

COMMUNITY BENEFITS ORDINANCE (CBO)

Planning & Development Department
2020

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www.detroitmi.gov/cbo



COMMUNITY BENEFITS ORINDANCE (CBO)

CBO Fast Facts



**CBO WAS
APPROVED
BY DETROITERS
IN 2016
ELECTIONS**



**A PROCESS FOR
DEVELOPERS
TO PROACTIVELY
ENGAGE WITH THE
COMMUNITY
TO IDENTIFY AND
ADDRESS ANY
PROJECT IMPACTS**

CBO TRIGGERS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...



\$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
WITHOUT
OPEN
BIDDING

CBO POSITIVE OUTCOMES

68+

COMMUNITY
MEETINGS

1K+

RESIDENTS
have participated
in CBO processes

101

RESIDENTS
have served on
Neighborhood
Advisory Councils

6

MEETINGS
per CBO (on average)

CBO POSITIVE OUTCOMES

\$100K/YEAR FOR SIX YEARS TO GROW DETROIT YOUNG TALENT (GDYT)

(PISTONS)

\$2.5M CONTRIBUTION TO THE AFFORDABLE HOUSING LEVERAGE FUND (AHLF)

(MCS)

\$50K TO CCNDC FOR COMMUNITY SPACE BUILDING IMPROVEMENTS

(WIGLE)

WINDOW CLEANING FOR RESIDENTS IMPACTED BY DUST FROM DEMOLITION

(LAFAYETTE WEST & THE MID)

\$23.8M CONTRIBUTIONS TO WORKFORCE DEVELOPMENT AND EDUCATION PROGRAMS

(MCS and FCA)

\$15K FOR IMPROVEMENTS TO LAFAYETTE PARK

(LAFAYETTE WEST)

1.5 ACRES OF PUBLIC SPACE WITHIN 12 MIN WALK OF THE DEVELOPMENT

(WIGLE)

RESTORATION OF HUTCHINS FIELD FOR COMMUNITY SPORTS AND RECREATION USE

(HERMAN KIEFER)

\$2.5M FOR 60 OUTDOOR BASKETBALL COURTS THROUGHOUT CITY

(PISTONS)

\$12M FUNDING FOR N'HOOD PLANNING / IMPLEMENTATION DEMOLITIONS, & HOME REPAIR

(MCS & FCA)

SOUND BARRIER WALL CONSTRUCTION TO PROTECT NEIGHBORING HOMES

(FCA)

AFFORDABLE HOUSING AGREEMENT TO CREATE OR PRESERVE 700 UNITS

(HUDSON'S & BOOK / MONROE)

