

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

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

November 14, 2023 - CBO Meeting #6

AGENDA

Welcome & Introductions

Project Pillar Discussion: Housing for Detroiters

**NAC Discussion – Review and Finalize Project Impacts and
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

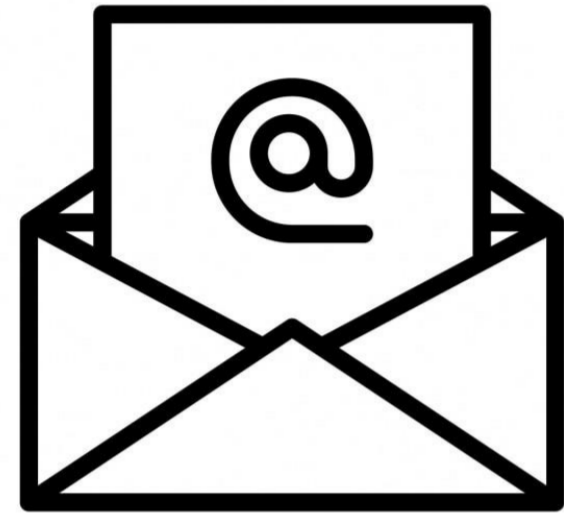
THE NAC
DEVELOPS
SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE DEVELOPER
RESPONDS

