

COMMUNITY BENEFITS ORDINANCE (CBO)

Planning & Development Department
August 2020

www.detroitmi.gov/cbo



COMMUNITY BENEFITS ORINDANCE (CBO)

CBO Fast Facts



**CBO WAS
APPROVED
BY DETROITERS
DURING THE
2016 ELECTION**



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

CBO TRIGGERS

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



\$75M
OR MORE IN
CONSTRUCTION
COSTS

+



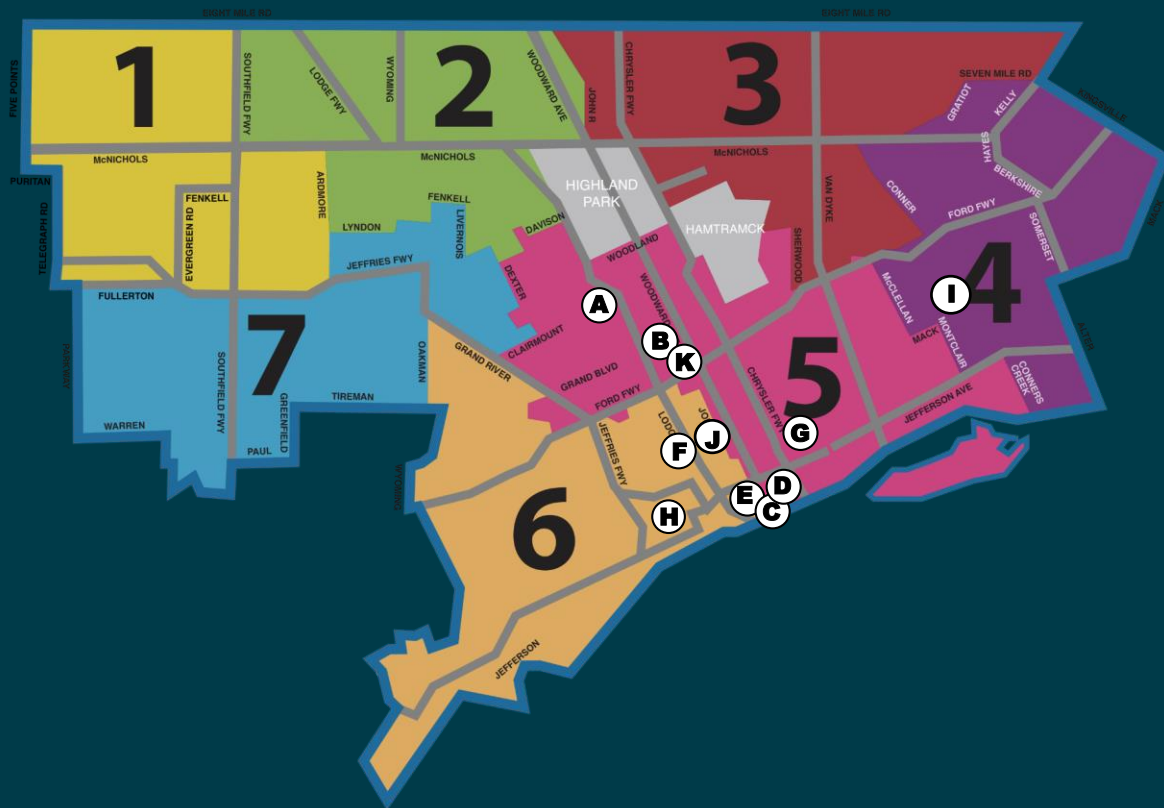
\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

OR



\$1M
OR MORE
IN VALUE OF
CITY PROPERTY
SALE OR
TRANSFER
WITHOUT
OPEN
BIDDING

10 CBOS COMPLETED SINCE 2017*



- A** HERMAN KIEFER
5 MEETINGS
- B** PISTONS
6 MEETINGS
- C** HUDSONS
5 MEETINGS
- D** BOOK TOWER & MONROE BLOCKS
6 MEETINGS
- E** DETROIT FREE PRESS BUILDING
4 MEETINGS
- F** WIGLE: MIDTOWN WEST
8 MEETINGS
- G** LAFAYETTE WEST
5 MEETINGS
- H** MICHIGAN CENTRAL STATION
8 MEETINGS
- I** FIAT CHRYSLER ASSEMBLY PLANT
8 MEETINGS
- J** THE MID
5 MEETINGS
- K** *CASS & YORK
(PROCESS SUSPENDED AFTER 7th MEETING)

