



COLEMAN A. YOUNG MUNICIPAL CENTER
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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 Hudson's

The Civil Rights, Inclusion, and Opportunity (CRI) 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.

Hudson's 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	15
Off Track	Off Track-Commitment not fulfilled	0
Off Track	Off Track but Compliance Plan Submitted	0
Not Started	Not Started- No action taken	0
Additional Information Requested	Additional information requested	0
Complete	Commitment fulfilled	7
Total Commitments		22

Respectfully,

Anthony Zander

Director, CRI

Conrad Mallett

Corporation Counsel

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Biannual Community Benefits Report

Project Name/Location:	Hudson's Site Project/ 1241 Woodward Ave
Agreement Approval Date:	March 11, 2019
Developer Name/Address	Bedrock Management Services, LLC, 630 Woodward Ave, Detroit MI 48226

	Commitment	Finding	Status	City Department
1.	Compliance with the affordable Housing Agreement approved by City Council in July 2017	<p>Bedrock is exceeding the requirements under the Affordable Housing Agreement. Bedrock currently has 1,622 units (up from 1,253 in 2024) completed or under construction. Of that amount, Bedrock has 710 (up from 480 in 2024) affordable units, for an affordable percentage of 43.8%.</p> <p>Further, in 2022, Bedrock agreed to an amendment to the Affordable Housing Agreement, whereby the commitment will increase to 30% of total future units being affordable at 60% AMI or lower. As required by</p>		Housing & Revitalization Department



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		the agreement, an official update report was submitted to the City's Housing Revitalization and Development (HRD) Department on March 1st, 2025.		
2.	Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants.	<p>Bedrock is compliant with Federal Fair Housing regulations and requirements.</p> <p>All of Bedrock's staff, including leasing and property managers, are required to attend annual Fair Housing Seminar training. A contact form is available on the Bedrock Detroit website for prospective tenants to request information regarding a project: http://www.bedrockdetroit.com/contact/. The contact phone number is: (888) 300-9833.</p>		Housing & Revitalization Department
3.	Developer will provide information on construction and related activity in connection with the development projects to the City to mitigate the impact of construction on the downtown community and ensure information regarding construction and related activities is communicated to those impacted	<p>Bedrock continues to participate in and shares information in the Downtown Detroit Partnership's Traffic & Construction monthly meetings.</p> <p>Bedrock has participated in all PDD hosted Public Annual Update Meetings and submitted biannual compliance reports to CPIO as prescribed in the CBO as the method to update NAC members.</p>		Department of Neighborhoods Buildings, Safety Engineering, and Environment Department Planning and Development Department Department of Public Works



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4.	Developer has proposed a traffic logistics plan relating to pedestrian and vehicular traffic to the City for review and approval	<p>Bedrock works with the City on all traffic management issues. The first Maintenance of Traffic Plan was submitted to and approved by the City in December 2017. Subsequent phases were submitted and approved in June 2019 and August 2020. The Right of Way permit, which requires this Maintenance of Traffic Plan, renews each year in December. Bedrock submitted the latest ROW permit amendment on March 5th, 2024. Bedrock works with the city on all traffic management issues. Bedrock is aware of this commitment and intends to continue to comply with traffic requirements. There have been no traffic violations.</p>		Department of Public Works
5.	Developer will comply with City traffic requirements including those related to the safety of pedestrians.	<p>Bedrock is compliant with traffic requirements. Bedrock works with the City on all traffic management issues. The Right of Way permit for the project, which allows for construction activity that utilizes surrounding right-of-way, requires a Maintenance of Traffic Plan. Bedrock has successfully submitted a Maintenance of Traffic Plan each year as part of the renewal of the Right of Way permit.</p>		Department of Public Works



