

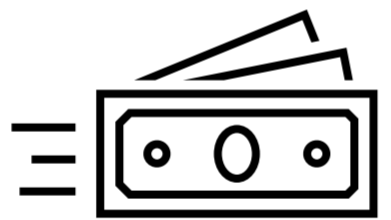
THE DEVELOPER RECEIVES NOTHING IF THEY DO NOT BUILD

THE DEVELOPERS CAN EARN THESE INCENTIVES OVER 35 YEARS BY BUILDING THE PROJECTS & FILLING THE BUILDINGS WITH CITY OF DETROIT RESIDENTS & EMPLOYEES

TOTAL TBP BENEFIT = \$219.7M

The City Is Projected To See A New Net Benefit Of \$119 MILLION Over The Next 35 Years

\$3.0 BILLION
MISSION-DRIVEN INVESTMENT





8,943
NEW JOBS



NEW EMERGENCY DEPARTMENT

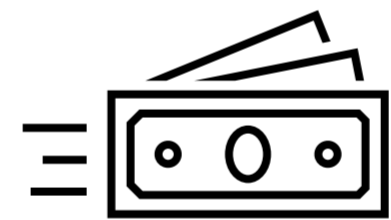


ADVANCED RESEARCH + TECHNOLOGY



662
MIXED INCOME UNITS

New City Property Taxes, Income Taxes, Other Taxes

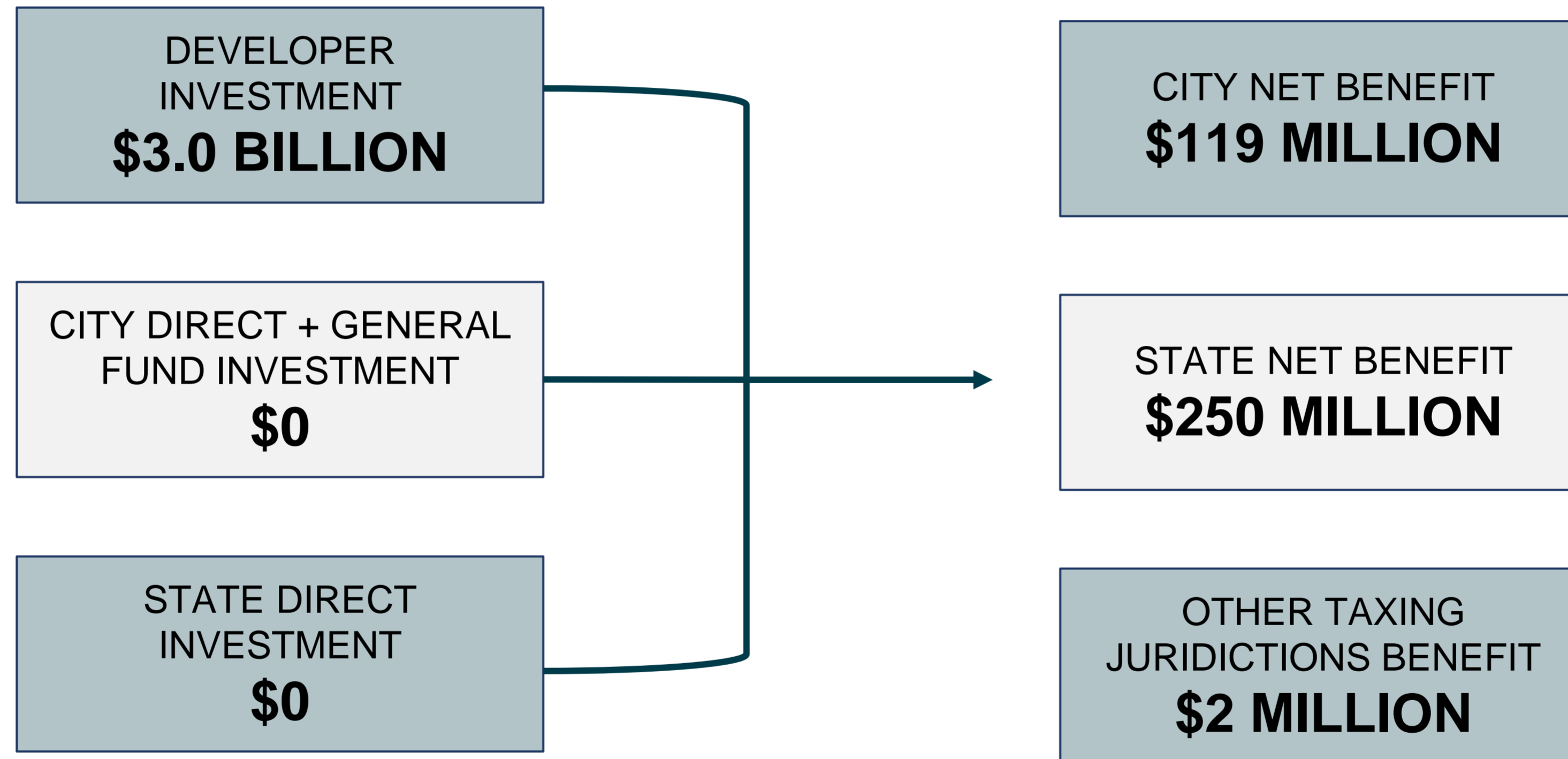


City Resident Income Taxes



- CITY PROPERTY TAXES
\$18.5 MILLION
- CONSTRUCTION CITY INCOME TAXES
\$7.7 MILLION
- EMPLOYEE CITY INCOME TAXES
\$70.5 MILLION
- RESIDENT CITY INCOME TAXES
\$18.5 MILLION
- CITY UTILITY USER TAX, PERMITS, MISC. TAXES
\$3.9 MILLION
- \$119 MILLION**
\$3.4M / Year

The Proposed Investment Will Create \$371 MILLION in New Tax Revenue State-wide Over 35 Years



THE END

LIFE-CHANGING HOSPITAL, HOUSING, AND RESEARCH



- 2.5X Expanded emergency room
- State of the art medical technology
- Privacy – all single patient rooms
- Relocates density of visitors, staff, parking, and truck traffic away from neighborhoods

- Research sets foundation for best care
- Fight multiple health issues
- Better health outcomes
- Accelerate health equity
- Career pathways for Detroiters

- Building an inclusive community
- Affordable achievable housing for all Detroiters
- Commercial / retail and green space

MISSION-DRIVEN DEVELOPMENT

5 PILLARS OF IMPACT



**CAREER OPPORTUNITIES
CLOSE TO HOME**