CBO POSITIVE OUTCOMES

68+

COMMUNITY
MEETINGS

1K+

RESIDENTS
have participated
in CBO processes

101

RESIDENTS
have served on
Neighborhood
Advisory Councils

6

MEETINGS
per CBO (on average)

CBO POSITIVE OUTCOMES

\$100K/YEAR FOR SIX YEARS TO GROW DETROIT YOUNG TALENT (GDYT)

(PISTONS)

\$2.5M CONTRIBUTION TO THE AFFORDABLE HOUSING LEVERAGE FUND (AHLF)

(MCS)

\$50K TO CCNDC FOR COMMUNITY SPACE BUILDING IMPROVEMENTS

(WIGLE)

WINDOW CLEANING FOR RESIDENTS IMPACTED BY DUST FROM DEMOLITION

(LAFAYETTE WEST & THE MID)

\$23.8M CONTRIBUTIONS TO WORKFORCE DEVELOPMENT AND EDUCATION PROGRAMS

(MCS and FCA)

\$15K FOR IMPROVEMENTS TO LAFAYETTE PARK

(LAFAYETTE WEST)

1.5 ACRES OF PUBLIC SPACE WITHIN 12 MIN WALK OF THE DEVELOPMENT

(WIGLE)

RESTORATION OF HUTCHINS FIELD FOR COMMUNITY SPORTS AND RECREATION USE

(HERMAN KIEFER)

\$2.5M FOR 60 OUTDOOR BASKETBALL COURTS THROUGHOUT CITY

(PISTONS)

\$12M FUNDING FOR N'HOOD PLANNING / IMPLEMENTATION DEMOLITIONS, & HOME REPAIR

(MCS & FCA)

SOUND BARRIER WALL CONSTRUCTION TO PROTECT NEIGHBORING HOMES

(FCA)

AFFORDABLE HOUSING AGREEMENT TO CREATE OR PRESERVE 700 UNITS

(HUDSON'S & BOOK / MONROE)