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



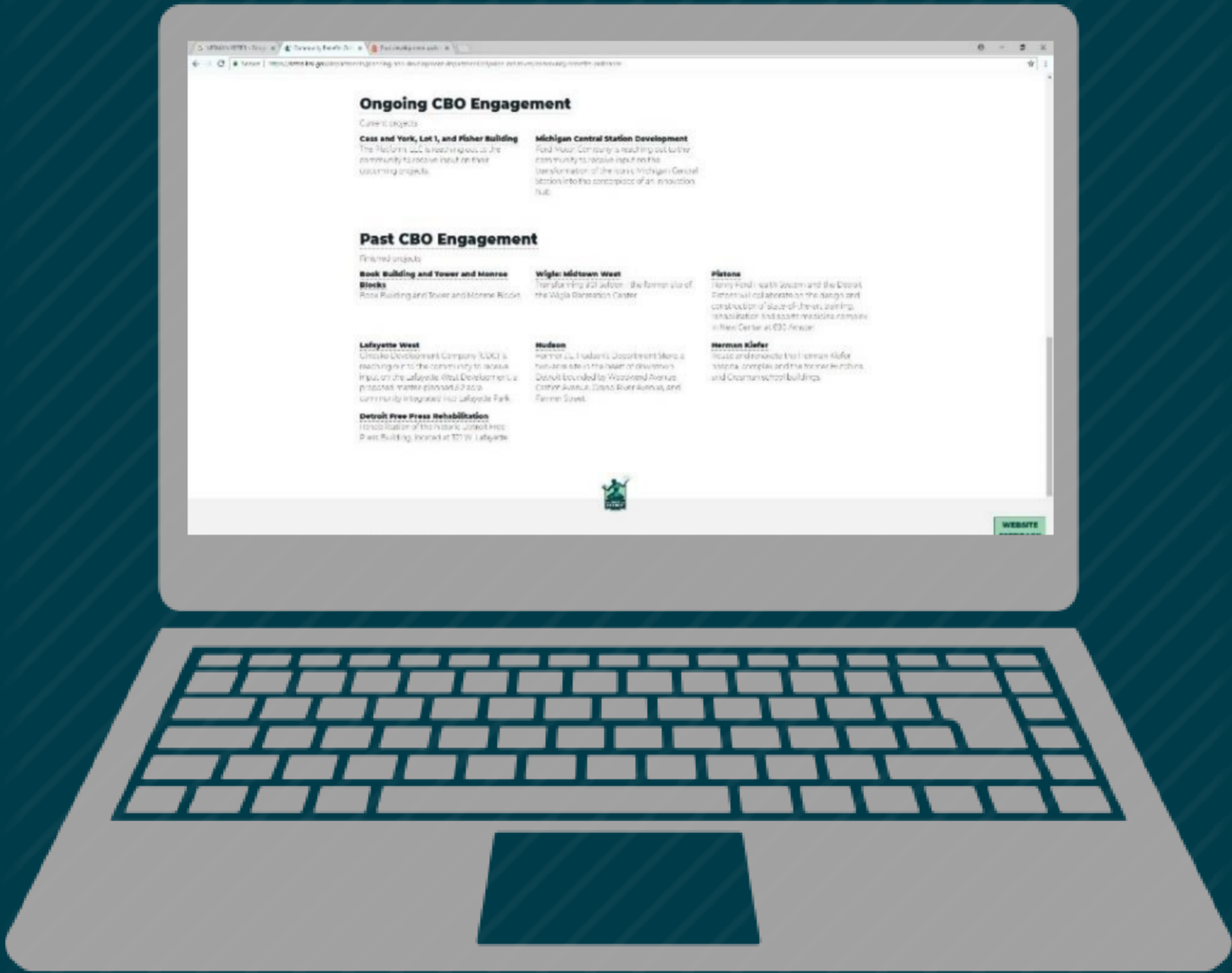
futureofhealthnac@gmail.com



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

Project Pillar Discussion:
Housing for Detroiters

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%