EDUCATION



**FINEST HEALTH CARE FOR
DETROITERS**



**FUTURE OF
HEALTH:
DETROIT**



**HOUSING FOR
DETROITERS**



**COMMUNITY
BUILDING**



Academic Research Medical Campus in Partnership with Henry Ford + MSU



Nick Gilbert Neurofibromatosis Research Institute



Shirley Ryan Ability Lab Rehabilitation Hospital to Detroit



662

Residential Units

133

Deeply Affordable



9

New Projects Historic and New



Public Spaces for New Center: Greenspace, Retail



Varying Career Pathways for Detroiters



25,000+ Jobs

Construction | New | Existing
8,241 | 702 | 16,400



\$119 MILLION

Net Benefit to the City of Detroit

MISSION – DRIVEN DEVELOPMENT

MISSION: Serving a purpose other than profit



**HENRY
FORD
HEALTH** SM

**NON-PROFIT HOSPITAL
SYSTEM**



**MICHIGAN STATE
UNIVERSITY**

**NON-PROFIT LAND
GRANT UNIVERSITY**



**COMMUNITY
IMPACT**

**HENRY
FORD
HEALTH**®

**HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY**
Health Sciences



General Q & A



Comment cards also available

NAC Discussion



Comment cards also available

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 PUBLIC CBO MEETING SCHEDULE

Meetings	October 2023				
	WK 1	WK 2	WK 3	WK 4	WK 5
Meeting 1 - Introduction to CBO and Tier 1 Project	3-Oct				
Meeting 2 - NAC Selection <i>(2 members selected by the public)</i>		10-Oct			
<i>Bye Week - Confirm Council and PDD NAC Selections / Hold NAC Orientation</i>			<i>Week of October 17</i>		
Meeting 3 - Developer Project Presentation and DEGC presentation on incentives				24-Oct	
<i>Meeting 4 - NAC Working Session: Drafts Project Impacts & Community Benefits</i>					1-Nov

