

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

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CBO Meeting # 5 – May 17, 2022

# **AGENDA**

**Welcome and CBO Process Review**

**NAC Questions and Dialogue with City Departments + Developer**

**Project Impacts Discussion**

**Next Steps**

# CBO TIER 1 PROCESS

## Identifying Project Impacts and Mitigations



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

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

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

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

# ANTICIPATED FISHER BODY 21 PROJECT CBO SCHEDULE

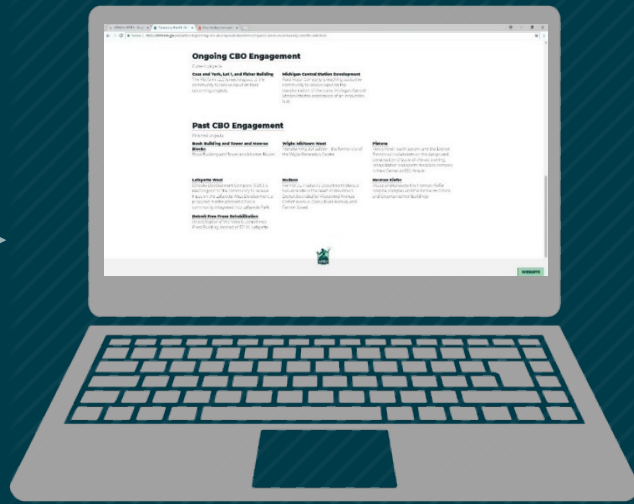
Meetings	April 2022					May 2022			June 2022	
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10
<b>Meeting 1 - Introduction to CBO*</b>	12-Apr									
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\*Please note that this schedule might change and will be updated as we progress.

# THROUGHOUT THE PROCESS

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## **DISCUSSION – GROUND RULES**

**Respect: for each other + the process**

**Listen actively: focus on understanding others' perspective**

**Focus on ideas, not individuals**

**Keep an open mind**

**Assume good intentions**

**We are here to work together for the benefit of the community**

## **CITY OF DETROIT DEPARTMENT REPRESENTATIVES**

- **Kate Humphrey: *Development Director, Central Region - Housing and Revitalization Department (HRD)***
- **Sunny Jacob: *Project Manager, Traffic Engineering Division - Department of Public Works (DPW)***
- **Malik Johnson: *Environmental Specialist - Building, Safety, Engineering and Environment (BSEED)***
- **Sarah Stoolmiller: *Engineer, Permitting and Stormwater Management - Detroit Water and Sewerage Department (DWSD)***
- **Jacob Jones: *Inclusion Lead - Civil Rights, Inclusion, and Opportunity (CRIO)***





# Fisher Body Plant 21 Neighborhood Advisory Council (NAC)

Draft Impact List  
May 17, 2022



# What is the NAC?

Neighborhood Advisory Council (NAC) for this project is a diverse group of individuals who are representative of the people living within the impact area as defined by the City of Detroit Planning and Development Department.

Our role is to facilitate the Fisher 21 Community Benefits Process with the Developer, Detroit Economic Growth Corporation, and other entities (as necessary) on behalf of those living within the impact area and the city at large.

We are working in consultation with the Department of Neighborhoods, Detroit People's Platform, and Equitable Detroit City-wide CBO Coalition.

# What is the goal?

The goal of this process is to ensure the healthy & safety of those within the impact area and a scalable community investment plan to reach those who need it most while being inclusive to everyone who will benefit from the Fisher Lofts development.

We understand a *hefty percentage* of this project will be *financed* through *tax abatements* and Tax Increment Financing (TIF). There are associated rewards and risks with both, and there must be Community Benefits Ordinance Compliance Monitoring.

