

Welcome to the **The Future of Health**

COMMUNITY BENEFITS ANNUAL UPDATE MEETING



DEPARTMENT OF
Planning &
Development



December 10, 2025

AGENDA

Welcome & Introductions

CBO Process Review

CBO Monitoring and Enforcement

Construction & Project Update

Community Benefits Provision Update

NAC Q & A + Discussion

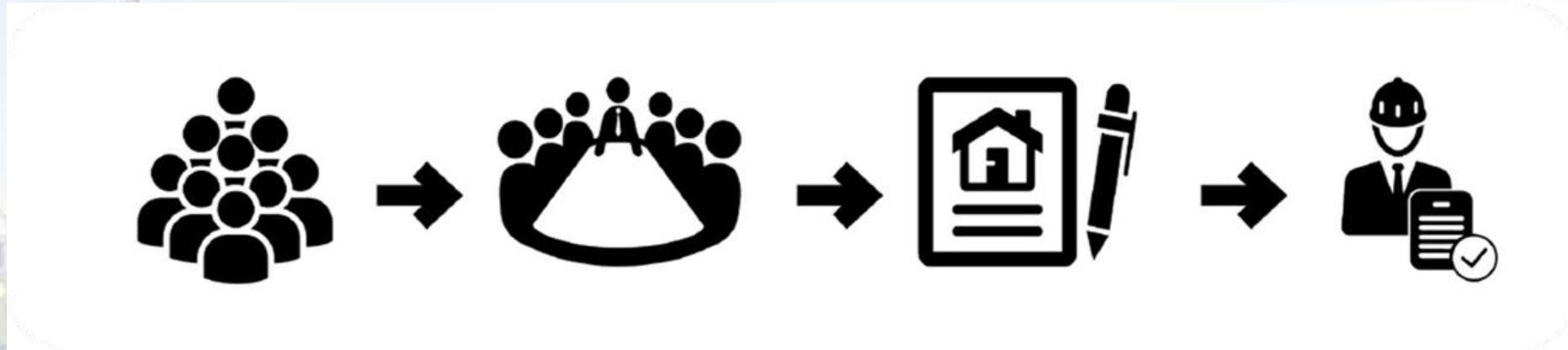
General Public Comment

THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **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***

CBO Engagement Process

Developing the Community Benefits Provision



↑

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

↑

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

↑

**THE NAC
DEVELOPS
SUGGESTIONS
TO
IDENTIFIED
IMPACTS**

↑

**THE
DEVELOPER
GENERATES
AN
AGREEMENT IN
RESPONSE TO
THE NAC'S
INPUT**

CBO Engagement Process

What we heard from the community

**9 CBO
MEETINGS
HOSTED BY
CITY**

**449
Attended
In Person or
Via Zoom**

**October
2023 –
December
2023**

Housing	Employment and Local Hiring	Education	Healthcare
Community Building: Community Partnerships	Community Building: Neighbor- hood Quality of Life	Community Building: Green Space	Community Building: Construction Impacts
Community Building: Traffic and Mobility	Community Building: Building and Site Design	Community Building: Sustaina- bility	Community Building: Local Business Support

COMMUNITY BENEFITS PROVISION CONTENT

Enforcement Mechanisms for the Community Benefits Provision

Ex. Claw-back of City-provided-benefits,
revocation of land transfers or
land sales, penalties and fees