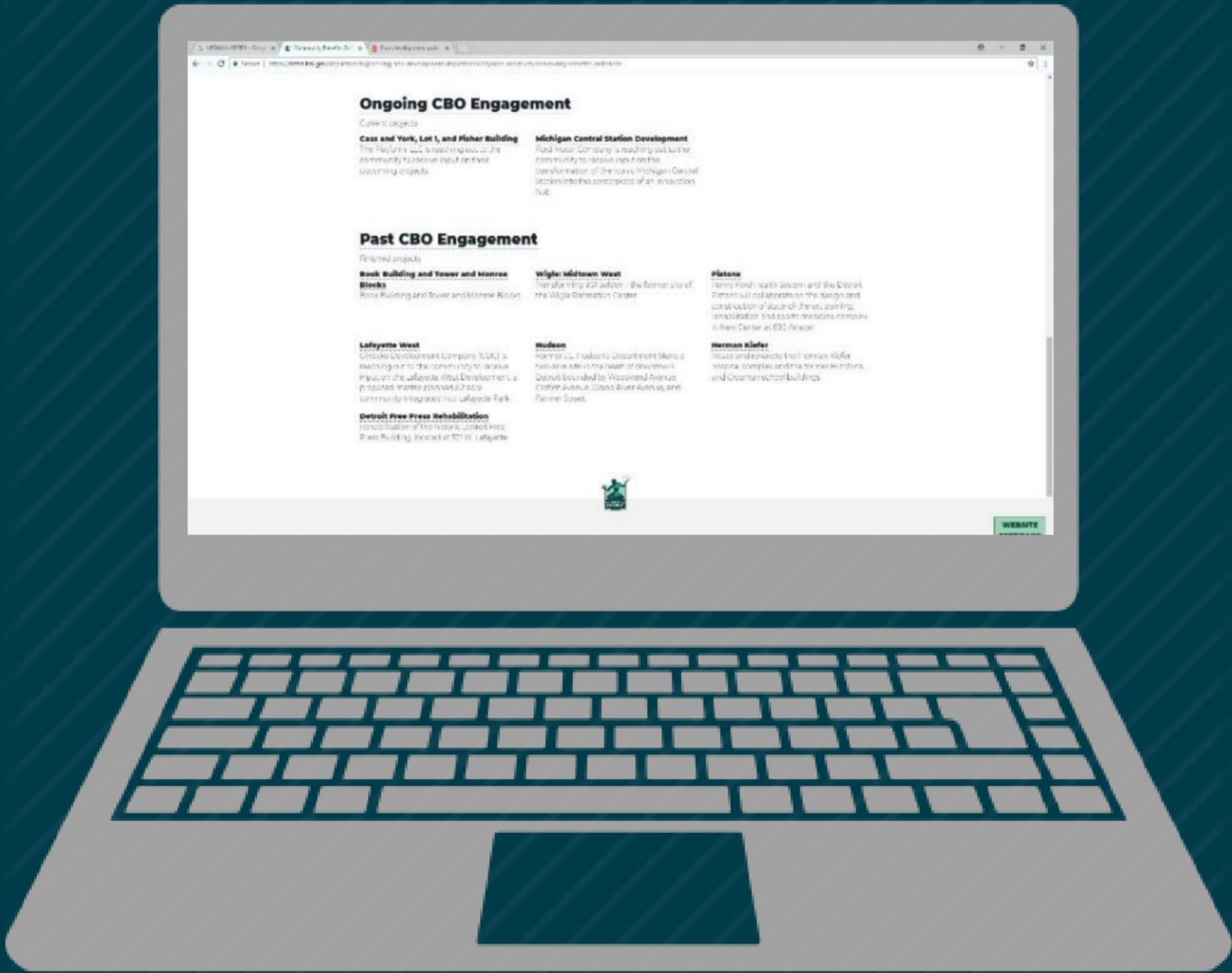
ANTICIPATED PUBLIC CBO MEETING SCHEDULE

Meetings	November 2023				Dec 2023
	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 5 - NAC Presents Project Impacts & Community Benefits to Developer	7-Nov				
<i>Meeting 6 - NAC Working Session</i>		14-Nov			
THANKSGIVING HOLIDAY WEEK			<i>No Meeting 11/21/2023</i>		
Meeting 7 - Developer Presents Responses to Community Benefits				28-Nov	
Meeting 8 - <u>If Necessary:</u> Finalization and Potential NAC Vote on Community Benefits Agreement					5-Dec

*Please note that this schedule might change and will be updated as we progress

CITY OF DETROIT CBO WEBSITE

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



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

WWW.DETROITMI.GOV/FUTUREOFHEALTH

Upcoming Public Hearing

**City Planning Commission:
Thursday November 2nd at
5:15pm**

- **Proposed map amendment to rezone parcels for the hospital expansion**
- **Meeting held in person and via Zoom**
- **In person at:** Coleman A. Young Municipal Center – 2 Woodward Ave. Committee of the Whole Room, 13th fl
- **Further Details and Zoom information available at:**
<https://detroitmi.gov/government/commissions/city-planning-commission>



An aerial, high-angle photograph of a city skyline, featuring a prominent skyscraper with a pointed top on the right side. The image is faded and serves as a background for the text.