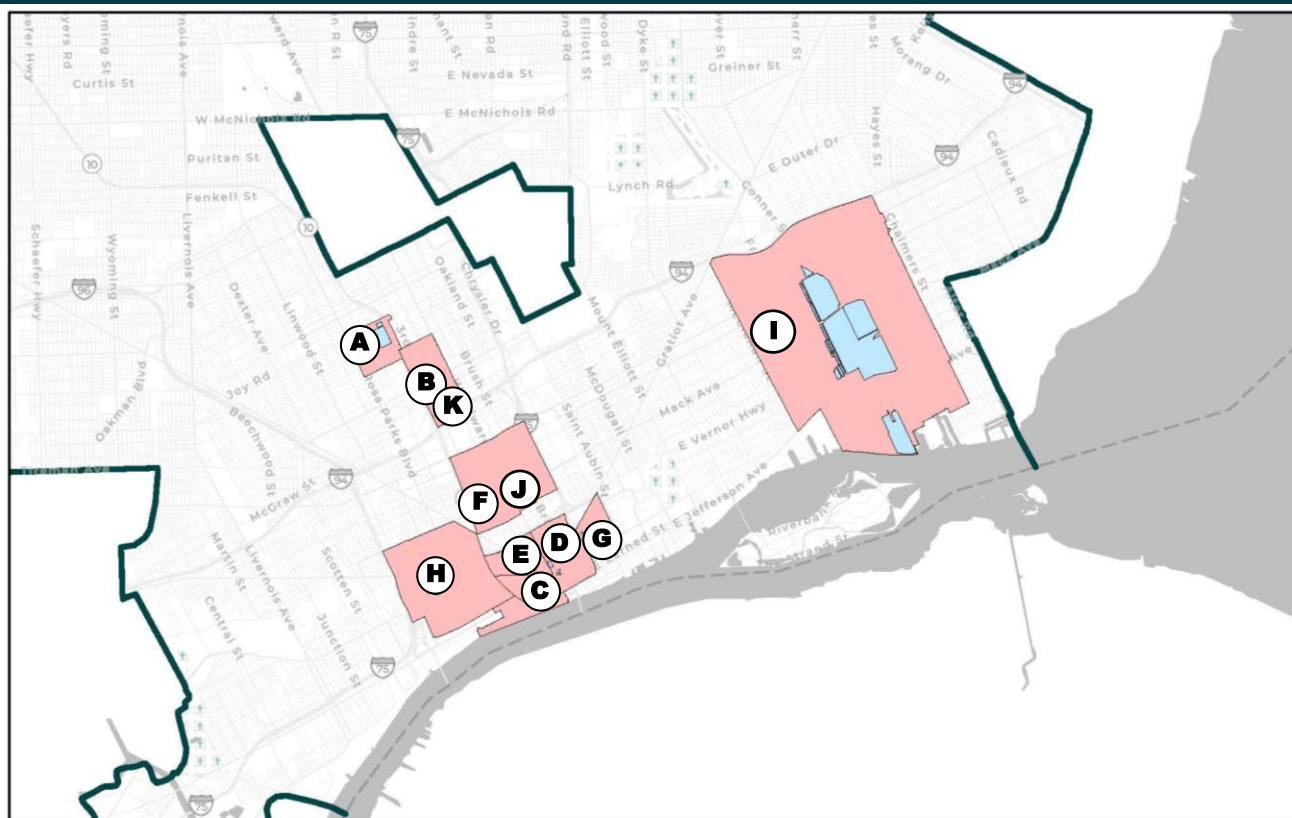
CBO POSITIVE OUTCOMES

- **It creates an opportunity for community engagement on private developments**
- **The community has an opportunity to express potential project impacts in a direct dialogue with the developer**
- **The community is better informed about the project and construction timeline**
- **The developer has a chance to hear what's important to the community**
- **Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth**

CBO PROCESS - DEFINING THE IMPACT AREA

- The Planning Department reviews the project scope and defines the impact area
- All residents of the impact area are notified of the CBO project and first meeting by mail
- The impact area is determined to identify who can serve on the Neighborhood Advisory Council and who can vote to elect members to the Neighborhood Advisory Council (NAC)
- The impact area for the project defines who could be impacted by the project
- The CBO process is set up to focus discussion around the impact area residents, however all meetings are open to the public and all are welcome to participate in the process

CBO PROCESS – PREVIOUS IMPACT AREAS



 CBO Areas and Impact Zones - CBO Sites
 CBO Areas and Impact Zones - CBO ImpactArea

Available to view on City of Detroit Open
Data Portal: <https://data.detroitmi.gov/>

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(PROCESS SUSPENDED AFTER 7th
MEETING)

CBO PROCESS

Neighborhood Advisory Council (NAC)

Selection of 9 Members

2

**COMMUNITY
SELECTIONS**



+

3

**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



CBO PROCESS

NAC Roles & Responsibilities

ELIGIBILITY

- Resident of the impact area
- At least 18 years of age

REQUIREMENTS

- Attend all 5 scheduled 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

- Cannot use this position for personal gain
- Agrees to represent your fellow residents
- Agrees to provide feedback for the community
- Agrees to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project
- Advises the City of Detroit and City Council on how best to mitigate impacts

CBO 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

CBO PROCESS

Typical Schedule : Ten Weeks

WEEK 1: PUBLIC MEETING 1 (INTRO MEETING)

WEEK 2: PUBLIC MEETING 2 (INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS)

WEEK 3: *BYE WEEK / NAC ORIENTATION*

WEEK 4: PUBLIC MEETING 3 (DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

WEEK 5: *BYE WEEK / NAC MEETINGS*

WEEK 6: PUBLIC MEETING 4 (NAC PRESENTATION OF IMPACTS)