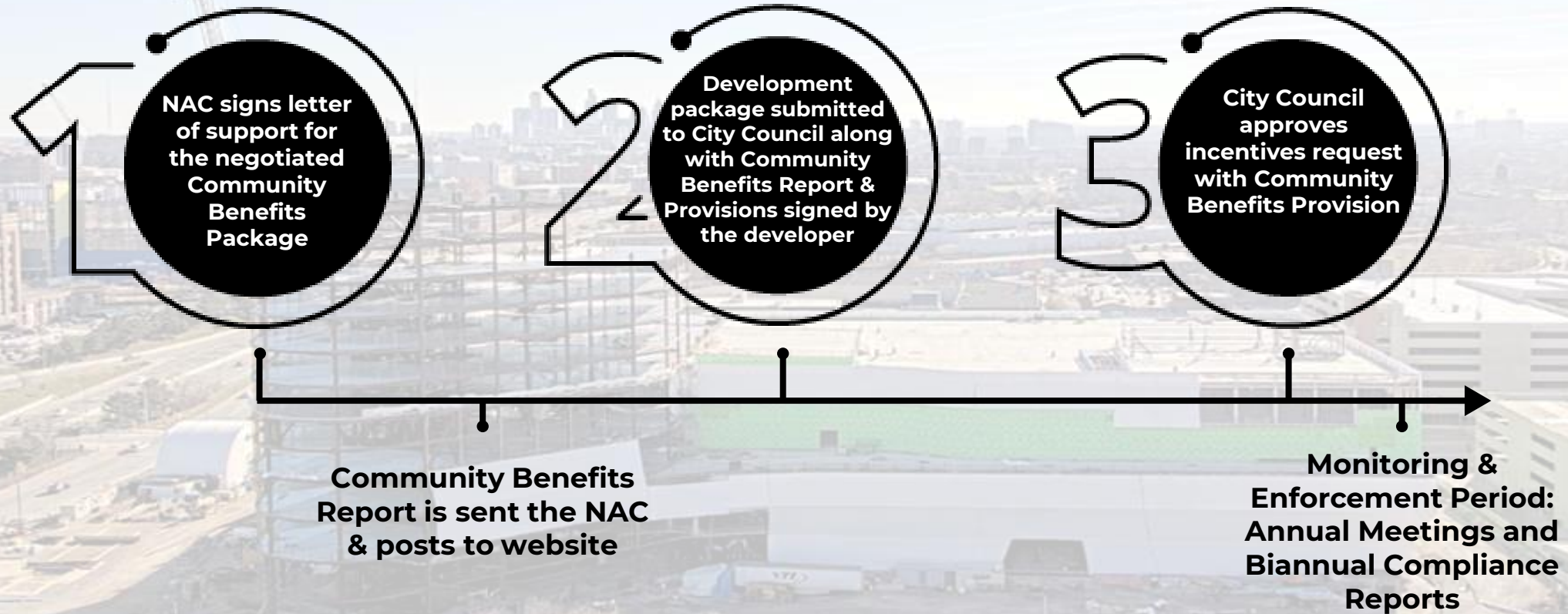
List of Benefits That Developer Has Agreed to Provide

Requirement for Developer to Submit Compliance Reports

Community Engagement Requirements

***The Community Benefits Provision Agreement remains in
effect throughout the duration of the project***

ONCE CBO MEETINGS ARE COMPLETED




ONCE CBO MEETINGS ARE COMPLETED

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

www.detroitmi.gov/futureofhealth

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




CITY OF DETROIT An official website of the City of Detroit. [Here's how you know](#)


 Buses Pay Business Jobs Water Government Departments Search Language

Where am I: [Home](#) > [Departments](#) > [Planning and Development Department](#) > [Community Benefits Ordinance](#) > [Past CBO Engagements](#) > [Future of Health - Detroit](#)

Future of Health - Detroit

ON THIS PAGE News & Events Documents Contacts Sections




Site Legend

- Residential/Mixed-use
- Research Facility
- Parking Garage
- Green Space
- HFH Hospital Expansion

Visit <https://www.henryford.com/future-of-health> for the latest developer updates and to sign up for their e-newsletter

Attend the 2025 Future of Health Annual Update Meeting

- When: Wednesday December 10, 2025 at 6:00pm (doors open at 5:30pm for registration and refreshments)
- Two ways to participate: RSVP at <https://bit.ly/futureofhealth2025> to receive parking information and zoom link
 - Attend In-Person: Henry Ford Hospital, Room 2055 - 2799 W. Grand Blvd. Detroit, MI 48202
 - Parking Information: Attendees can park at the Patient / Employee Garage (PEG). Enter the garage from southbound John C. Lodge Service Dr., just south of Bethune.
 - Join via Zoom: [Register to receive the meeting link](#)



Community Benefits Monitoring and Enforcement by CRIO

THE ORDINANCE

The Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors Tier 1 Projects under the Community Benefits Ordinance

TIER 1 PROJECTS ARE:



\$75M
OR MORE IN
CONSTRUCTION
COSTS

+



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

OR



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

CRIO is responsible for *monitoring and enforcing Community Benefits Provisions*

- CRIO sends the developer a biannual CBO status request letter and a reporting form with targeted questions. This form requires the developer to provide specific updates on all commitments
- CRIO reviews the submitted information, requests a project walkthrough, documented proofs and/or additional clarification
- CRIO meets with various departments to verify submitted information
- CRIO then generates a report. Reports can be found online at: <https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/about-crio/compliance-team>

