



COLEMAN A. YOUNG MUNICIPAL CENTER  
 2 WOODWARD AVENUE, SUITE 1240  
 DETROIT, MICHIGAN 48226  
 PHONE: 313.224.4950  
 FAX: 313.224.3434

**To:** Honorable Detroit City Council  
 Neighborhood Advisory Councils  
**From:** Director, Civil Rights, Inclusion and Opportunity Department  
**Date:** September 2025  
**Re:** Community Benefits Ordinance Biannual Report for Fisher Body 21

The Civil Rights, Inclusion, and Opportunity (CROI) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

**Fisher Body 21** project currently has **0** of their commitments **"Off Track"**

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status

Status Update	Explanation	Commitments
On Track	On Track- Actions taken towards satisfying commitment	19
Off Track	Off Track-Commitment not fulfilled	0
Off Track	Off Track but Compliance Plan Submitted	0
Not Started	Not Started- No action taken	21
Additional Information Requested	Additional information requested	0
Complete	Commitment fulfilled	1
<b>Total Commitments</b>		<b>41</b>

Respectfully,

Anthony Zander  
 Director, CROI

Conrad Mallett  
 Corporation Counsel

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**Biannual Community Benefits Report**

**Project Name/Location:** Fisher Body 21

**Agreement Approval Date:** July 26, 2022

**Developer Name/Address** Hosey Development - Fisher 21 Lofts LLC. 300 Riverfront Dr. Suite 22B Detroit, MI 48226



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	Commitments	Findings	Status	City Department
<b>1</b>	<b>Mitigation of Project Construction</b>			
<b>1 A</b>	<b>Hours Of Construction:</b>			
1 A I	DEVELOPER is aware of that most construction activities will occur between 7a and 6p Monday through Friday. To ensure timely completion, construction activities may be required beyond 6p Monday through Friday, and on Saturdays and Sundays during different phases of the Project. DEVELOPER agrees to provide impacted residents 48- hour notice via the communication sources identified in Section (1) (c) (i) of this Agreement for any construction work on Sundays, provided that such notice is not required for action to address unforeseen emergency work (e.g., a burst pipe).	The Developer has not worked outside of its agreed upon hours.		<b>Buildings Safety and Engineering Department</b>
<b>1 B</b>	<b>Environmental Impact:</b>			
1 B I	DEVELOPER will maintain all insurance consistent with standard construction practices.	The Developer has obtained insurance and provided a copy to CRIQ.		<b>Buildings Safety and Engineering Department</b>
1 B II	DEVELOPER will comply with all federal, state and local laws including requiring that all contractors, subcontractors, suppliers and professionals carry all appropriate general and/or professional liability insurance for any activities related to the Project.	The developer has complied with this provision, and it is also monitored by their insurance policy.		<b>Buildings Safety and Engineering Department</b>



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1 B III	DEVELOPER will share all environmental reports and the results of associated monitoring with the Neighborhood Advisory Council ('NAC') and posted via applicable communication sources as identified in section (1) (c) (i) of this Agreement.	City staff have advised Developer earlier in 2024 to create an email subscription list for project updates that is accessible on their website. Once it is active, PDD said they would share it with their list from the CBO process and encourage people to sign up. To date, the developer's list is still not available on the website.		<b>Buildings Safety and Engineering Department</b>
1 B IV	DEVELOPER will ensure that testing of on-site workers exposed to hazardous materials will be conducted during construction in accordance with the State of Michigan Department of Environment, Great Lakes and Energy ("EGLE").	The developer maintains compliance with this provision and has an onsite environmental consultant to oversee and confirm all work and any exposure.		<b>Buildings Safety and Engineering Department</b>
1 B V	DEVELOPER will cease all work related to or environmentally impacted by the demolition or rehabilitation of the Project upon the self-discovery and/or notification by regulatory agencies of any violations of environmental issues during work on the Project structure and property. All work related to or impacted by environmental issues on the project will cease until such time as the noted issue of concern is identified and corrected consistent with the appropriate agency.	No violations have occurred however the developer will comply should any violations occur.		<b>Buildings Safety and Engineering Department</b>