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6.	The persons responsible for flagging traffic will be trained in the Department of Transportation's Uniform Traffic Control Measures	Bedrock has trained in accordance with the Department of Transportation's Uniform Traffic Control Measures the persons given this responsibility. This commitment was marked complete in 2020	Complete	Department of Public Works
7.	Developer, and all relevant parties, will comply to the City's noise ordinances and MIOSHA requirements as appropriate for construction of the Project (subject to any variance)	Bedrock is compliant with all construction, health and safety requirements. Construction activities take place only during the working hours and fully abide by the noise thresholds permitted by the City's noise ordinance.		Buildings, Safety Engineering and Environment Department
8.	Time constraints will be placed on activities known to meet or exceed the acceptable sound pressure level readings and appropriate alternative methods for certain construction activities will be considered (e.g. welding machines with mufflers or containment and enclosures for louder activities)	Bedrock is compliant with all construction, health and safety requirements. There are no activities onsite that currently meet or exceed the acceptable sound pressure levels.		Buildings, Safety Engineering and Environment Department
9.	Construction schedule is based on the City's ordinance No 02-16, Chapter 36 which allows working hours from 7am-10pm, with the majority of work completed by late afternoon (unless the City grants a variance)	Bedrock is compliant with all construction, health and safety requirements. The current construction work hours and days are Monday through Friday, from 7:00 AM to 5:00 PM; work activities conducted before 7:00 AM abide by all City regulations, including those regarding noise. Occasionally, work takes place on Saturday and Sunday between 7:00 AM and 3:30PM. All work conducted is in compliance with the applicable City Ordinances and approval processes.		Buildings, Safety Engineering and Environment Department



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10.	Bedrock will complete light pollution and shadow studies as required by the City for permitting and other approvals	BSEED's light pollution and shadow studies occur when complaints of light pollution arise. BSEED is consulting with Bedrock about potential light pollution and shadow studies when construction is complete.		Planning and Development Department
11.	While the type of work will determine the appropriate methods of controlling fugitive dust, the Developer will comply with applicable City ordinances when managing fugitive dust. The Developer will also comply with all applicable City ordinances and MIOSHA regulations that define acceptable engineering controls for controlling silica dust	Developer complied with all City ordinances and MIOSHA regulations.	Complete	Buildings, Safety Engineering and Environment Department
12.	Developer will respond to any newly discovered contaminants on the Project in accordance with protocols established by MIOSHA and other governmental agencies	Soil borings and testing were completed in limited areas on the site, and to date, no new site contaminants have been encountered. Any materials deemed to be contaminated will be manifested and disposed of properly per local, state and federal regulations. Outside of the past smell issue and soil borings, there have been no other newly discovered irritants or contaminants on the project.	Complete	Buildings, Safety Engineering and Environment Department



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13.	Developer will use appropriate isolation methods in order to control the risk of falling objects during the development of the Project	Bedrock utilizes all appropriate isolation methods in order to control the risk of falling objects and personnel injuries during development of the project, including the use of hard jersey barricades, fencing, roping guardrails and the installation of horizontal and vertical debris cantilevered netting for the perimeter of vertical construction activities, as well as enclosure systems for the engineered scaffoldings when used. There are also trained personnel assigned to control pedestrian and vehicle access within and immediately near the development project.		Buildings, Safety Engineering and Environment Department Department of Public Works
14.	Developer will support initiatives that provide school students and adults with the skills necessary to take advantage of the construction jobs available now, and to build sustainable careers in the skills trade	Bedrock committed \$250K to Randolph School Career Technical Programs and \$1 Million (\$500k cash + \$500k in-kind) to Breithaupt Career and Technical Center. Bedrock also works with Urban Alliance to place Randolph students in internships within the Rock Family of Companies. This commitment was marked complete in July 2019.	Complete	Detroit at Work
15.	Hudson's developer is subject to comply with Executive Order 2016-1 (now 2024-2)	As of the publishing of this report 40% of the hours worked have been qualified hours. The Hudson's Development has paid \$839,900.41 in workforce contributions.		Civil Rights, Inclusion & Opportunity Department
16.	Hudson's developer is subject to comply with Executive Order 2014-5.	As of this report, 50.9% of Bedrock's total contracting dollars for the Hudson's Site have been spent with Detroit-Based Businesses and Detroit Headquartered Businesses.		Civil Rights, Inclusion & Opportunity Department
17.	Bedrock has requested an economic impacts study for all four of Bedrock	Bedrock completed the required study in partnership with the University of Michigan as part of the	Complete	