# Who Is on the Fisher Body 21 NAC?

D.R. Castelow

Ronald Chapman II

Detonya Clark

Chenita Gary

Sheila Hamilton

Patricia Linklater

John Patrick

Lynnette Roberson

Malik Wali

Halima Cassells (Alternate)

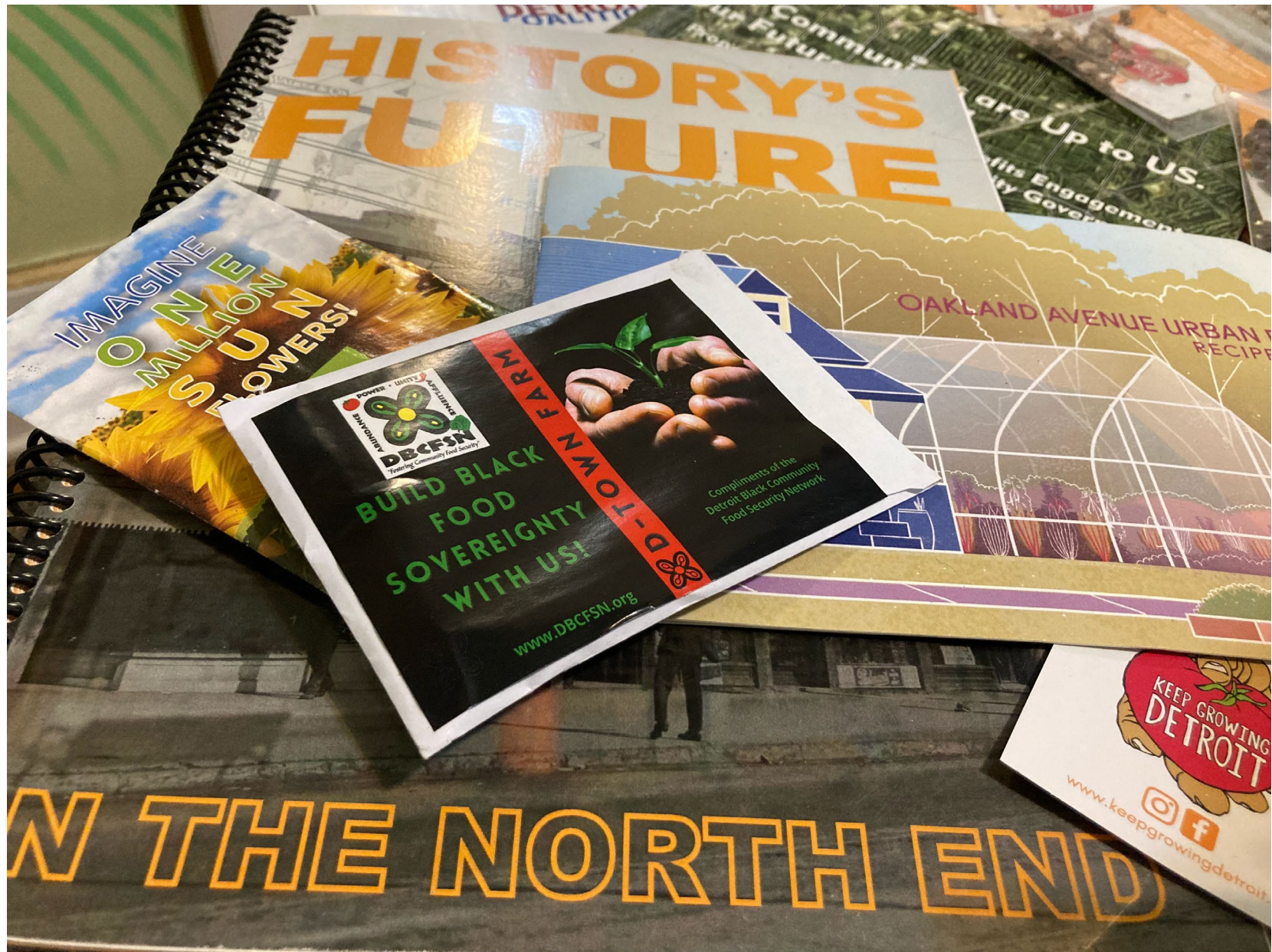


## How to Contact Us?

1. Email us @ [FisherLofts21NAC@gmail.com](mailto:FisherLofts21NAC@gmail.com)
2. Come to the Meetings! **Tuesdays at 6pm at 461 Piquette Ave.**
3. Join on Zoom - sign up [www.Bit.ly/FisherBody21-CBO](http://www.Bit.ly/FisherBody21-CBO)
4. Dial by phone: +1 312 626 6799 Meeting ID: 875 4586 0571