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1 B VI	DEVELOPER will create and implement a fugitive dust plan - including but not limited to: dust suppression and particulate matter monitoring - during removal and abatement of hazardous material. DEVELOPER will create the plan in accordance with existing laws and regulations and share the fugitive dust plan with the NAC and community	Now that the developer is getting to potential construction dust, they will finalize and share their fugitive dust plan. Both for environmental abatement and general management they have kept the site wet whenever potential non-abatement dust, but abatement dust is contained per abatement laws and regulation, so no fugitive dust is allowed. The dust plan is not currently on the website.		<b>Buildings Safety and Engineering Department</b>
1 B VII	DEVELOPER will identify all hazardous materials at the site and ensure that the removal, transportation and disposal of all hazardous materials from the site will be done by qualified environmental professionals in accordance with all applicable laws. Vehicles transporting hazardous materials off-site will be secured and covered to prevent the release of dust or debris into surrounding neighborhoods.	The developer has complied with this provision and all applicable laws as well as maintained onsite monitoring to ensure compliance and recordkeeping.		<b>Buildings Safety and Engineering Department</b>
1 B VIII	DEVELOPER and all contractors, subcontractors, suppliers and professionals will utilize CITY approved designated routes and will avoid the transportation of hazardous materials on residential streets.	The developer has complied and will continue to comply with this provision.		<b>Buildings Safety and Engineering Department</b> <b>Public Works</b>



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1 B IX	Upon request, DEVELOPER will publicize its rodent control plan and will employ adequate rodent control measures during construction and post construction. This includes but is not limited to the monitoring and remediation of any infestations.	The developer is in contact with several rodent control firms and remains vigilant. To date, no rodent activity has been found.		<b>Buildings Safety and Engineering Department</b>  <b>Department of Neighborhoods</b>
<b>1 C</b>	<b>Communication</b>			
1 C I	DEVELOPER will establish communication sources to inform residents about construction progress, roadway closures, environmental issues, leasing and business opportunities related to Fisher 21 Lofts. Communication sources will include but are not limited to: a. An email listserv b. Developer's project website c. Neighborhood information station d. Placards posted at the project site	The website is up and running. City staff have advised Developer earlier in 2024 to create an email subscription list for project updates that is accessible on their website. Once it is active, PDD said they would share it with their list from the CBO process and encourage people to sign up. To date, the developer's list is still not available on the website. The developer also awaits the location of the designated neighborhood information station. Finally, the developer is awaiting placards for the site now that they have security, and the vandalism has died down.		<b>Planning and Development Department</b>



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1 C II	DEVELOPER will provide regular updates to the community about construction progress, project updates, leasing and business opportunities for Fisher 21 Lofts via the communication sources. DEVELOPER will communicate the aforementioned opportunities directly with management agents for a. Genesis Villas b. Piquette Square c. Palmer Court d. Other Impact Area apartment communities	The developer will continue to comply.		<b>Planning and Development Department</b>
1 C iii	DEVELOPER will provide 48-hour advance notice to community of any impacts or changes in local road accessibility or bus schedules and routes as a result of construction or post-construction activities. a. Such notice will be given to via the communication sources identified in section (1) (c) (i) and to the apartment management agents identified in section (1) (c) (ii) of this Agreement	The developer will continue to comply, no such changes have been necessary to date.		<b>Planning and Development Department</b>
<b>1 D</b>	<b>Transportation</b>			
1 D I	DEVELOPER will request an increase in DDOT bus services (additional routes and/or frequency of service) to accommodate the increased number of residents in the neighborhood upon completion of Fisher 21 Lofts.	The Developer and the City are both aware of this commitment. As the development nears completion, conversations around this provision will increase		<b>Department of Transportation</b>



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1 D II	DEVELOPER will not seek closure of Harper Avenue or Beaubien Avenue during the construction and post construction phase of the Project. However, DEVELOPER may need to seek closure of streets adjacent to the project to facilitate work and will be consistent with permissions granted by CITY.	The developer has complied and will continue to comply with this provision. Harper has not been closed as of this report.		<b>Public Works</b>
2	<b>WORKFORCE AND LOCAL HIRING</b>			
2 A	<b>LIVING WAGE</b>			
2 A I	DEVELOPER will pay a minimum of \$17 per hour for all direct employees on the Project. Developer will encourage the same for contractors, subcontractors and tenants.	The developer has complied and will continue to comply with this provision.		<b>Detroit at Work</b>  <b>CRIO</b>
2 B	<b>TRAINING FOR SECURITY AND CONTRACTORS</b>			
2 B I	DEVELOPER will ensure any security employees or contractors employed by DEVELOPER during the pre-construction, construction or post-construction phases receive racial, disability and neurodivergence sensitivity training	The developer has complied and will continue to comply with this provision.		<b>CRIO</b>
2 C	<b>TRAINING FOR LOCAL DEVELOPERS</b>			
2 C I	In the event the DEVELOPER participates in or offers workshops and trainings for small developers, DEVELOPER will inform the NAC of those opportunities in a timely manner so as to receive recommendations for participants in said workshops and trainings.	no such trainings or workshops have been conducted yet.		