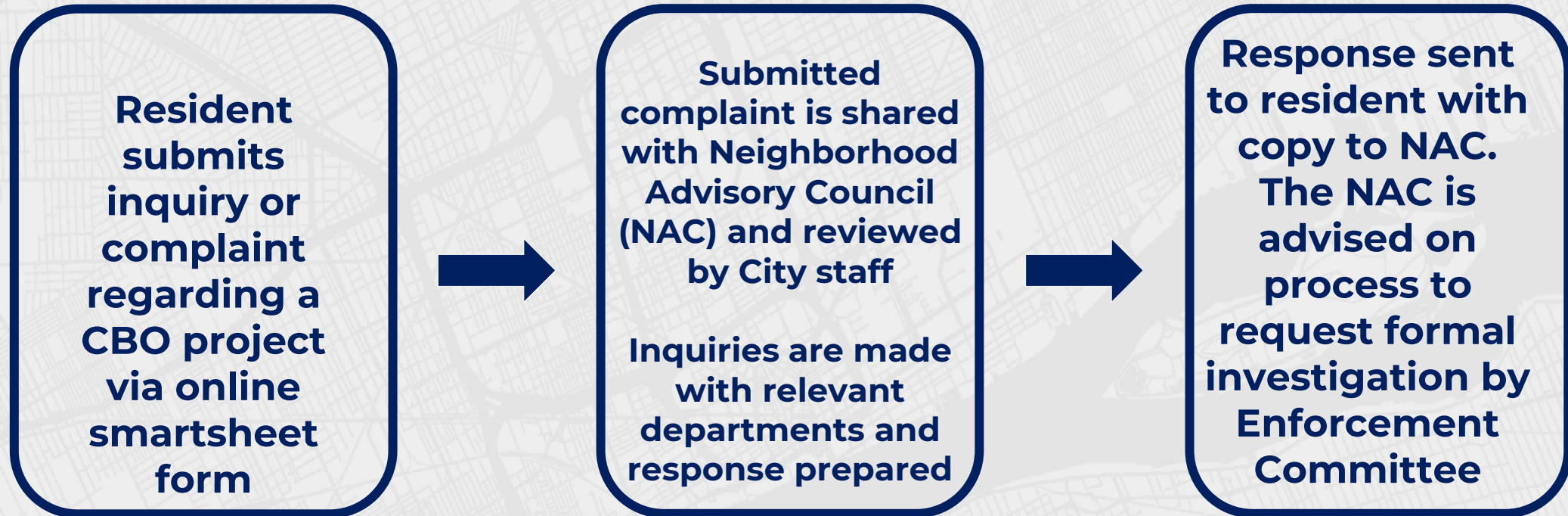
Earlier in 2025, The Future of Health completed its self-reporting, as mandated by the Community Benefits Ordinance.

CRIO has reviewed the information presented, investigated, and verified the claims made by The Future of Health team and the City Departments associated with each provision.

The statuses are below:

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	53
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Not Started- No action taken	9
	Additional information requested	0
Completed	Commitment fulfilled	2
Total Commitments		64

Stage 1: Citizen Submitted Complaints



Submit Public Comments for CBO Projects at:
<https://bit.ly/CBOPublicComment>

Stage 2: Formal Investigation Requested by NAC

**NAC submits
request for
complaint to
be formally
investigated
by
Enforcement
Committee**



**Enforcement
Committee (EC)
is convened by
Corporation
Counsel –
including PDD,
CRIO, LPD, and a
NAC
representative**



**Within 21 days
of receipt of
formal request,
the EC
completes
investigation
and submits
findings* to
NAC as well
original
complainant**

****Enforcement Committee findings shall include:***

- 1. Whether the Developer is in compliance with the Community Benefits Provision***
- 2. How the Community Benefits Provision will be enforced or how violations will be mitigated***

Stage 3: NAC disagrees with Enforcement Committee findings

If NAC disagrees with findings or determines that the EC is not diligently pursuing enforcement - NAC may send notice to EC which will have 14 days to respond



If NAC is not satisfied with subsequent response from EC, NAC may petition City Clerk to request a City Council hearing with both the NAC and EC



City Council may elect to hold a hearing to determine if the EC has made reasonable efforts to ensure developer compliance.

Based on its findings, City Council can require follow up action from the EC and/or developer.

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Compliance Team Lead
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Construction & Project Updates

MISSION – DRIVEN DEVELOPMENT

MISSION: Serving a purpose other than profit



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NON-PROFIT
HOSPITAL SYSTEM



COMMUNITY
IMPACT



MICHIGAN STATE
UNIVERSITY

NON-PROFIT LAND
GRANT UNIVERSITY

Our Mission

We Improve People's Lives

Our Vision

We will shape the future of health – fueled by science, guided by compassion, inspiring hope.

Our Values

Service

We provide compassionate care with an open-mind and open-heart.

Excellence

We own it.

Creativity

We embrace courage and curiosity to unlock new possibilities for better health.