APPENDIX

HOSPITAL EXPANSION

THE VERY BEST HEALTHCARE – RIGHT IN THE HEART OF DETROIT

BY THE
NUMBERS

\$ 1.74 BILLION

1.2 MILLION
SQUARE FEET

21 FLOORS

2.5 X EXPANDED EMERGENCY DEPARTMENT

420 SINGLE PATIENT ROOMS

50 NEW PROCEDURE ROOMS

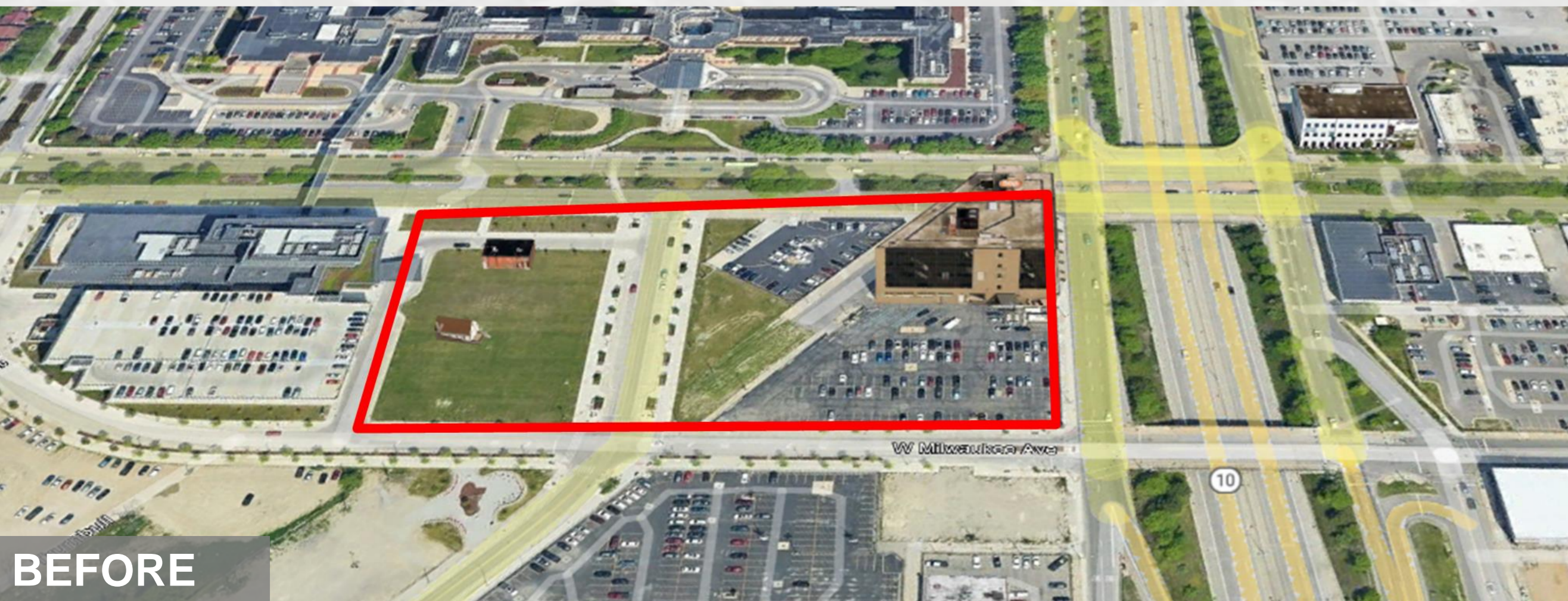
3 FLOORS SHIRLEY RYAN ABILITY LAB

16,089 CURRENT JOBS

4,698 CONSTRUCTION JOBS

+ 162 NEW PERMANENT JOBS

= 20,949 TOTAL JOBS



BEFORE



AFTER CONCEPTUAL RENDERING

SHARED SERVICES BUILDING

CENTRALIZING SUPPORT SERVICES IN A BETTER LOCATION

BY THE
NUMBERS

\$ 203.3
MILLION

120,000
SQUARE FEET

3 FLOORS

- 1 CAMPUS-WIDE SUPPORT SERVICES BUILDING – RELOCATE TRUCK & SUPPORT TRAFFIC AWAY FROM RESIDENTS
- 24,000 SQUARE FOOT FULLY ELECTRIC KITCHEN
- 22-28,000 SQUARE FOOT STATE-OF-THE-ART ELECTRIC STERILE PROCESSING