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<b>2 D</b> <b>INTERNSHIP AND APPRENTICESHIPS</b>				
2 D I	DEVELOPER will work with Detroit at Work and the Detroit Public Schools Community District (DPSCD) to identify mentorship and apprenticeship opportunities on the project site for DPSCD vocational tech students. DEVELOPER will help distribute information about these opportunities to organizations in the Impact Area	Conversations are taking place currently with Detroit at Work and the developer will also engage DPSCD.		<b>Detroit Public Schools Community District</b>
<b>3</b> <b>DESIGN AND SUSTAINABILITY</b>				
<b>3 A</b> <b>SUSTAINABILITY AND ENVIRONMENTAL FEATURES</b>				
3 A I	DEVELOPER will continue to investigate the viability of all methods needed to reduce the building's carbon footprint.	The developer has continued this process and is officially using a low carbon plan to qualify for their incentivized PACE financing. This entails a specific report detailing their reduced carbon plan.		<b>Buildings Safety and Engineering Department</b>
3 A II	DEVELOPER will use high efficiency lighting, Energy Star-certified appliances and low water utilization plumbing in all residential units.	This is included in the developer's plan and is required by its PACE financing.		<b>Buildings Safety and Engineering Department</b>
3 A III	DEVELOPER will evaluate the feasibility of installing electric vehicles ("EV") charging stations in its public parking lots.	The developer has begun this evaluation. It will continue to review the feasibility as also required by the development's low carbon PACE Financing.		<b>Planning and Development Department</b>



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3 A IV	DEVELOPER will incorporate the use of live trees and vegetation in installations adjacent to streets.	This is the developer's current plan and will be executed at the landscaping portion of the construction process.		<b>Planning and Development Department</b>
<b>3 B PRESERVATION OF EXISTING GRAFFITI</b>				
3 B I	DEVELOPER has scanned all surfaces including existing graffiti and will develop a plan to use appropriate graffiti as art displays within the building where it is aesthetically feasible.	The developer completed the required scan and is continuously thinking of ways to include it in the design. The developer informed CRIQ that much of the graffiti was inappropriate and unusable.		<b>Planning and Development Department</b>
<b>3 C ACCESSIBILITY</b>				
3 C I	DEVELOPER will ensure that ADA accessible units are available on all floors of the Fisher 21 Lofts. Additionally, DEVELOPER will design ingress, egress and public spaces to be ADA accessible.	This is included in the developer's plan.		<b>Buildings Safety and Engineering Department</b>  <b>Office of Disability Affairs</b>
3 C II	DEVELOPER will ensure that all spaces open to the public, such as commercial spaces will provide public restrooms and facilities as required by the Michigan Building Code	This is included in the developer's plan.		<b>Buildings Safety and Engineering Department</b>
<b>3 D PUBLIC SPACE AND AMENITIES</b>				
3 D I	DEVELOPER affirms its intention to make community use of commercial and public outdoor space a top priority in programming decisions. When publicly accessible commercial or outdoor space is activated, DEVELOPER will notify the NAC in writing	The developer affirms this intention and will comply and will address it as the project nears completion and the space becomes available.		<b>Planning and Development Department</b>  <b>Department of Neighborhoods</b>



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3 D II	DEVELOPER is aware of that the use of the pool will be reserved exclusively for residents of the property and their guests. DEVELOPER will study the feasibility of offering programming at the pool, e.g. water aerobics to residents of Fisher 21 Lofts.	The developer is aware of this and will continue to study the feasibility of offering programming.		<b>Buildings Safety and Engineering Department</b>  <b>Department of Neighborhoods</b>
3 D III	Up to two times annually, DEVELOPER will make space for no more than 75 people within Fisher 21 Lofts for community meetings. The space will be available upon request and DEVELOPER will provide contact information and parameters for community use of space via communication sources defined in section (1)(c)(i) of this Agreement.	The developer is aware of this plan and will provide contact information when the space is nearing completion.		<b>Planning and Development Department</b>  <b>Department of Neighborhoods</b>
3 D IV	DEVELOPER commits to keep the interior common areas of the building smoke free in accordance with Public Act 368 of 1978.	The developer is aware of this commitment and has no intention of allowing smoking inside this development.		<b>Buildings Safety and Engineering Department</b>
<b>4</b>	<b>HOUSING</b>			
<b>4 A</b>	<b>AFFORDABLE HOUSING</b>			
4 A I	DEVELOPER will make at least 415 residential units ("Residential Units"); however, DEVELOPER may decrease such minimum residential unit by up to 20% with approval of the Director of the Planning and Development Department.	The developer is aware of this commitment, these residential are in the construction plans. It has no plans to decrease the unit amount at this time.		<b>Housing Revitalization Department</b>
4 A II	A minimum of three (3) two-bedroom Residential Units are subject to affordability restrictions such that these units must be leased to persons who earn	The developer is aware of this commitment and will address		<b>Housing Revitalization Department</b>