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	transformational development projects, including Hudson's	Transformational Brownfield Plan review and approval process. The University of Michigan's Research Seminar in Quantitative Economics (RSQE) completed the study in 2018. The study is available here: https://lsa.umich.edu/econ/rsqe/impact-analysis/transformational-brownfield-plans.html		
18.	Developer, or developer affiliates, will commit any City Income Tax that the developer or its affiliates receives pursuant the Transformational Brownfield Plan for the Project site due to the Renaissance Zone on such sit to the City of Detroit to support neighborhood development initiatives.	The Developer has entered into multiple tax agreements with the City and the State and will bound by these agreements through the life of the development. The Developer has acknowledged its responsibilities and agreements.	Complete	Planning and Development Department
19.	Bedrock is considering all options for the name of the building, including paying tribute to J.L. Hudson.	Bedrock announced in April 2024 that the building will be named Hudson's Detroit.	Complete	Department of Neighborhoods Planning and Development Department
20.	Enhanced Commitment to Detroit-Based Small Businesses: A. Dedication of Space for Detroit Based Small Businesses. Developer agrees to dedicate at least twenty percent (20%) of the rentable square footage within the street level retail space of the Hudson's Site Project to provide	Bedrock and General Motors have stated that they are dedicating their premier corner retail space (adjacent to the public "Through-Cut") for a community activation space. Additionally, GM vehicles will be displayed in the public space. Bedrock will provide rotating community programming that will be free and open to the public.		Jobs and Economy Team Detroit Economic Growth Corporations



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<p>opportunities for Detroit-based small businesses and other community programming.</p> <p>B. Additional Small Business Development Support. Developer, with and through its Affiliates, further agrees to provide, over the term of the Commercial Rehabilitation Exemption Certificate, one million dollars (\$1,000,000) to support the growth and development of Detroit-based small businesses that are, or were, operating within the dedicated space in the Hudson's Site Project described in subsection (A). The Parties agree that Bedrock, with or through its Affiliates, may meet this commitment through generally recognized forms of support for small business development including, but not limited to, small business development grants, funding for technical assistance and other small business development services, the provision of free or deeply discounted rent, and purchasing of goods from the businesses.</p>	<p>Bedrock plans to implement community programming in coordination with small-business partners that will be featured in the space. They intend to have seasonal activations, cultural programming, interactive educational experiences, and family friendly activities. Community programming will be implemented through small-business partners and will include seasonal activations such as a small business holiday marketplace, interactive educational experiences, arts and cultural programming, family-friendly experiential programming. Bedrock states this they will make significant financial contributions to provide this programming free to the community.</p> <p>Bedrock anticipates investing approximately \$300,000 a year to activate and program the public activation space with their small business partners. Bedrock intends to host small business markets and other exhibitions that highlight and provide exposure to Detroit-based small businesses. Bedrock anticipates that over the course of 10 years, the annual investment will significantly exceed the \$1 million commitment. More broadly, Bedrock's affiliates have invested approximately \$10 million to date in Venture 313, a platform to provide access to capital, technical assistance, and B2B connections for Detroit-based small businesses. As part of this work, Bedrock's affiliates recently committed \$1.2 million to Black Tech</p>		
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		Saturdays, the premier network for Black professionals and entrepreneurs in tech. Bedrock's affiliates will continue this work over the course of the 10-year period.		
21.	<p>Support for the Neighborhood Improvement Fund:</p> <p>A. Financial Commitment. Developer, with or through its Affiliates, agrees to invest, over the term of the Commercial Rehabilitation Exemption Certificate, five million dollars (\$5,000,000) into community-based projects that meet the Neighborhood Improvement Fund eligibility criteria, which includes, but is not limited to, the following purposes: to remove blight, provide new recreational opportunities, provide home repairs for seniors and the disabled, educational and apprenticeship opportunities for young people and to finance affordable housing developments.</p> <p>B. Identification of Investment and Coordination with City Council. Funding</p>	<p>The first major announcement after Council's approval of the Enhanced CBO Commitment, was the launch of the Thriving Neighborhoods Fund, investing \$1 million directly into block groups, neighborhood organizations, and other community nonprofits to expand their neighborhood improvement efforts.</p> <p>Recognizing that secure housing is the number one issue for Detroiters and the stabilization of Detroit's neighborhoods, Bedrock's affiliates also made a \$10 million commitment to the Detroit Housing Network and Detroit Housing Resource Helpline to create a "one-stop shop" for Detroiters to find secure, affordable housing. Finally, in 2024, Bedrock's affiliate was the lead funder in the third round of the Strategic Neighborhood Fund (SNF), contributing \$15 million to the SNF to support inclusive neighborhood redevelopment in each City Council District.</p> <p>Bedrock, with and through its affiliates, is proud to have partnered with Detroit City Council and City of Detroit on these investments. As stated in the Thriving Neighborhood Fund announcement:</p>		Housing and Revitalization Department