561 CONSTRUCTION JOBS



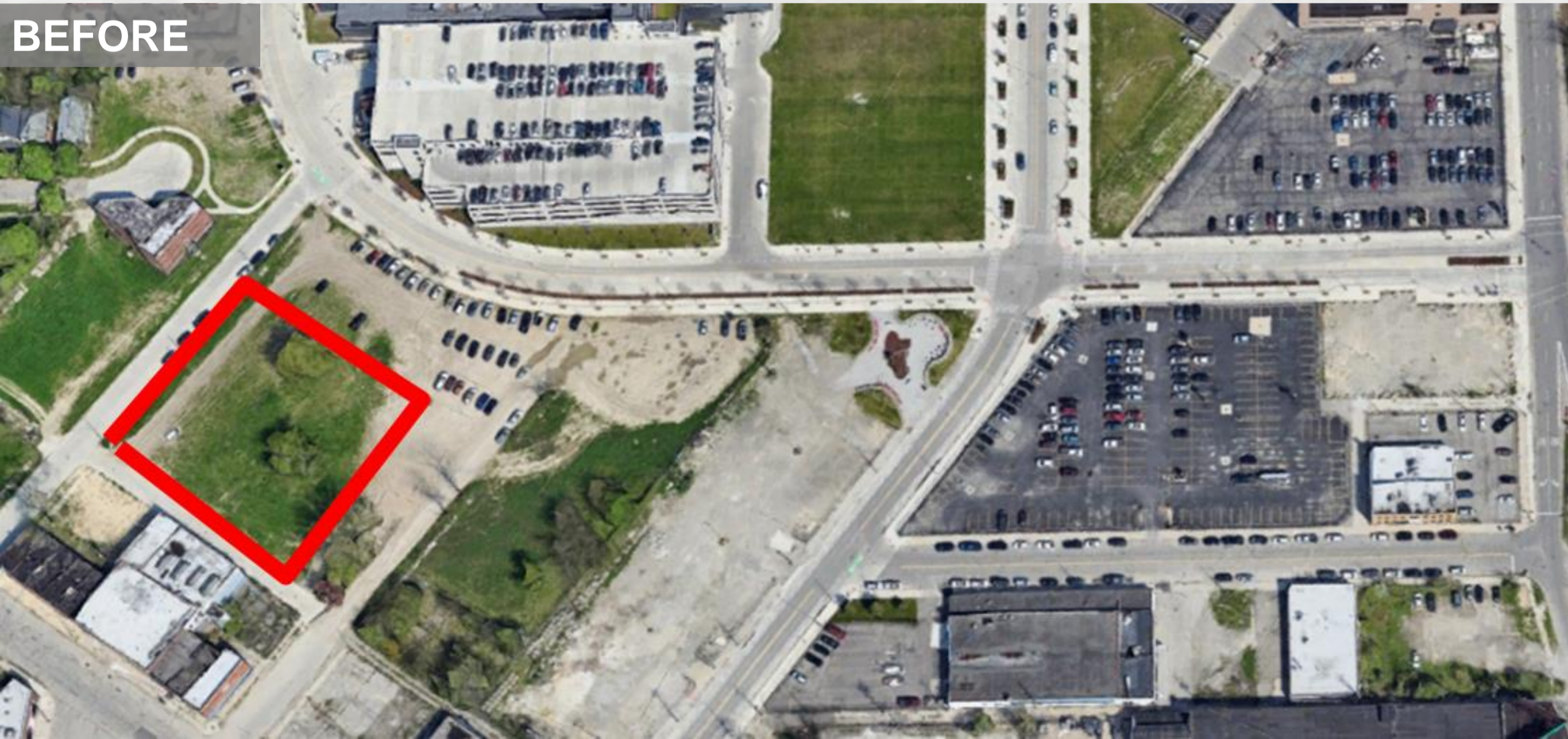
CENTRAL ENERGY HUB

SUPPORTING SUSTAINABLE-DRIVEN DEVELOPMENT