WEEK 7: *BYE WEEK / NAC MEETINGS*

WEEK 8: PUBLIC MEETING 5 (DEVELOPER RESPONSE + NAC MAY VOTE ON PACKAGE)

WEEK 9: *BYE WEEK / NAC MEETINGS*

WEEK 10: PUBLIC MEETING 6 (IF REQUESTED)

WEEK 11: *MORE MEETINGS IF VOTED BY THE NAC*

BEFORE PUBLIC MEETING #3

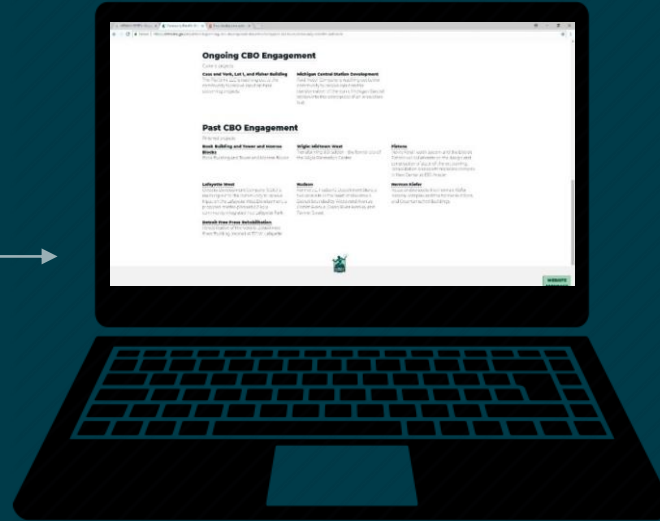
PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST

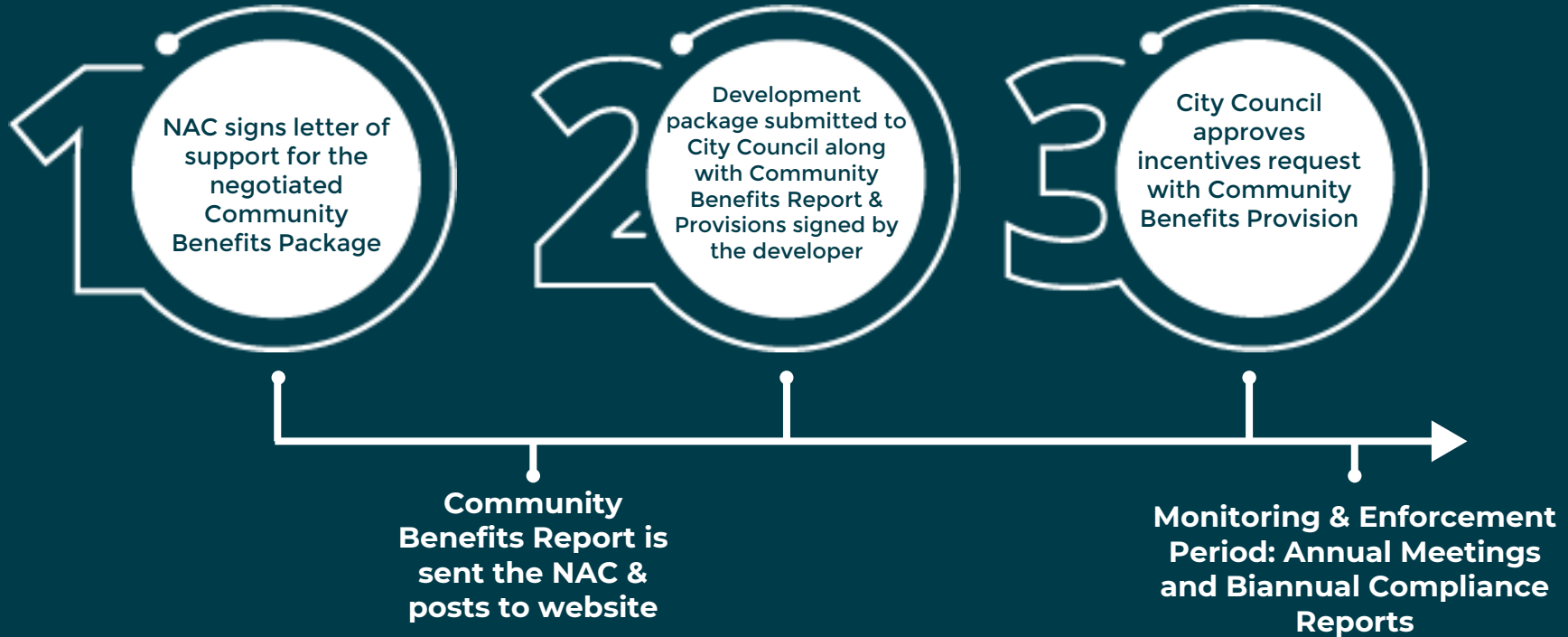
THROUGHOUT THE CBO PROCESS

WWW.DETROITMI.GOV/CBO

The CBO website is updated regularly with public meeting times, dates, & presentations, and the signed Community Benefits Provision



ONCE CBO MEETINGS ARE COMPLETED



COMMUNITY BENEFITS PROVISION CONTENT

<p>Enforcement Mechanisms for the Community Benefits Provision</p> <p><i>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</i></p>	<p>List of Benefits That Developer Has Agreed to Provide</p>
<p>Requirement for Developer to Submit Compliance Reports</p>	<p>Community Engagement Requirements</p>

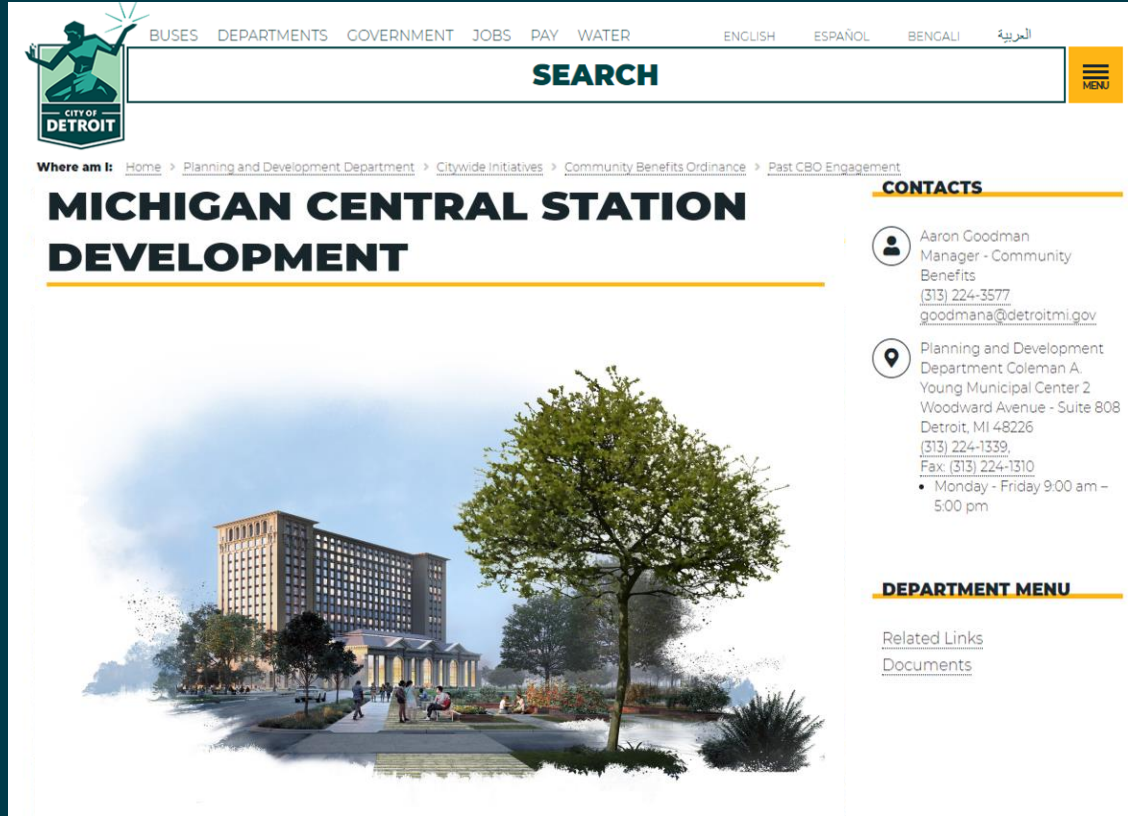
ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website:

Detroitmi.gov/CBO

PDD hosts **Public Annual Update Meeting** with NAC and Developer (at least 2 years)

Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors and enforces agreement and publishes [Compliance Reports](#) for each completed project twice per year.