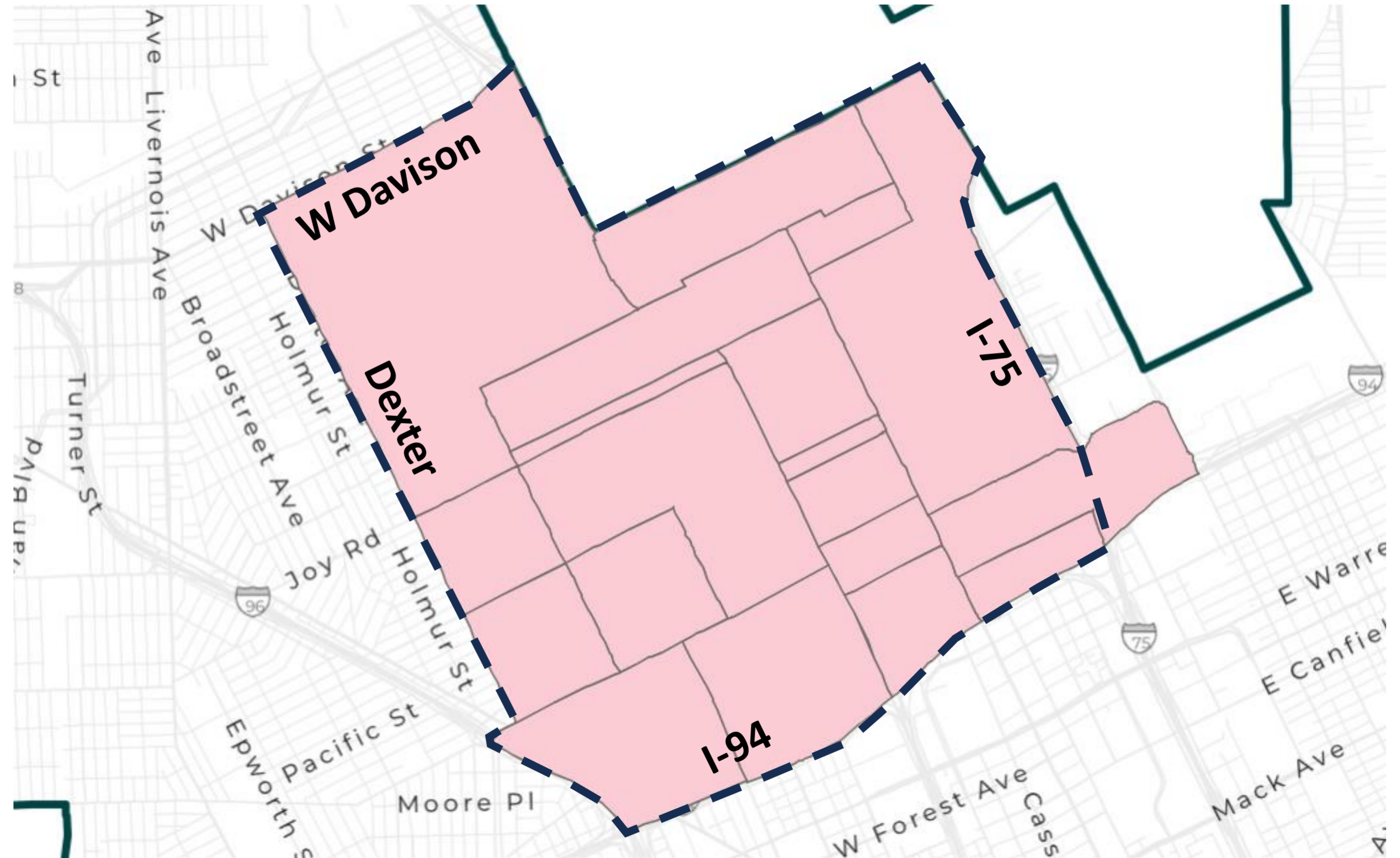
At 60% AMI or
below

**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

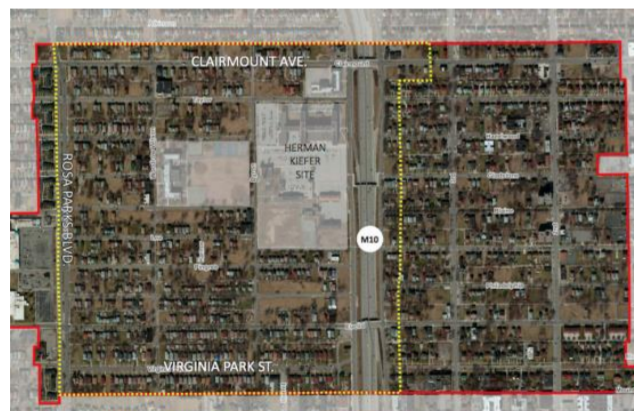


Baltimore Station I & II

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