***How will this project align with community's Vision?***



***How will neighbors be protected and best served?***



# NAC Member Highlight: Lynnette Roberson

*Lower North End Block Club Captain  
Health and Wellness Advocate  
Literacy Promoter  
Community Leader*

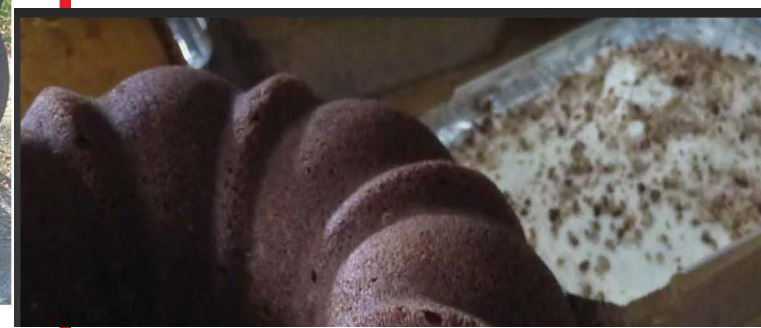


**“What we do here today affects us tomorrow”**



# NAC Member Highlight: D.R. Castelow

*Men of the North End Co-Founder  
Annual 4th of July Celebration + Bike Giveaway  
Founder of Ava's Famous Sweet Potato Cakes  
Community Leader*



**“I want to enjoy the new view and be able to shop at the market too.”**

# IMPACT LIST R&D

Based on what we heard from community, this is our working list of impacts:

**Safety + Community Well Being**

**Displacement + Affordability**

**Jobs**

**Food Security**

**Public Amenities**

# IMPACT LIST R&D

**Q**

1. QUESTIONS FOR Housing and Revitalization
  - A. Displacement + Affordability
2. QUESTIONS FOR Department of Public Works
  - A. Safety + Community Wellbeing
  - B. Public Amentities
3. QUESTIONS FOR DWSD
  - A. Safety + Community Wellbeing
  - B. Public Amentities
4. QUESTIONS FOR Civil Rights, Inclusion, and Opportunity
  - A. Jobs
5. QUESTIONS FOR BSEED
6. QUESTIONS FOR DEVELOPER
  - A. Displacement + Affordability
  - B. Safety + Community Wellbeing
  - C. Jobs
  - D. Food Security
  - E. Public Amentities

# 1A

## HOUSING AUTHORITY ON... Displacement +Affordability

- the removal of someone or something by someone or something else which takes their place.
- the enforced departure of people from their homes, typically because of war, persecution, or natural disaster.
- the amount by which a thing is moved from its normal position.

**Q** ■ 1. How are existing residents protected against displacement per the definitions of the word above?

2. Can long-term residents really resist displacement by luxury real estate & commercial development? If so, how?



# 1A

## HOUSING AUTHORITY ON... Displacement + Affordability

*“I’ve lived here all my life. We watched it for 30 years be an eye sore. Why should I have to move now? I want to enjoy the new view and be able to shop at the market too.”*

*—D.R. Castelow, NAC Member*

# Q

3. Amidst rising property values, what is in place for neighbors who rent in the area to be assured they are able to stay?

4. What is in place for homeowners to assure that no one is displaced?

***Response to NAC Questions –  
City of Detroit Housing & Revitalization  
Department (HRD)***

## **Fisher 21 Lofts + Housing Affordability**

**“Affordable Housing Requirement” included in the development and abatement agreements with the City:**

- **A minimum of 20% of the Residential Units are subject to affordability restrictions such that these units must be leased to persons that earn no more than 80% of the Area Median Income (AMI) as calculated by the U.S. Department of Housing & Urban Development (HUD)**
- **Affordable units for each unit type (Studio, 1BR, 2BR , 2BR Lofts) at same proportion as market rate and are comparable in design, type, quality, and distributed throughout the building**
- **Affordable Housing Requirement is in place from completion of project until the expiration of the longest running tax abatement for Fisher 21 Lofts (15 years)**
- **Compliance is managed by Department of Civil Rights, Inclusion, and Opportunity (CRIO)**