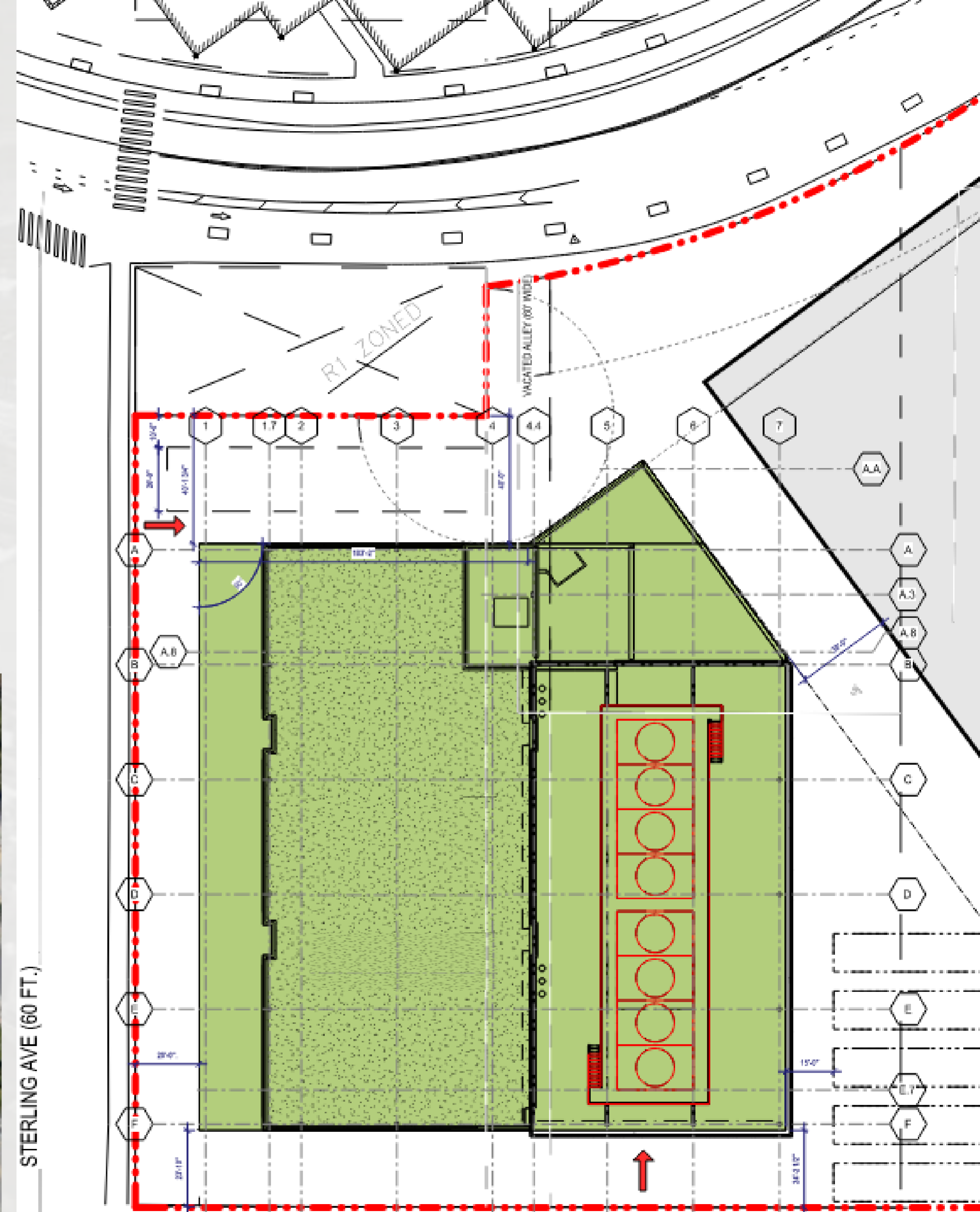
**BY THE
NUMBERS**
+/- \$ 234.6
MILLION
22-27,000
SQUARE FEET
2-3 FLOORS