Respect

We honor every voice and every life we serve.

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

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

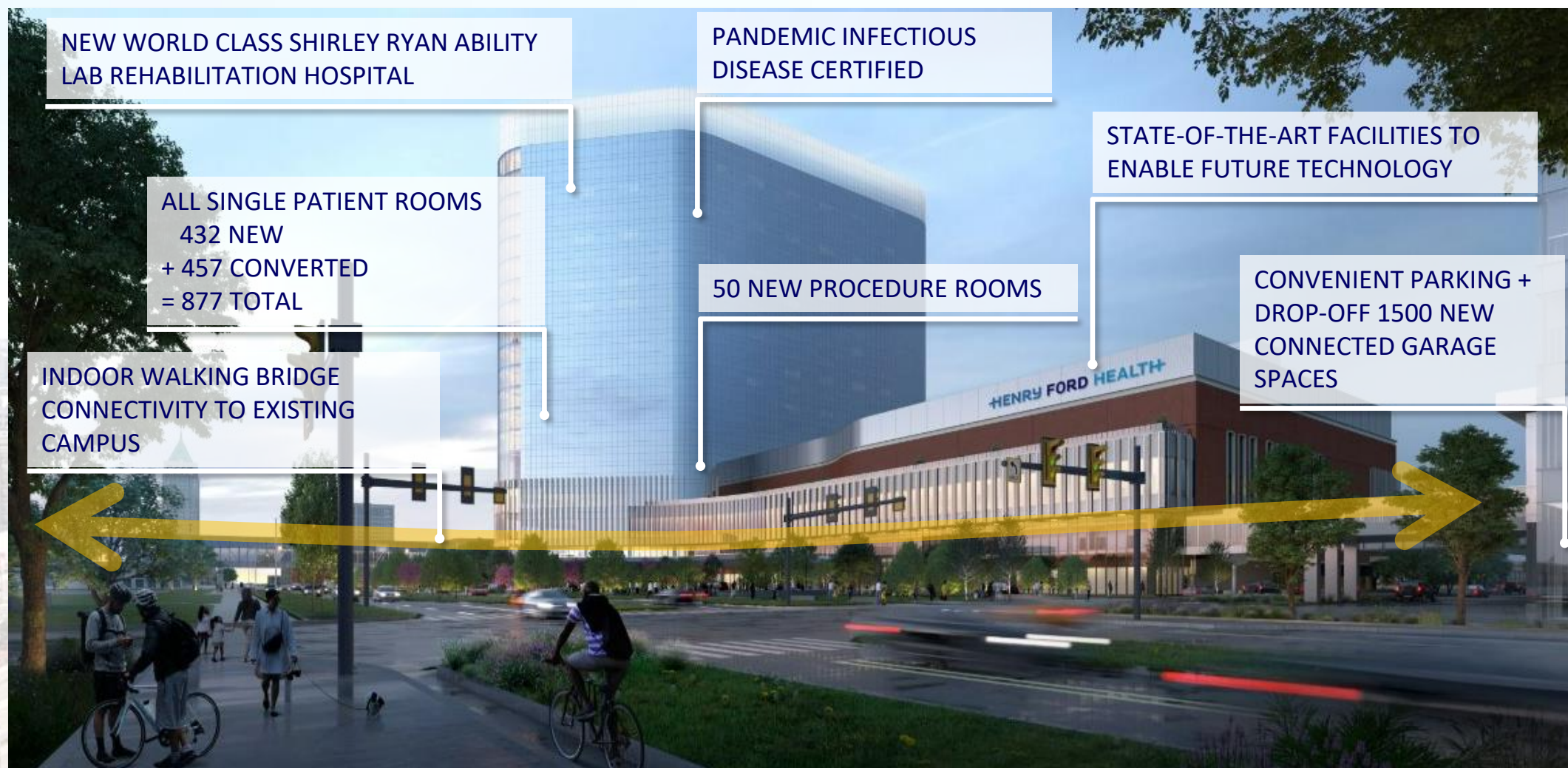
GREEN SPACE +
CONNECTIVITY

NEW PARKING SOLUTIONS

BRIDGE TO LEGACY
CAMPUS

RELOCATED EMERGENCY
& AMBULANCE ENTRANCE AWAY FROM
NEIGHBORS

WALKABLE + ACCESSIBLE



Project Schedule

Project	Construction Start	Completion/Phase
Hospital Expansion	10/2024	12/2029
HFH+MSU Research Building	05/2024	05/2027
Central Energy Hub	09/2024	04/2027
South Parking Garage	05/2024	12/2025
Residential/Mixed-Use	2026	Pre-Development Phase
Infrastructure	05/2024	12/2029