The screenshot displays the City of Detroit website's header with navigation links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, and language options (ENGLISH, ESPAÑOL, BENGALI, العربية). A search bar and a menu icon are also present. The breadcrumb trail reads: **Where am I:** Home > Planning and Development Department > Citywide Initiatives > Community Benefits Ordinance > Past CBO Engagement. The main heading is **MICHIGAN CENTRAL STATION DEVELOPMENT**. Below the heading is a large architectural rendering of the proposed station building and surrounding plaza. To the right, the **CONTACTS** section lists Aaron Goodman, Manager - Community Benefits, with contact information: (313) 224-3577, goodmana@detroitmi.gov, and a location pin for the Planning and Development Department at Coleman A. Young Municipal Center 2, Woodward Avenue - Suite 808, Detroit, MI 48226. The hours of operation are Monday - Friday 9:00 am - 5:00 pm. Below this is the **DEPARTMENT MENU** section with links for [Related Links](#) and [Documents](#).

CRIO BIENNIAL REPORT

Community Benefits Provision are the terms negotiated by the Neighborhood Advisory Council

Completed the commitment has been satisfied!!

- **On Track** the developer is taking the necessary steps to complete the commitment
- **Off Track** the developers has not fulfilled the commitment or has not meet deadlines
- **Not Started** the developer has taken no action
- **Awaiting Reply** the developer has not yet responded to a request for information

Reports are produced twice a year for projects 6 months and older

Reports can be found at: [Bit.ly/cbocm](https://bit.ly/cbocm)

The screenshot shows the Detroit Civil Rights, Inclusion & Opportunity Department website. The header includes navigation links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, and language options (ENGLISH, ESPAÑOL, BENGALI, العربية). A search bar is prominently displayed. The main content area is titled 'COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING'. Below this title, there is a link to a 'public comment form' for those with concerns about CBO compliance. A sidebar on the right contains 'CONTACTS' information, including phone, fax, email, and address, as well as a 'DEPARTMENT MENU' and 'Related Links' section. The bottom of the page lists 'Current Biannual CBO Reports' with links to various reports from 2019.

Where am I: Home > Civil Rights, Inclusion & Opportunity Department
DASHBOARD

COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING

Have concerns with CBO compliance in your neighborhood? Fill out our [public comment form](#) and we'll do our best to follow up with you using the contact information provided.

Current Biannual CBO Reports

- [CBO Corrected Report Summary](#)
- [Executive Summary - CBO Biannual Report July 2019](#)
- [Herman Kiefer Report](#)
- [Detroit Pistons Training Facility](#)
- [Book Building & Monroe Report](#)
- [Wigle Report](#)
- [Michigan Central Report](#)
- [Hudson's Report](#)

CONTACTS

- Civil Rights, Inclusion & Opportunity
(313) 224-4950
fax: (313) 224-3434
crio@detroitmi.gov
- Civil Rights, Inclusion & Opportunity 2 Woodward Avenue, Suite 1240, Detroit, MI 48226
• Monday - Friday, 8:30 am - 4:30 pm

[CBO Facebook Page](#)

DEPARTMENT MENU

[Related Links](#)

SEND US YOUR COMMENT OR CONCERN

bit.ly/CBOComment

- **Reported violations are shared with the Enforcement Committee**
- **The Committee investigates all allegations**
- **The Committee's findings are presented in writing to the NAC**

CRIO DEPARTMENT CONTACT

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detroitmi.gov/crio

THANK YOU!

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www.detroitmi.gov/cbo



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