

**FCA US LLC Automotive Projects
Neighborhood Advisory Council**

April 26, 2019

Mr. Maurice Cox
Director
Planning and Development Department
City of Detroit
2 Woodward, Suite 800
Detroit, MI 48226

Re: Neighborhood Advisory Council Letter of Support for the FCA US LLC Community Benefits Proposal

Mr. Cox,

FCA US LLC plans to expand its existing operations at the Jefferson North and Mack Avenue Assembly Plants. Proposed expansions will include buildings for general assembly, a paint shop, a body shop, a test track facility, and a quality center. This development will provide an opportunity for FCA US LLC and its partners to employ approximately 4,950 people.

To identify the impacts of this project, the FCA US LLC Neighborhood Advisory Council (the NAC) was established on Wednesday, March 20, 2019 for the purpose of participating in the Community Benefits Process, as required by the Detroit Community Benefits Ordinance.

As part of the community benefits process, the NAC met with FCA, City staff, and members of the public to better understand FCA US LLC proposed investment and to provide a list of concerns to the development team. After a series of nine meetings, all three parties agreed upon a list of impacts; this list, responses and map of the planning area are included here as an attachment.

The NAC actively engaged the public throughout this process to solicit community feedback via community meetings, informal surveys, and conversations with neighbors. The purpose of this engagement was to develop an informed Community Benefits Agreement (CBA) that best represents our understanding of community needs and reflects what was heard as an outcome of the strong community engagement. As a result, the FCA US LLC NAC provided a six page list of impacts to FCA US LLC and the City of Detroit staff that included most of this community input.

During discussions with the NAC members, the City of Detroit and FCA US LLC committed to the items included in the attached Developer & City Commitment List.

After reviewing the proposal and public comment, the NAC voted 8-1 to support FCA US LLC Community Benefits Proposal. Further, the NAC supports this package with the commitment of FCA US LLC to continue engagement with the NAC, residents of the impact area, and the broader community for as long as the company is in the neighborhood, even though the formal community benefits process has come to an end.

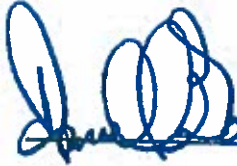
The NAC is pleased to offer this letter of support the attached "FCA US LLC/City Responses to Impacts as identified by FCA US LLC NAC - April 24 2019" document accurately reflects our understanding of the agreed upon community benefits to be included in the development agreement for this project.

FCA US LLC Automotive Projects
Neighborhood Advisory Council

The NAC welcomes FCA US LLC to the neighborhood and looks forward to working with members of the City's administration and the FCA US LLC team in the near and distant future, to create a stronger community for all.

Sincerely,

The FCA US LLC Automotive Projects Neighborhood Advisory Council



Darnell Gardner



Thomas Hardiman



Jay Henderson

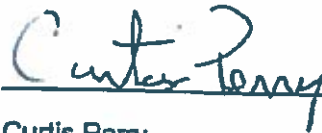
Michelle Jackson



Jerry King



Juliette Gkotie-Eboh



Curtis Perry



Rhonda Theus



Henry Williams

Cc: M. Cox, Planning & Development Department
R. Stallworth, FCA US LLC

Support Neighborhood Stabilization Housing in the Impact Area with an investment of \$7.7M

1) Demolitions

- a) City commits to invest \$5.4M in the completion of 300 demolitions in the impact area. Priority of 53 demolitions to be given to those publically-owned structures on/near the Beniteau impact area, as defined by the Detroit Building Authority. Remaining demolitions to be determined with support from NAC and other impact area members.
- b) 100 demolitions per year will be completed for the next three years
- c) Demolitions can be tracked at: <https://data.detroitmi.gov/Government/Demolitions-Data-Lens/xhif-khvv>
- d) The estimated start date for demolitions will be 9 months from the council approval date.
- e) Residents of the impact area will be involved in the selections of demolitions in the impact area
- f) Priority and accelerated demolition of vacant structures in the impact area of Beniteau to McClellan bordered by Mack and East Warren
- g) \$500,000 will be dedicated to home rehabilitation of DLBA owned homes within the impact area

2) Home Repair Grants and Loans

- a) FCA US LLC commits to invest \$1.8M in home repair grants up to \$15,000 per grant in the impact area. Priority will be given to owner occupied homes along Beniteau Street impact area. The program will be executed over a two-year period or until funds are exhausted.
- b) Approximately \$700,000 will be directed to a specific grant program to support Beniteau Street residents who are acutely impacted by the construction along the project perimeter in repairing homes to prevent noise pollution. Awards will be granted up to \$15,000 per owner occupied, income eligible property.
- c) The grant process will be led by Detroit Housing & Revitalization Department who will manage program eligibility requirements and granting of awards.
- d) HRD staff will use maximum leniency allowed in resolving eligibility conflicts, ex. home insurance with program guidelines
- e) Those residents who fall outside the income eligibility guidelines for home repair grants will be encouraged to apply for 0% home repair loans.
- f) The estimated start date for the home repair grants program will be 3 months from the council approval date.

3) Detroit Land Bank Authority programs

- a) DLBA commits to release side lots as possible for sale in the impact area through a side lot fair within 3 months from the council approval date
- b) DLBA commits to host an "Own It Now" home sales event in the impact area to improve resident opportunity purchase homes in the area be 3 months from the council approval date.
- c) DLBA and the City commits to do complete and/or partial rehabs of vacant homes in and around the impact area to spur investment in the neighborhood, subject to the completion of the Chandler Park, West End, Riverbend Neighborhood Plan.
- d) Residents of the impact area will be involved in the vacant home rehabilitation selection process.