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	<p>no more than 50% of the Area Median Income ("AMI"), with additional Residential Units leased to persons who earn no more than 80% of the AMI, such that the total percentage subject to affordability restrictions is not less than 14% of the total Residential Units ("Affordable Housing Requirement"). Such Area Median Income shall be as calculated by the U.S. Department of Housing and Urban Development. The term of the Affordable Housing Requirement shall begin on the date of recording of the Certificate of Completion and shall run for a period of time co-terminus with the term of the longest period granted for a tax abatement approved for the Property.</p>	<p>it as affordable units become available.</p>		
4 A III	<p>DEVELOPER will seek a waiver from City Council to gain approval for this affordable housing commitment per the City of Detroit Inclusionary Housing Ordinance.</p>	<p>Approval was granted on July 26, 2022 completing the provision.</p>	<p>Complete</p>	<p><b>Housing Revitalization Department</b></p>
4 A IV	<p>Prior to the end of the affordability period as indicated in the Project's affordability agreement, DEVELOPER or property owner shall consult with the City of Detroit's Housing and Revitalization Department ("HRD") to explore options and feasibility to preserve those affordable units beyond the initial affordability period.</p>	<p>The developer is aware of this commitment and will honor it by exploring the options and feasibility well in advance of the end of the initial affordability period.</p>		<p><b>Housing Revitalization Department</b></p>
4 A V	<p>DEVELOPER will create and implement a plan to market affordable units to residents in the Impact Area and will share the plan with the NAC in writing.</p>	<p>The developer is aware of this commitment and will address it as the project nears</p>		<p><b>Housing Revitalization Department</b></p>



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		completion and units become available.		
<b>5</b>	<b>COMMUNITY SUPPORT AND INVESTMENTS</b>			
<b>5 A</b>	<b>INVESTMENT IN COMMUNITY IMPROVEMENTS INITIATIVES</b>			
5 A I	<p>DEVELOPER will contribute a total of \$500,000 to be paid upon approval of the Provision by Detroit City Council to a Fisher Body CBO Community Fund (the "Fund"). The Fund will be paid in the following installments:</p> <p>a. Initial payment of \$200,000 upon closing. b. Annual amounts of \$20,000 as adjusted for inflation not to exceed five percent (5%) as determined by the consumer price index for the fifteen (15) year anticipated life of the tax abatement.</p>	<p>The developer is aware of this commitment and is prepared to deposit with the NAC upon notice of the established account.</p>		<b>Planning and Development Department</b>
5 A II	<p>Within six (6) months from closing, the CITY and DEVELOPER in consultation with the NAC will start the process to operationalize the Fund - with a goal for the Fund to be active within twelve (12) months of closing.</p>	<p>The developer has stated that it is waiting for direction from the NAC to begin the mobilization of the Fund.</p> <p>Beginning in May 2024, the Planning and Development Department has facilitated a series of meetings of the NAC in order to establish the goals and structure of the community fund.</p>		<b>Planning and Development Department</b>



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	<p>The NAC has identified the following priorities to be supported in the Impact Area by the Community Fund:</p> <ul style="list-style-type: none"> <li>• Home Repair Grants</li> <li>• Mutual Aid Grants for residents</li> </ul> <p>PDD and the NAC have worked to identify Home Repair program parameters and partner organizations to administer the home repair grants. The Home Repair Grant Program is anticipated to become available to homeowners in January 2026.</p> <p>For the Mutual Aid Grants, funding priorities will be finalized, and partner organizations will be identified in first quarter of 2026</p>		
5 A III	<p>The NAC will determine how to direct program dollars in the Fund by a majority vote.</p>	<p>The determination of the NAC will be presented upon completion.</p>	<p><b>Planning and Development Department</b></p>



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5 A IV	Eligible uses of the Fund may include but are not limited to the in-kind donation or discounting by the developer of commercial space at Fisher Lofts 21 for local entrepreneurs.	The developer is aware of this provision and will address it at the appropriate time when commercial space becomes available.		<b>Planning and Development Department</b>
<b>5 B FOOD SECURITY</b>				
5 B I	DEVELOPER will evaluate the need and feasibility for creating a community farmers market located in the public outdoor space on the property.	The developer will continue this evaluation as they approach construction completion.		<b>Department of Neighborhoods</b>  <b>Office of Sustainability</b>
5 B II	In the event the DEVELOPER contracts with an organization to manage a farmers market on the property, DEVELOPER will request said organization to recruit local fruit and vegetable growers from the Impact Area and North End to participate in the market.	The developer is aware of this commitment and will address it at the appropriate time.		<b>Department of Neighborhoods</b>  <b>Office of Sustainability</b>



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