Project and Construction Update



Hospital Expansion



Central Energy Hub



Henry Ford + MSU
Research Building



South Parking Garage



Residential/Mixed-Use

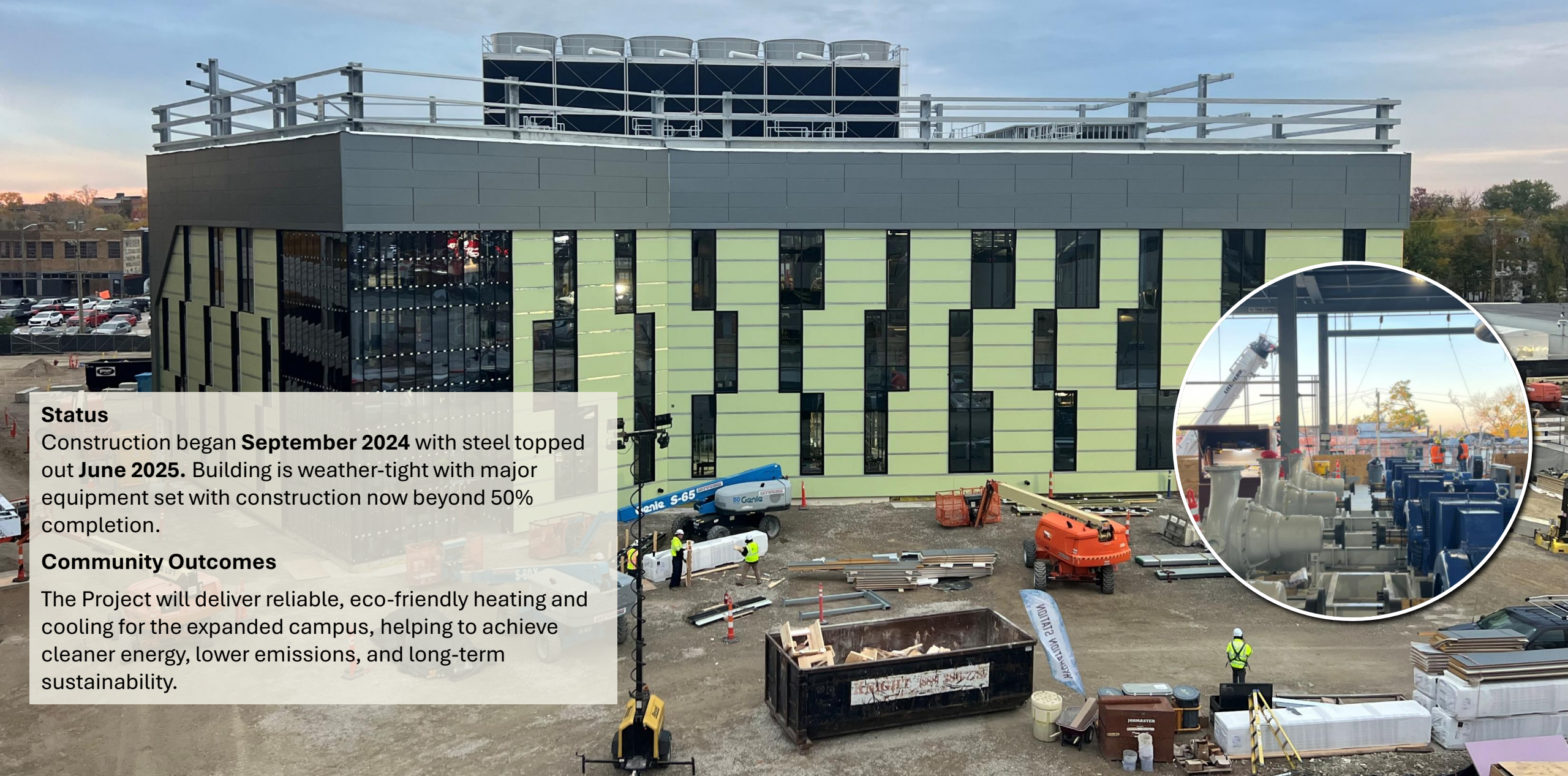
Status

Construction began **September 2024** with *Podium* steel complete and *Tower* steel progressing through 12th floor. Connecting pedestrian bridges to be installed in **2026**, Tower topping out **May 2026** and project completion at end of **December 2029**.

Community Outcomes

Project will provide private patient rooms, expanded emergency and trauma care, and advanced rehabilitation services, improving access and quality of care for the community.