Engage Impact Area Residents in Planning and Development with total commitment of \$1.6M

1) Community Planning

- a) The City commits to invest \$500,000 in developing a community plan for Chandler Park, West End and Riverbend sections of the impact area. (A map is attached as Attachment 1.)
- b) Based on the outcomes of the planning efforts, developer and community will work together to direct funding to specific outcomes.
- c) Community planning efforts will be conducted by the Detroit Planning and Development Department.
- d) The procurement of the planning consultant or commence within 90 days of the council approval.
- e) The City of Detroit will request DTE to complete a full analysis of the electrical infrastructure of the impact area of Beniteau to McClellan bordered by Mack and East Warren within 60 days of this agreement. This report will identify the issues with this power grid and the cost to make the necessary repairs to address these issues.
- f) Tree and weed removal in City and DBLA owned vacant lots and regular and continued maintenance in the impact area.
- g) From the time of this agreement, City of Detroit Water and Sewerage Department will postpone service interruptions in the impact area for two weeks to allow residents who have delinquent water bills to apply for funds through the Water Residential Assistance Program (WRAP). Once a resident applies for WRAP, their account will be placed on hold and service interruption will not occur while it is determined whether they are eligible for WRAP dollars.
- h) BSEED will enter into consent agreements (which creates leniency and the potential for waiver) to those homes that are in the process of securing a home renovation grant or loan.

2) Impact Neighborhood Fund

- a) FCA US LLC commits \$800,000 to fund recommended projects that result from neighborhood planning process in Chandler Park, West End and Riverbend neighborhoods.
- b) Funded projects may include but are not limited to: small business development, additional home repair programs, park improvements, and recreation center study or capital investment.
- c) The \$800,000 fund will be held by Invest Detroit for deployment in the impact area when the plan is complete; Invest Detroit will invest all proceeds into eligible activities when the plan is completed.

3) Marketing Support

- a) City will invest \$300k in marketing resources and engage with FCA US LLC and the community to develop a campaign to promote the impact area.

Ensure Impact Area Residents Have Increased Access to Training and Job Opportunities through a funding commitment totaling \$18.8M

1) Detroit at Work

- a) FCA US LLC commits to direct \$5.8M in state funding towards programs to maximize employment opportunities for Detroit residents
- b) The state funding will be administered by Detroit Employment Solutions Corporation (DESC)
- c) DESC commits to provide \$2M in-kind outreach, screening, pre-application support and interviewing services
- d) FCA US LLC and DESC will collaborate to develop and implement pre-application readiness training programs using the state funds
- e) FCA US LLC commits to hiring priority for impact area residents, Detroit residents, returning citizens and veterans
- f) FCA US LLC commits to working with the City to recruit Returning Citizens from targeted community-based training and support service programs
- g) FCA US LLC commits to provide work readiness training for new hires
- h) DESC commits to providing quarterly updates and metrics regarding pre-employment and workforce development within the impact area
- i) Items 1a – 1g must be specifically allocated to residents of the impact area

2) Education Programs

- a) FCA US LLC commits to \$4M to fund manufacturing career academy programs at Southeastern High School / CTE facilities for youth and adults in partnership with the City and Detroit Public School Community District (DPSCD)
- b) City commits to fundraise \$4M from public and private sources in additional support to manufacturing career academy CTE programs, in addition \$2M contributed by the City for adult training
- c) The funds will be administered by Detroit Employment Solutions Corporation, working as the City's fiscal agent for workforce development under existing and future potential partnership agreements with DPSCD
- d) The city recognizes the importance of Timbuktu Academy and will work to fundraise \$50k with philanthropic partners toward improvements to its computer lab and library.

3) Grow Detroit's Young Talent

- a) City commits \$500k to fund the Grow Detroit's Young Talent (GDYT) summer youth employment program
- b) The GDYT funding will be administered by Detroit Employment Solutions Corporation (DESC), the program's fiduciary

4) Detroit Promise

- a) City commits \$500k to fund scholarships through the Detroit Promise
- b) The Detroit Promise funds will be administered by the Detroit Regional Chamber
- c) The scholarships will be earmarked specifically for students of the impact area

5) AMP at WCCCD

- a) FCA US LLC commits to develop the Automotive Manufacturing Program (AMP) at Wayne County Community College

Continued Community Engagement

1) Community Benefits Compliance

- a) The City has an enforcement committee that will meet for the duration of the time period identified in the Community Benefits Provision and will inform and include the NAC in this enforcement process
- b) FCA US LLC will submit all site plans through the standard planning review process, which includes City of Detroit Planning and Development and Buildings, Safety Engineering and Environmental Department review

- c) FCA US LLC commits to publishing its Environmental Protection Plans (EPP) and will make that report accessible and available to the public.
- d) FCA US LLC will abide by and comply with all existing ordinances and federal, state and local laws, including the City's Community Benefits Ordinance

2) Small Business Support

- a) FCA US LLC committed to hosting a minority supplier Matchmaking event in the impact area community within 90 days of the council approval
- b) City committed to leveraging two existing small business programs (Motor City Match and Motor City Restore) to provide support to new and small business owners in the impact area. Residents can begin to take advantage of these programs immediately.
- c) Specific focus be given to small business start-ups in the impact area.