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<p>provided pursuant to subsection (A) shall be specifically identified as an investment in support of the City of Detroit's Neighborhood Improvement Fund being made pursuant to this agreement. Developer further agrees to work collaboratively with the Detroit City Council in identifying projects for funding under this section.</p> <p>C. Exclusions. Funding expended by Developer, or an Affiliate of the Developer, to satisfy an obligation to provide affordable housing pursuant to Developer's affordable housing agreement with the City of Detroit is not eligible to be credited against the commitment in this section. The Parties further agree that Developer may not receive credit for funding committed to a specific project or program in advance of the date of the amendment which added this section, regardless of whether such investment is an eligible purpose under the Neighborhood Improvement Fund.</p>	<p>With respect to the Detroit Housing Network and Detroit Housing Help Line, City Council was the driving force behind creating a "one stop shop" for Detroiters to find housing support resources.</p> <p>Bedrock affiliate's investment into the City's Strategic Neighborhood Fund (SNF) will deepen SNF's work in 10 target neighborhoods spread across each City Council District. SNF is the City's main implementation strategy to carry out the work of the Neighborhood Improvement Fund. The funds will be used specifically for resident-driven, inclusive neighborhood development led by local community developers as well as spark grants for new and existing businesses operating in neighborhood commercial corridors.</p>		
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22.	<p>Support for Technology Skills Development and Digital Equity:</p> <p>Developer confirms that, with or through its Affiliates, it will continue and expand its support for technology skills development for Detroit youth and digital inclusion for Detroiters of all ages, which shall include (i) additional support for citywide digital equity initiatives, (ii) partnering with the City on strategies to leverage community-based technology hubs for digital literacy and other relevant programming, and (iii) continued partnership with the Detroit Public Schools Community District to provide technology skills training and internship opportunities for Detroit students, or such modified initiatives with similar purposes and goals that Bedrock, through its Affiliates, may agree upon</p>	<p>Since 2022, Bedrock affiliates have contributed \$1.7 million for Detroit digital equity programs, working with partners including Human-I-T, Connect 313, and Black Tech Saturdays. Bedrock affiliates distributed over 150,000 technology devices to Detroiters and created 22 Neighborhood Technology Hubs spaces in where Detroiters can access computer hardware, internet technology, digital literacy programming, and knowledgeable staff. Bedrock affiliates supported the opening of the nation's first digital equity store, Human I-T on Seven Mile, an affordable electronics retailer along the City's historic Avenue of Fashion that provides access to affordable technology, low-cost internet options, digital skills training, and tech support for Detroit residents and families. The Rocket Family of Companies is the anchor employer for Urban Alliance, a program that offers Detroit high-school seniors paid, 9-month internship opportunities, complete with professional development and technology training.</p>		Office of Digital Equity and Inclusion



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	with the City of Detroit Department of Information Technology.			
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