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FORD
HEALTH**®

**HENRY FORD HEALTH +
MICHIGAN STATE UNIVERSITY**
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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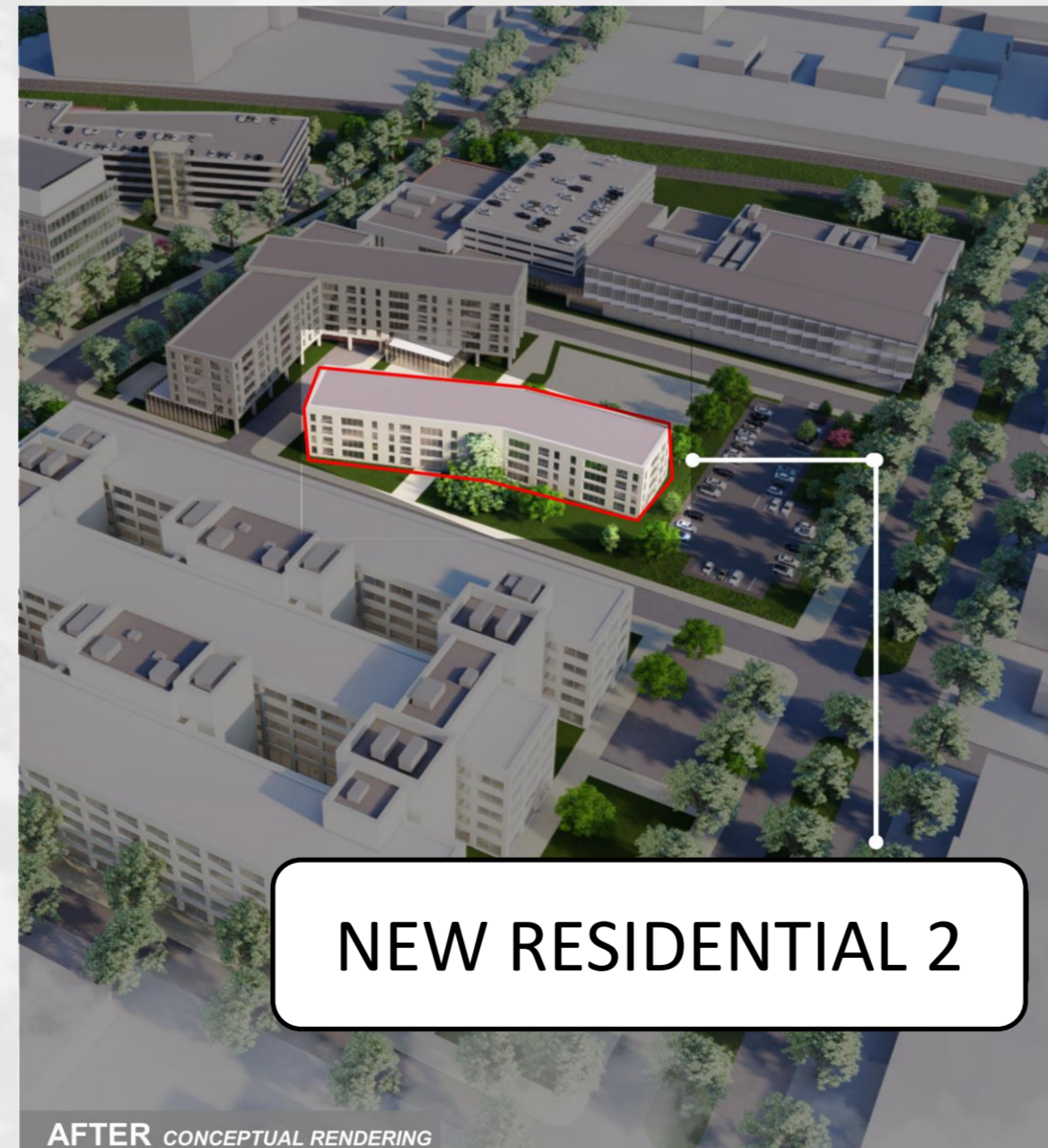
New Construction