## **Fisher 21 Lofts + Housing Affordability**

**2022 HUD defined 80% Area Median Income (AMI) for the “Detroit – Warren – Livonia” Metro Area**

- **1 person: \$50,160**
- **2 person: \$57,280**
- **3 person: \$64,480**
- **4 person: \$71,600**

**2022 Maximum Rents for 80% AMI**

- **Studio: \$1,254/month**
- **1 bedroom: \$1,343 / month**
- **2 bedroom: \$1,612 / month**

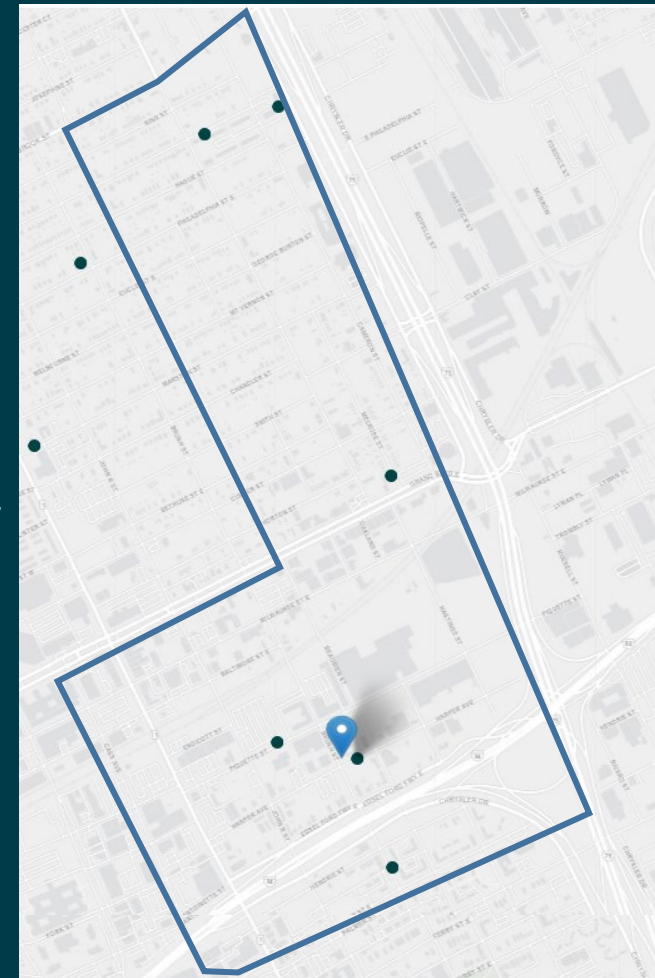


# Fisher 21 Lofts + Neighborhood Rental Housing Stability

- Generally, expect that increasing the supply of housing will not increase rents nearby and research demonstrates that new market rate units can actually slow local rent increases (W.E. Upjohn Institute, 2019) <https://www.lewis.ucla.edu/2021/07/07/05-market-rate-development-and-neighborhood-rents-with-evan-mast/>
- Existing regulated affordable units: (Genesis Villas, Palmer Court, Piquette Place, Melrose Square) will continue to be bound by existing restrictions based on their funding sources – rents may increase annually in step with AMI increases
- HRD identifies buildings nearing end of regulated affordability to work with owners and prevent them from flipping to market rate
- HRD works with developers of occupied buildings that are seeking financial support from the City for renovations (direct subsidy or tax abatements) to ensure existing residents have the right to remain (or return) with reasonable rent increases
- City of Detroit has preserved ~ 6,200 regulated affordable units from 2018 – 2021