Status

Construction began **September 2024** with steel topped out **June 2025**. Building is weather-tight with major equipment set with construction now beyond 50% completion.

Community Outcomes

The Project will deliver reliable, eco-friendly heating and cooling for the expanded campus, helping to achieve cleaner energy, lower emissions, and long-term sustainability.


Status

Construction began **May 2024** with precast structure complete **April 2025**. Garage is near completion by **December 2025**. Currently finalizing first-floor activities, exterior signage and site work, and preparation of adjacent roads for access.

Community Outcomes

The project will enhance accessibility and sustainability with 150 ADA spaces, 38 EV charging stations, and a pedestrian bridge for direct access to healthcare facilities, while easing street parking demand during construction.






Status

Construction began **May 2024**, with steel topping out **July 2025**. Structural steel and major concrete complete; curtainwall installations about 50%. Curtainwall and stair tower work continue with interiors through **2026**. Project completion scheduled **May 2027**.

Community Outcomes

Project will provide improved health outcomes and reduced disparities through groundbreaking research in cancer, neuroscience, and precision health, while also gaining economic growth from new jobs and development in Detroit.



Status

Construction of the first residential building is anticipated to start in **2026**. Project is currently in pre-development phase.

Community Outcomes

20% affordable units at an average of 50% Area Median Income (AMI). Project to feature Universal Design concepts, stormwater management, parking lot transformed into community asset.

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Recap of Community Benefits Agreement

LARGEST COMMUNITY BENEFITS

OUR MISSION-DRIVEN PILLARS

INFORMED BY THE NAC + OVER 1,000 LISTENING SESSIONS IN THE COMMUNITY AND ACROSS THE CITY OF DETROIT



All Commitments On-Track or In Planning Phase

PILLAR	FUTURE OF HEALTH COMMITMENTS
HOUSING	<ul style="list-style-type: none">• 662 New Residential Units• 20% Affordable• Acceptance of Section 8 Vouchers• 13 @ 30% AMI• 107 @ 50% AMI• 13 @ 70% AMI• Home Repair + Rental Assistance Funding
HEALTHCARE	<ul style="list-style-type: none">• Urgent/Fast Track Care Services• Dedicated Behavioral Health Space• Uncompensated Care• Community Health Worker Impact Area Senior Citizens• Community Health Fairs + Medical Resources for NWHS and UPrep
CAREER OPPORTUNITIES + EDUCATION	<ul style="list-style-type: none">• 50 Free Tuition MSU Scholarships Over 10 Years + Alternative Career Education• Apprenticeship + Mentorship Programs• Job Preference for Detroiters• Active Positions and New Opportunities
COMMUNITY BUILDING	<ul style="list-style-type: none">• Local Business Acceleration Plan• Community Partnerships + Micro-Grants• Fairbanks School Redevelopment Planning• Virtual Website Information – Job Postings, Construction Updates, Affordable Housing Information

55 COMMITMENTS

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Community Benefits Agreement Update

Housing for Detroiters

Driving Housing Accessibility and Stability for Detroit Residents

1. Expanding Affordable Housing for Detroit Families

Committed 20% of residential units to deeply affordable units for 30 years and acceptance of Section 8 vouchers to increase housing stability for low-income households.

2. Home Repair and Rental Assistance

Allocation of \$2 million for owner-occupied home repairs and \$500,000 for rental assistance in the impact area, helping residents maintain safe, stable housing.

3. Advancing Inclusive, Long-Term Affordability

Funding \$2 million for affordable housing preservation, launched a Community Land Trust with \$250,000, and incorporated universal design principles to ensure accessibility and protect affordability for future generations.



Career Opportunities

Empowered Detroit and the Region Through Economic Opportunity and Workforce Development