- 2050 HENRY FORD BECOMES CARBON NEUTRAL
- 100% CAPABLE ALL ELECTRIC HOSPITAL
- HENRY FORD HAS SIGNED U.S. PRESIDENTIAL HEALTH SECTOR CLIMATE PLEDGE

- TBD NEW JOBS DEPENDING ON FINAL PLAN
- 649 CONSTRUCTION JOBS



BEFORE



STERLING AVE (60 FT.)

AFTER CONCEPTUAL PLAN

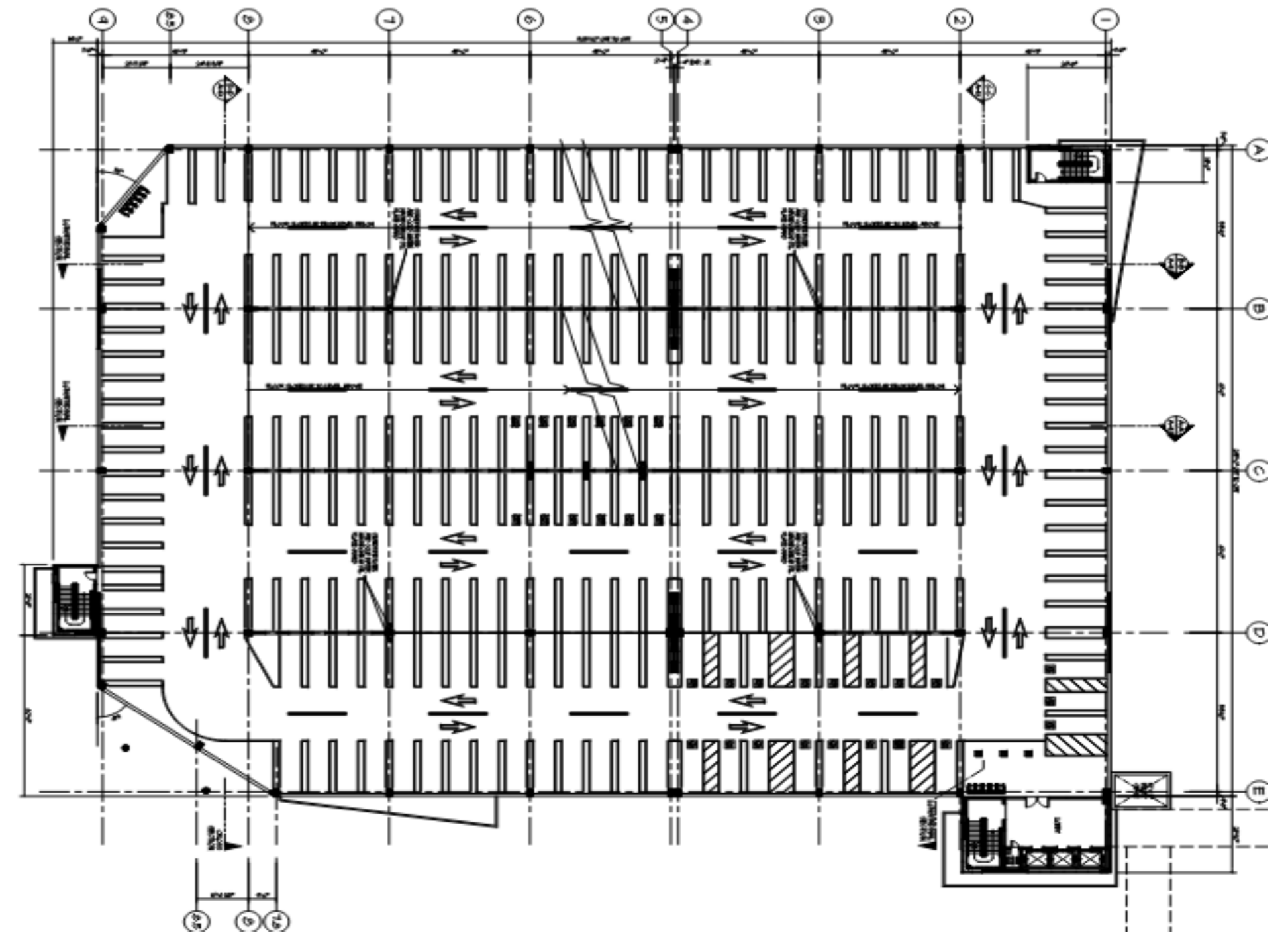
PARKING | HOSPITAL CAMPUS

DIRECT ACCESS

BY THE
NUMBERS
\$ 69.6 MILLION
560,000
SQUARE FEET
7 FLOORS

- 1,500 SPACES
- DIRECT CONNECTIVITY TO HOSPITAL EXPANSION
- CENTRAL-CAMPUS SHUTTLE DROP OFF LOCATION

- 188 CONSTRUCTION JOBS



LIFE-CHANGING RESEARCH CENTER

TOMORROW'S DISCOVERIES TODAY

BY THE NUMBERS
\$ 392.6 MILLION
335,000 SQUARE FEET
7 FLOORS

6 FLOORS	HENRY FORD + MSU RESEARCH CENTER
1 FLOOR	NICK GILBERT NEUROFIBROMATOSIS RESEARCH INSTITUTE (NGNRI)
1,096	CONSTRUCTION JOBS
195	CURRENT JOBS
+ 363	<u>NEW PERMANENT JOBS</u>
= 1,654	TOTAL JOBS



BEFORE





PISTONS LIVE, WORK, PLAY DEVELOPMENT

ONE FORD PLACE | HISTORIC ADAPTIVE REUSE CONVERSION TO RESIDENTIAL

BY THE NUMBERS

\$ 188.8 MILLION

627,000 SQUARE FEET

5 FLOORS

403	TOTAL RESIDENTIAL UNITS
81	PROPOSED AFFORDABLE UNITS
\$15	FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
17,000	SF COMMERCIAL / RETAIL SPACE
+ 539	CONSTRUCTION JOBS
+ 98	<u>NEW PERMANENT JOBS</u>
= 637	TOTAL JOBS



AFTER CONCEPTUAL RENDERING



BEFORE



ONE FORD PLACE



PISTONS LIVE, WORK, PLAY

NEW CONSTRUCTION | NEW RESIDENTIAL 1

BY THE
NUMBERS

\$ 79.2 MILLION

159,000
SQUARE FEET

6 FLOORS

154	TOTAL RESIDENTIAL UNITS
31	PROPOSED AFFORDABLE UNITS
\$15	FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
8,000	SF COMMERCIAL / RETAIL SPACE
248	CONSTRUCTION JOBS
+ 45	<u>NEW PERMANENT JOBS</u>
= 293	TOTAL JOBS



BEFORE



NEW RESIDENTIAL 1

AFTER CONCEPTUAL RENDERING



PISTONS LIVE, WORK, PLAY

NEW CONSTRUCTION | NEW RESIDENTIAL 2

BY THE
NUMBERS

\$ 54.2 MILLION

112,000
SQUARE FEET

5 FLOORS

- 105 TOTAL RESIDENTIAL UNITS
- 21 PROPOSED AFFORDABLE UNITS
- \$15 FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
- 6,000 SF COMMERCIAL / RETAIL SPACE
- 158 CONSTRUCTION JOBS
- + 34 NEW PERMANENT JOBS
- = 192 TOTAL NEW JOBS