## Affordable Housing Map



Regulated Affordable Housing in Fisher 21 Impact Area

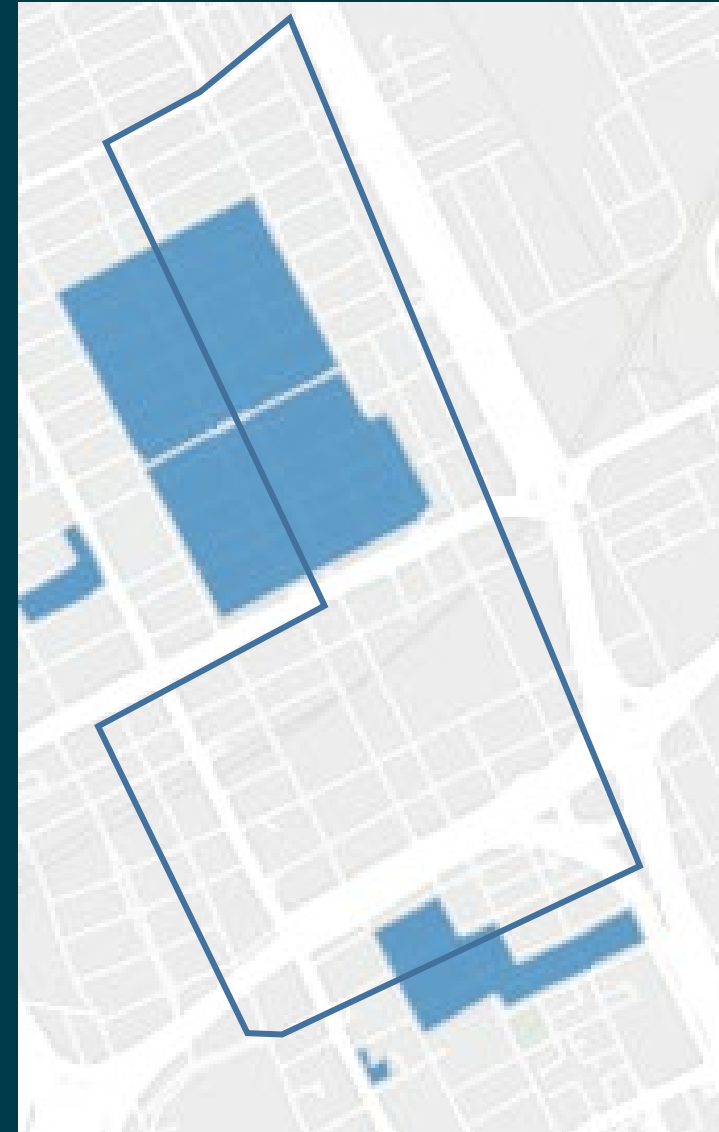
# Fisher 21 Lofts + Homeowner Stability

State Law (Proposal A): Protects homeowners from large jumps in value and taxes by capping property tax increases at 5% or inflation - whichever is less

Citywide Resources Available for Homeowner relief from property taxes

- Principle Residence Exemption
- HOPE – Homeowner’s Property Exemption (formerly HTAP): for primary residence homeowners that qualify by income
- Further information from Assessor’s Office: <https://detroitmi.gov/government/boards/property-assessment-board-review/homeowners-property-exemption-hope>
- Some areas of the Fisher 21 Impact Area are also eligible for Neighborhood Enterprise Zone: <https://detroitmi.gov/departments/office-chief-financial-officer/ocfo-divisions/office-assessor/nez-homestead>

## NEZ Homestead Zones in Fisher 21 Impact Area



# 2A

Department of Public Works ON... Safety + Community Well Being

- Q**
- 1. Will you provide details around how construction traffic will be managed to us and the residents, remaining up to date?
  - 2. What are the planned construction truck routes to minimize impact and maintain or increase quality of life?
  - 3. Can you explain how Palmer Court will be likely affected by traffic re-routing?

# 2A + 2B

Department of Public Works ON... Safety + Community Well Being  
and Public Amenities

- Q**
- 4. What is the plan for pedestrian safety during construction and after with increased traffic?
  - 5. Does your office maintain the public right of way and amenities such as: sidewalks, ADA compliance with sidewalk ramps, public green space maintenance, bus stops, and public toilet facilities?