\$79 MILLION
154 UNITS



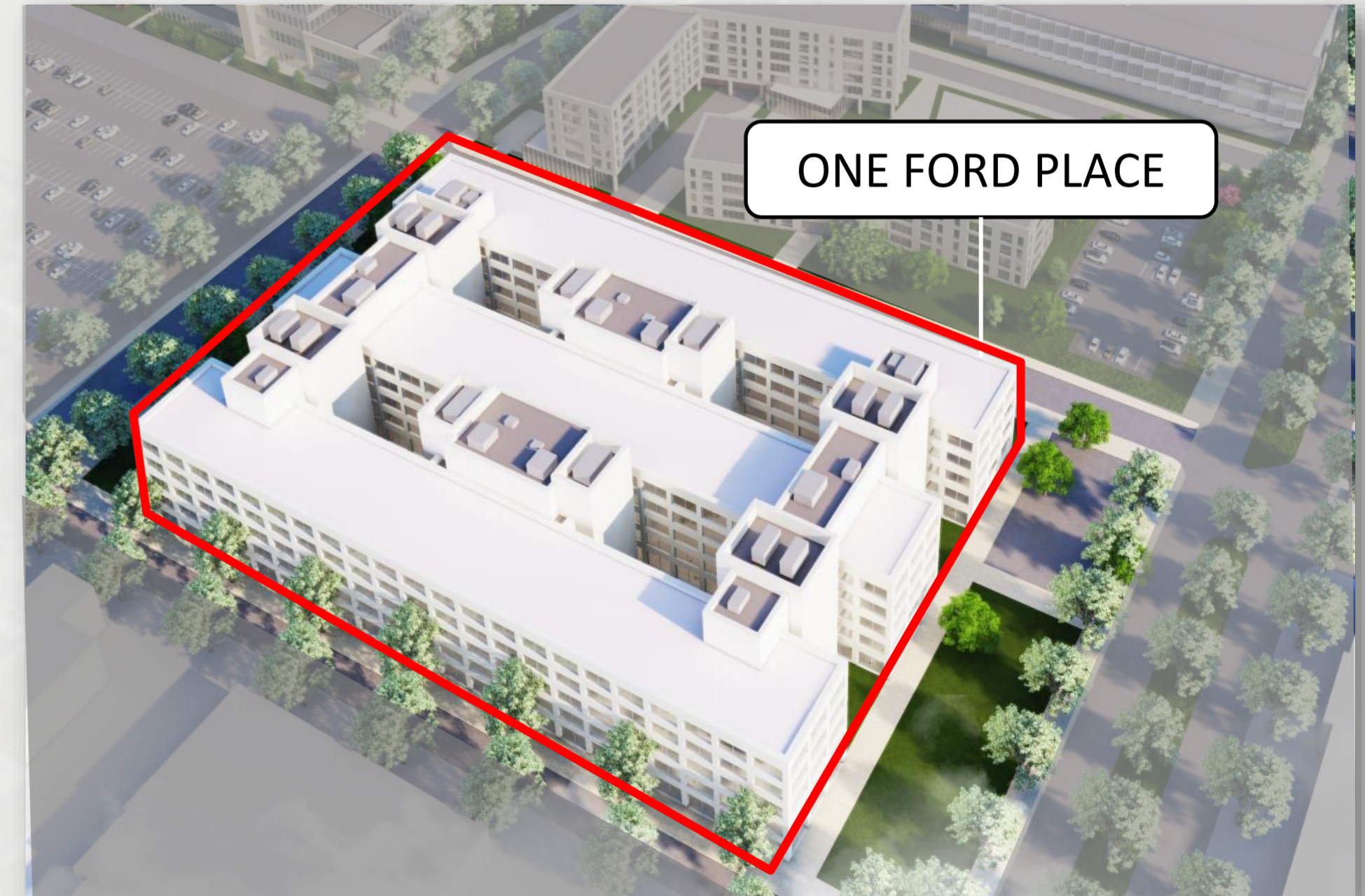
New Construction

\$54 MILLION
105 UNITS



Historic Adaptive Reuse
Office Conversion

\$189 MILLION
403 UNITS



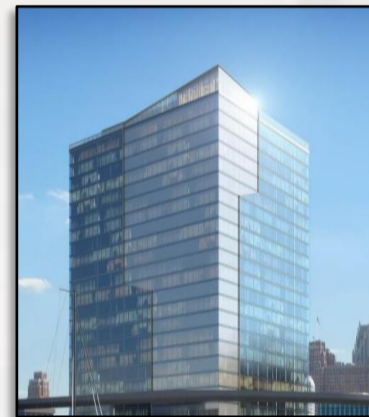


MARKET-RATE MULTI-FAMILY RENTALS IN THE CITY OF DETROIT



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



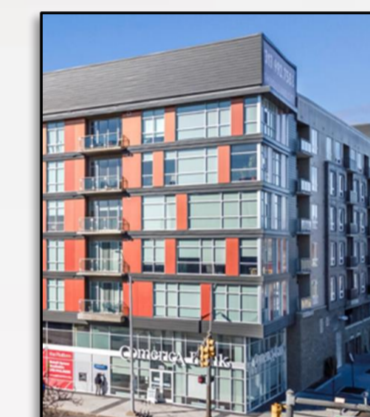
Studio – \$1,340-\$1,700 / Mo

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

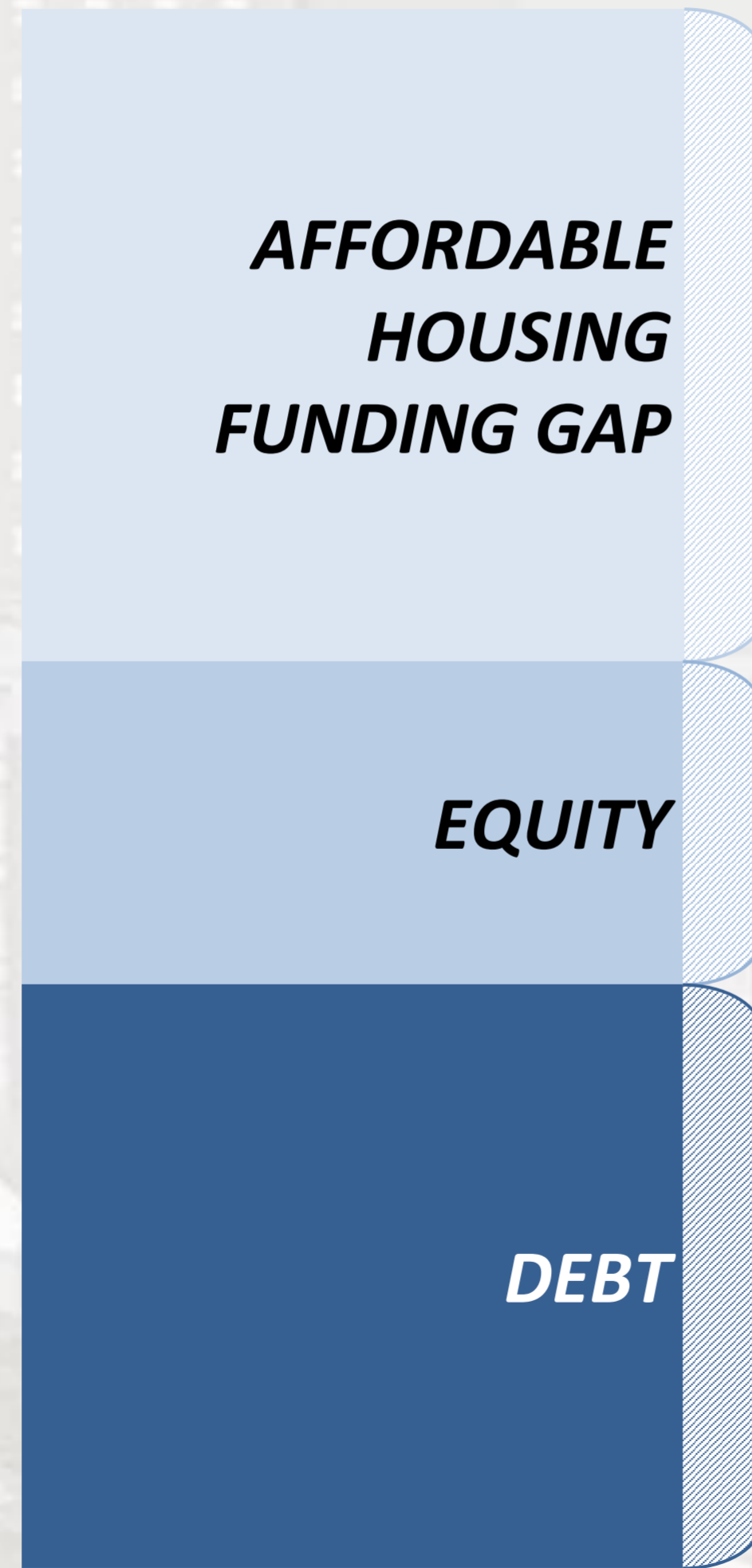


SUBSIDIES ARE USED TO DELIVER AFFORDABLE & WORKFORCE HOUSING



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