BEFORE



NEW RESIDENTIAL 2

AFTER CONCEPTUAL RENDERING

PARKING | RESEARCH + RESIDENTIAL CAMPUS

BY THE
NUMBERS

\$ 57.7 MILLION

320,000
SQUARE FEET

6 FLOORS

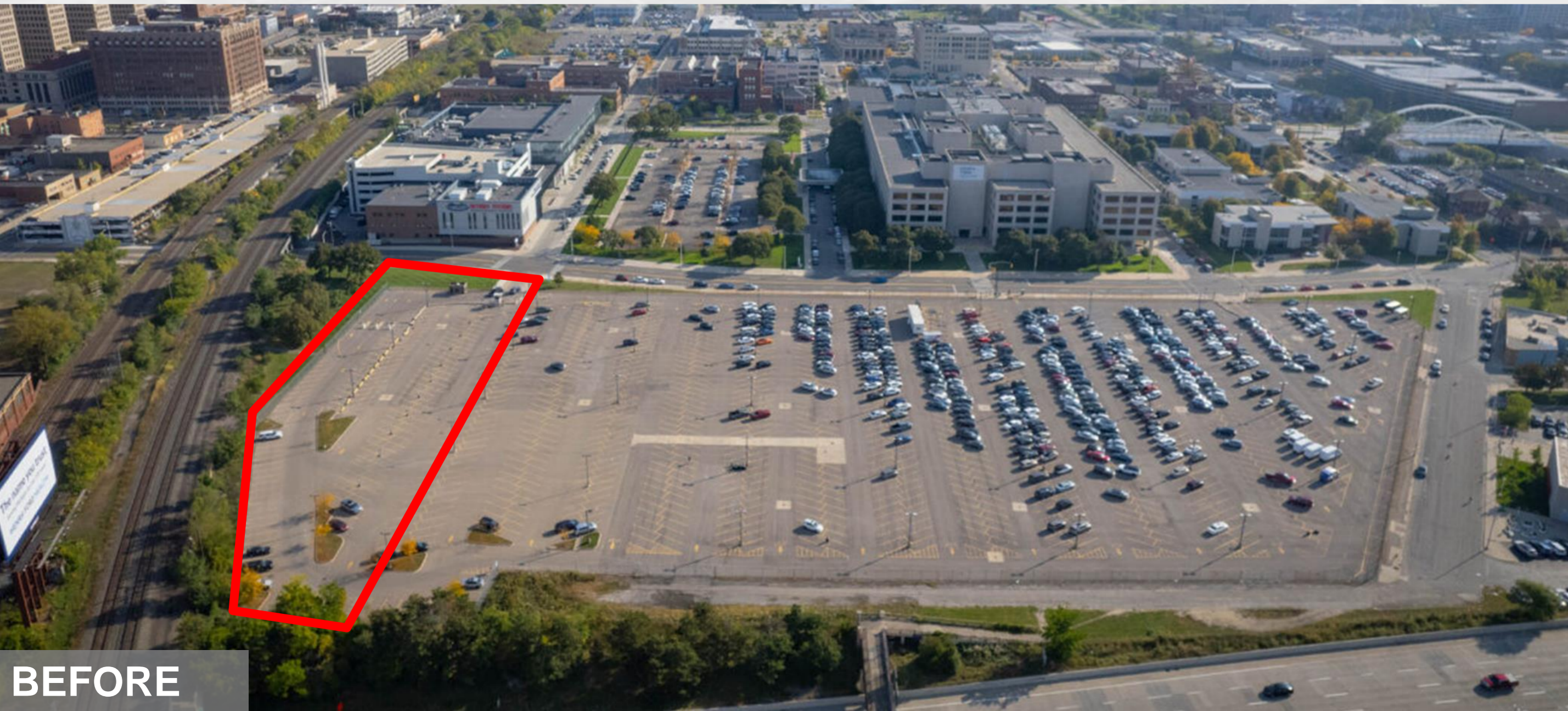
800 GARAGE SPACES

3 USES
PARKING SERVES RESEARCH, RESIDENTIAL,
+ TRANSIENT

104 CONSTRUCTION JOBS



AFTER CONCEPTUAL RENDERING



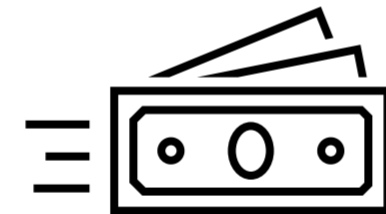
BEFORE



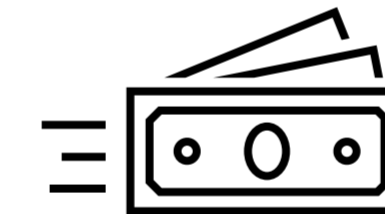
PARKING
GARAGE

The City Is Projected To See A New Net Benefit Of \$119 MILLION Over The Next 35 Years

\$3.0
BILLION
MISSION-DRIVEN
INVESTMENT



*New City Property Taxes,
Income Taxes, Other
Taxes*



CITY PROPERTY TAXES
\$18.5 MILLION

CITY INCOME TAXES
\$96.7 MILLION

Direct/Indirect FTEs: **\$69.1M**

Construction FTEs: **\$7.7M**

Corporate Income: **\$1.4M**

New Resident Income: **\$18.5M**

CITY UTILITY USER TAX,
PERMITS, OTHER MISC.
TAXES

\$3.9 MILLION

TOTAL NET BENEFITS
\$119 MILLION
\$3.4M / Year