***Written Responses to NAC Questions –  
City of Detroit Department of Public Works  
(DPW)***



# Fisher 21 Lofts + Traffic Impacts

**NAC Question:** Will you provide details around how construction traffic will be managed to us and the residents, remaining up to date?

**DPW Response:** Building and Safety Engineering Department is responsible for issuance of permit and its enforcement. Construction traffic is encouraged to use Harper and I-94 and trucks are prohibited on the residential streets.

**NAC Question:** What are the planned construction truck routes to minimize impact and maintain or increase quality of life?

**DPW Response:** Harper and I-94

**NAC Question:** Can you explain how Palmer Court will be likely affected by traffic re-routing?

**DPW Response:** We are not anticipating any impact on Palmer Court apartments, since they are situated south of I-94 away from the project site.

**NAC Question:** Does your office provide monitoring for construction dust and air quality? If no, who does?

**DPW Response:** No. Building and Safety Engineering Department is responsible for this.

# Fisher 21 Lofts + Traffic Impacts

**NAC Question:** What is the plan for pedestrian safety during construction and after with increased traffic?

**DPW Response:** The construction contractor/developer is responsible to maintain reasonable pedestrian safety/access during the construction. BSEED oversees construction in private property and as such is responsible for ensuring pedestrian safety is not compromised. However, if any major pedestrian safety issues arise along city's ROW, we will be available to evaluate the situation and provide appropriate safety solutions to the developer for implementation. DPW is responsible for construction activity in city's Right of Way (ROW) only.

After the construction, prior to the issuance of certificate of occupancy, the developer/contractor is responsible to restore city's ROW including sidewalks to its original condition. As evident from the traffic impact study, the impact of this development to the city's street system is insignificant. In the future, DPW traffic engineering team will be available to evaluate and implement mitigation measures if and when warranted.

**NAC Question:** Does your office maintain the public right of way and amenities such as: sidewalks, ADA compliance with sidewalk ramps, public green space maintenance, bus stops, and public toilet facilities?

**DPW Response:** DPW is responsible for public ROW. However, during the construction the construction area maintenance within the construction influence area will be under the contractor's responsibility. GSD is responsible for public green space maintenance.

# 3A + 3B

DWSD ON... Safety + Community Well Being and Public Amenities

**Q:**

**1. What is the plan for the increased storm water and demand on sewerage that will be caused by this proposed development?**

**2. Is there a plan to include public water fountains and toilets in a green space that is open to the public?**

# 4A

CRIO ON... Jobs

**Q:**

**1. In compliance with all federal, state, and local laws, how will jobs for Detroiters be monitored and assessed during the construction phase and afterwards?**

**2. Will students in DPSCD Voc-Tech programs or GDYT youth have an opportunity to work on this project during its development as well as after?**



# 4A

CRIO ON... Jobs

**Q:**

**3. What type of development scorecard tool does your office use?**

**4. What are measures of accountability that you utilize with developers to ensure compliance?**

**5. What happens if a developer is out of compliance?**

# 5A

## BSEED ON... Safety + Community Wellbeing

**Q:**

**1. How is environmental monitoring of noise, dust, and air-quality handled during and after construction?**

**2. What is the inspection protocol? What is the frequency? How is data shared with residents?**

**3. How do residents register an environmental concern, complaint, or violation?**

**4. What alert systems will be put in place so residents are aware of heightened risk?**

# 6A

DEVELOPER ON... Displacement + Affordability

**Q:**

**1. Will you base your affordability on the average household income for Detroit instead of using the AMI? If not, would you be open to offering some affordable units for 50%AMI?**

**2. Will contribute a percentage of profits to The Detroit Affordable Housing and Preservation Trust Fund, through HRD, which supports secure housing for Detroit residents making less than \$35K per year?**

# 6B

DEVELOPER ON... Safety

**Q:**

**3. Is this a non-smoking building?**

**4. What is the plan for removing toxic materials? Who is performing the work?**

**5. How will you ensure that all neighbors, especially children playing outside, are protected from toxins in-transit during construction and beyond?**



# 6B

DEVELOPER ON... Safety + Community Wellbeing

**Q**

**6. How do you plan to ensure all workers receive the highest level of safety precautions taken, continual monitoring and care if needed during construction?**

**7. Do you have a plan for private security, pre and post construction? If so does it include (racial, disability, and neurodivergence) sensitivity training for all agents?**

# 6C

## DEVELOPER ON... Jobs

- Q** ■ 8. What is your plan to ensure that Detroiters are working on this job? What are the plans for recruitment, retention, and reporting?
- 9. During construction, is it the plan that workers will be paid prevailing wage, if non union workers are used?