+ 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	DEEP AFFORDABLE UNITS
\$15	FULL TIME JOB HOURLY WAGE AFFORDABILITY LEVEL (50% AMI)
8,000	SF COMMERCIAL / RETAIL SPACE
+	248 CONSTRUCTION JOBS
+	<u>45</u> <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 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

NAC Discussion: ***Project Impacts***

Public may submit comment cards with ideas

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

Public Comment



Two minutes per speaker

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

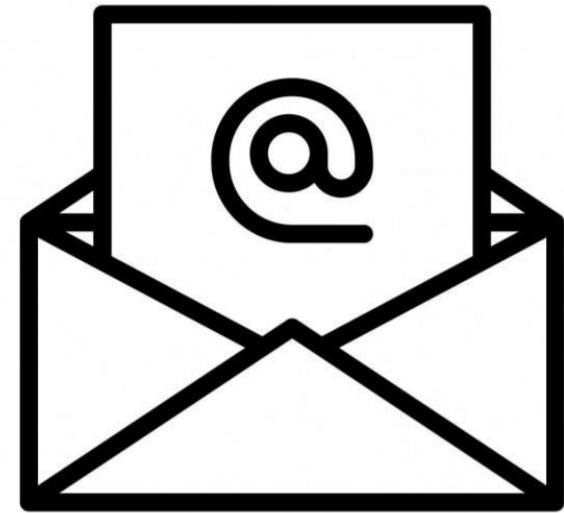
THE CITY AND
DEVELOPER
GENERATE AN
**AGREEMENT IN
RESPONSE TO
THE IMPACTS**
WITH THE NAC'S
SUPPORT