1. Expanded Career Pathways

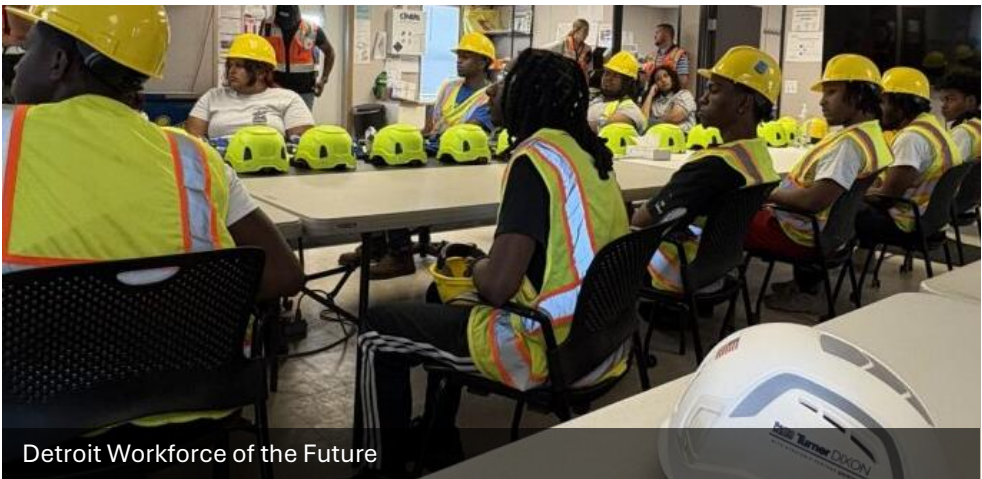
Hosted 50 job fairs (in-person or virtual) in Detroit. Engaged 150+ students through apprenticeship awareness events and connected hundreds of Detroiters to job opportunities via multiple career fairs at Wayne State University and Henry Ford Hospital.

2. Built Talent Pipelines

Enabled tuition-free, paid programs for Nursing and Medical Assistants, which resulted in 37 graduates now employed full-time at Henry Ford Health.

3. Invested in Detroit’s Future

Over \$100 million awarded to local businesses, and partnered with HBCUs to strengthen the City and Regional economy and workforce.



Education

Opportunities for Learning and Growth Through Scholarships, Resources, and Career Pathways

1. Expanded Educational Access

Provided emergency medical kits to local high schools and launched programs supporting 27 students in health professions, with recruitment underway for the next cohort.

2. Scholarships and College Support

Committed \$450,000 to mentorship programs, up to \$300,000 for room and board assistance, and awarded over \$100,000 in scholarships, while progressing toward 50 full tuition-free scholarships.

3. Developed Career Pathways in Healthcare

Introduced mentorship and job shadowing initiatives, including *Destination Success* and *HFH Career Bridge Program*, to expose students to healthcare careers and provide hands-on experiences.



Finest Healthcare for Detroiters and Beyond

Building Health Equity and
Access for Detroit Communities

1. Expanding Urgent & Primary Care Access

Project to enable streamlined emergency intake, planned same-day primary care clinics, and dedicated behavioral health spaces to ensure timely, comprehensive care for Detroit residents.

2. Strengthening Community Health Support

Held **549 health screenings** and **60 health education outreach** meetings in the community. Deployed health workers and educators to senior housing to improve navigation, provide screenings, and deliver wellness education in neighborhoods.

3. Advancing Maternal Health

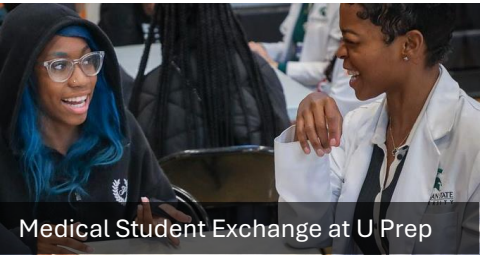
Enrolled **126 mothers in group prenatal care** to reduce infant mortality and promote healthy births via *Women-Inspired Neighborhood (WIN) Network: Detroit*. Added Breastfeeding Peer Counselors at New Center One and Ford Road. Added a CHW to support patients screened for non-medical health drivers by the *Obstetric Nurse Navigator*. Additional services include community doula support for Medicaid patients at Henry Ford Hospital.



Health Screening Event



Senior Scooter Donation



Medical Student Exchange at U Prep



New destination for state-of-the art care

Community Building

Building Strong Community Connections in Detroit

1. Strengthening Community Engagement and Partnership

Sponsored 18 groups in the community including Hoopfest and neighborhood celebrations. Hosted community fairs with City and partners, reaching hundreds of residents with health, education, and job resources.

2. Investing in Local Support

\$200,000 to support 360 Detroit and \$15,000 annually for the Pistons Wheelchair Team; \$300,000 in micro-grants to neighborhood organizations.

3. Enhancing Safety and Infrastructure

Installed security cameras and blue light phones across the development; began construction of a 1,500-space parking garage and completed a traffic study to improve site access and planning.



NW Goldberg Hoopfest



Fairbanks Development



Small Business Discussion



Northwestern High School Juneteenth Rally

Committed to Detroiters



Pistons Giveback Event



Detroit Workforce of the Future



Midnight Golf/College Career & Beyond



MSU Mentorship



Stop the Bleed Events



Community Ticket Program



RYSE MED Program



Alternative Spring Break

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FUTURE OF HEALTH UPDATES

<https://www.henryford.com/future-of-health>

NEWSLETTER:

<https://www.henryford.com/future-of-health/newsletter>

Thank You!