# 6C

DEVELOPER ON... Jobs

## Q

**10. Once the hazmat remediation is complete, would you consider Voc-Tech students from DPSCD to shadow or apprentice on this site?**

**11. After construction, will you make a commitment to donating to programs that do job training and prioritize hiring high school-aged youth from the impact area and surrounding neighborhoods?**

# 6D

DEVELOPER ON... Food Security

**Q** ■ 12. Will you make a commitment to requiring leased tenants to procure from and/or donate to local farms and food businesses based in the North End and surrounding areas, prioritizing small, BI-POC owned, longtime Detroit-owned businesses on a long-term basis?

# 6D

DEVELOPER ON... Food Security

**Q** 13. Will you make a commitment to support local emergency food pantries with donation?



# 6E

## DEVELOPER ON... Public Amenities

**Q:**

**14. What is the list of public amenities you are offering to the community?**

**15. Are you open to having a living green space with amenities where the public can gather free of charge? If so, where will they be in the building or on-site?**

**16. Will there be covered bicycle parking?**

# 6E

## DEVELOPER ON... Public Amenities

- Q** ■ **17. Are you open to contributing to and investing in senior and youth programs that exist in the neighborhood?**
- 18. Will you open your facilities to structured programming that includes residents in the community at large, such as water aerobics, swimming or art classes?**

# 6E

DEVELOPER ON... Public Amenities

**Q:** 19. Are you willing to explore solar and/or geothermal for the building and surrounding neighbors?

20. Would you be willing to host learnshares or workshops on building rehabilitation and development for neighbors who are developing their own properties?

# Thank you!

**Fisher Body Plant 21**

**Neighborhood Advisory Council (NAC)**

**[FisherLoftsNAC@gmail.com](mailto:FisherLoftsNAC@gmail.com)**

# General Q & A

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# CBO TIER 1 PROCESS

## Identifying Project Impacts and Mitigations



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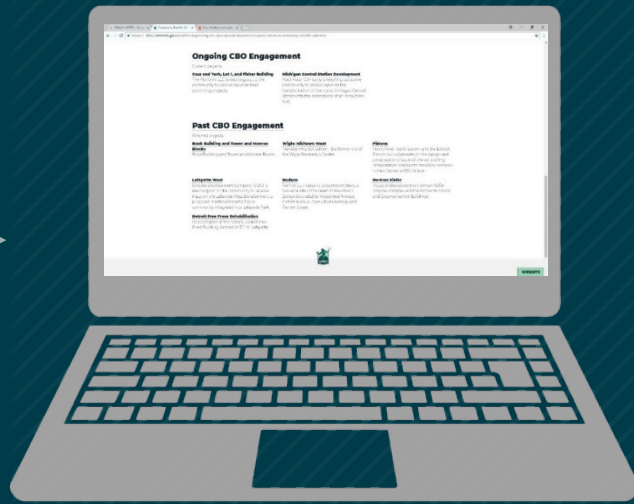
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# What Comes Next

**Next CBO Meeting:  
Tuesday May 24th at 6pm**

- *Public Meeting as NAC works to develop impacts*
- **In-person meeting at: Ford Piquette Plant  
– 461 Piquette St. Detroit 48202**
- **Remote access via Zoom**
- **Meeting registration at:  
<https://bit.ly/FisherBody21-CBO>**
- **All project notices and documents will be available at  
[www.detroitmi.gov/FisherBody21](http://www.detroitmi.gov/FisherBody21)**