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

CONTACT THE NAC DIRECTLY



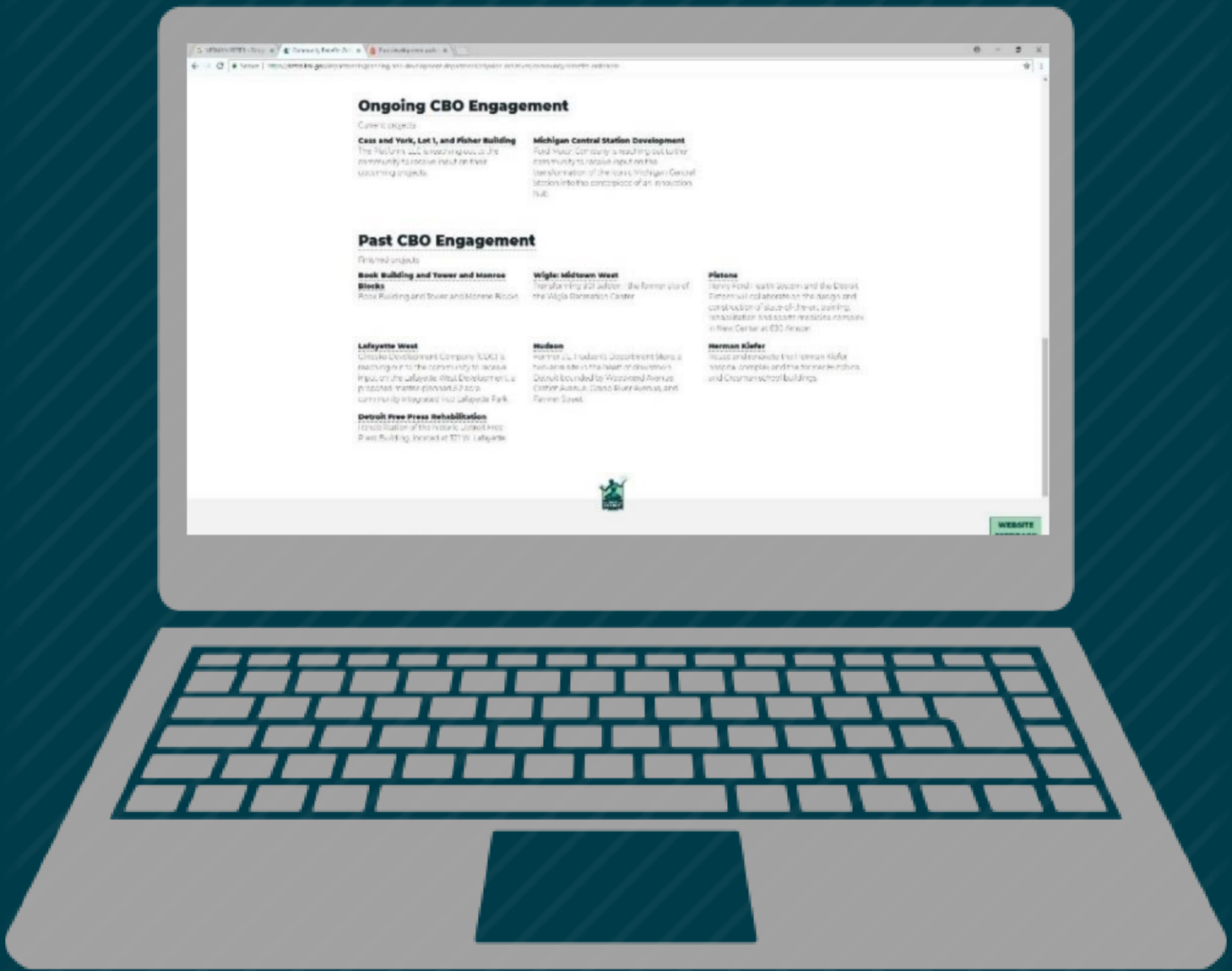
futureofhealthnac@gmail.com



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 November 28 at 6pm

Doors at 5:30 for Registration and Refreshments

- Discussion of 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