Neighborhood Advisory Council Q & A + Discussion



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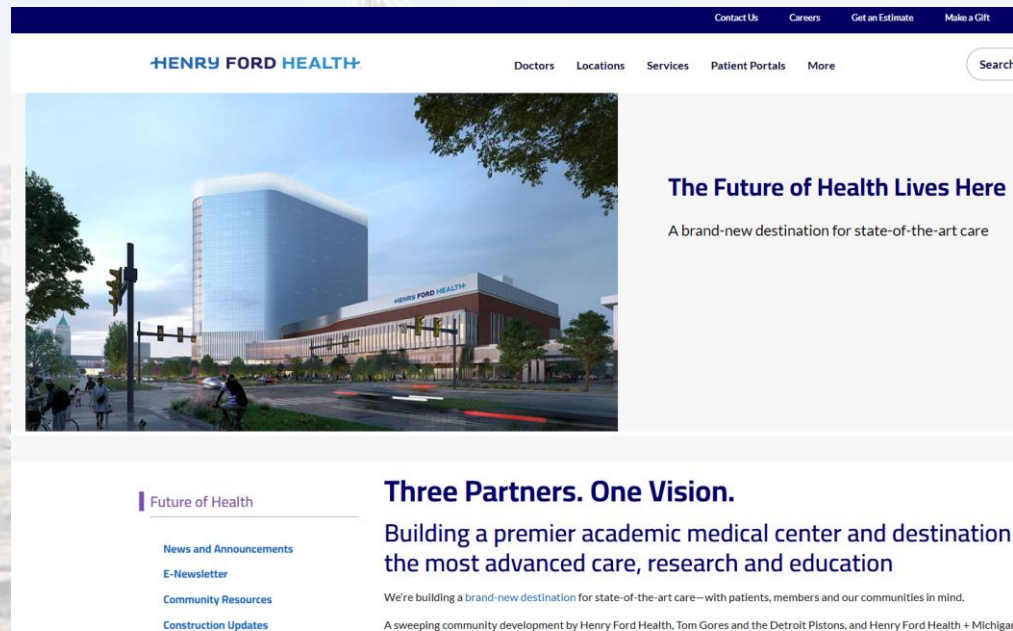
General Public Comment



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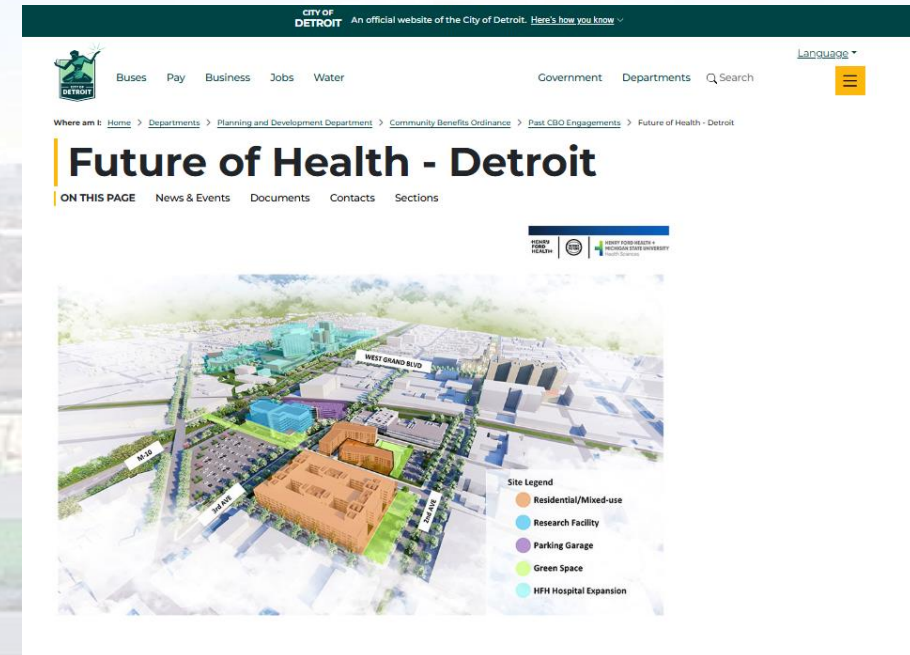
Thank you and Stay Updated

The Future of Health
henryford.com/future-of-health



Developer website for the latest project news, construction updates, community resources, vendor opportunities, upcoming events and to sign up for project email list

City of Detroit CBO Information
www.detroitmi.gov/futureofhealth



Public Meeting Information, presentations, all documents, and compliance reports

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