CBO POSITIVE OUTCOMES

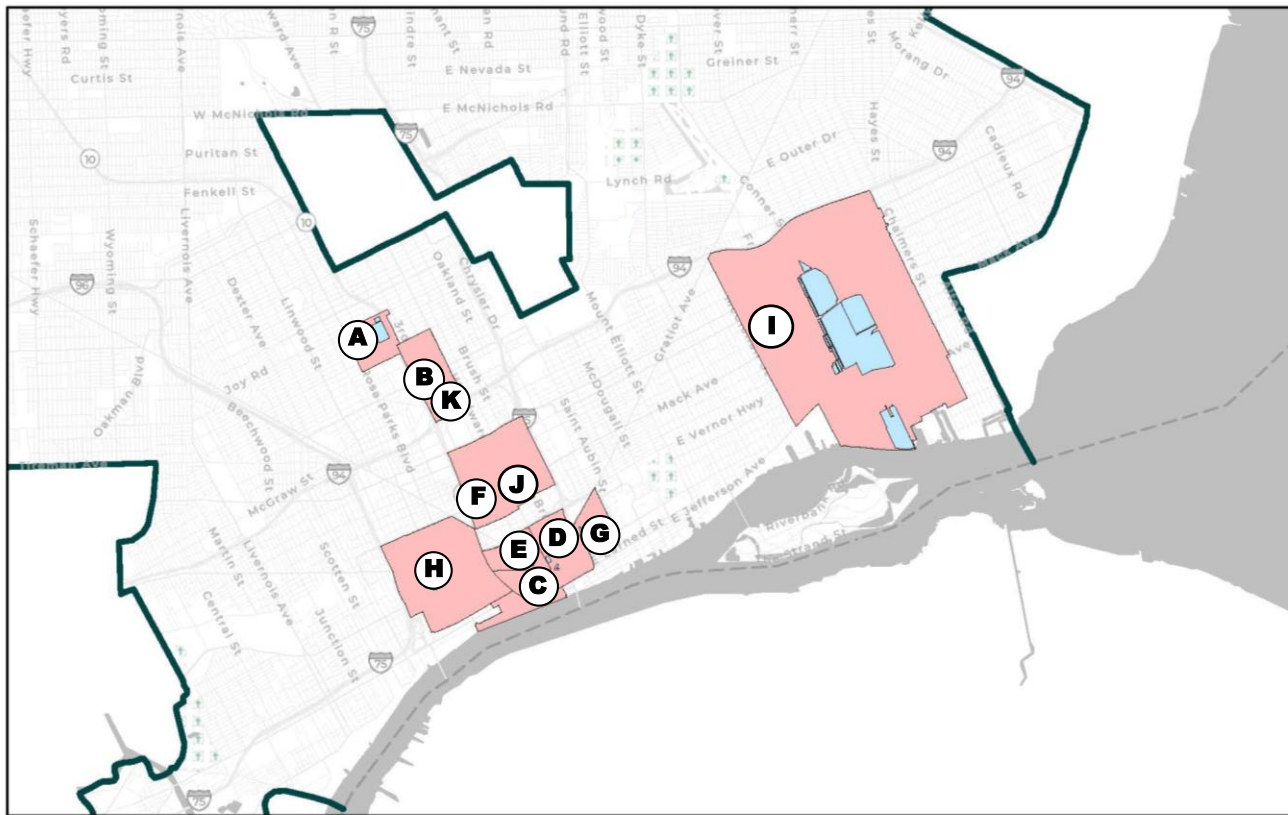
- **It creates an opportunity for community engagement on private developments**
- **The community has an opportunity to express potential project impacts in a direct dialogue with the developer**
- **The community is better informed about the project and construction timeline**
- **The developer has a chance to hear what's important to the community**
- **Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth**

COMMUNITY BENEFITS EMBEDDED INTO BROADER CITY OF DETROIT POLICIES

(not exhaustive)

- [Executive Order 2016-1](#): For all private development projects receiving \$3M or more in City incentives or tax abatements – at least 51% of the work must be completed by Detroit residents. Projects that do not meet the Workforce Target must pay a fine that funds City of Detroit Workforce Development Programs
- [Inclusionary Housing Ordinance](#): Sets affordability requirements for housing developments that receive City subsidy and also establishes the “Affordable Housing Development and Preservation Fund” for creating deeply affordable housing

CBO PROCESS – IMPACT AREA



 CBO Areas and Impact Zones - CBO Sites
 CBO Areas and Impact Zones - CBO ImpactArea

Available to view on City of Detroit Open
Data Portal: <https://data.detroitmi.gov/>

- A** HERMAN KIEFER
5 MEETINGS
- B** PISTONS
6 MEETINGS
- C** HUDSONS
5 MEETINGS
- D** BOOK TOWER &
MONROE BLOCKS
6 MEETINGS
- E** DETROIT FREE PRESS BUILDING
4 MEETINGS
- F** WIGLE: MIDTOWN WEST
8 MEETINGS
- G** LAFAYETTE WEST
5 MEETINGS
- H** MICHIGAN CENTRAL STATION
8 MEETINGS
- I** FIAT CHRYSLER ASSEMBLY PLANT
8 Meetings
- J** THE MID
5 Meetings
- K** *CASS & YORK
(PROCESS SUSPENDED AFTER 7th
MEETING)

CBO PROCESS

NAC Selection - 9 Members

2

**COMMUNITY
SELECTIONS**



+

3

**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



CBO 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**

CBO PROCESS

Typical Schedule : Ten Weeks

WEEK 1: PUBLIC MEETING 1 (INTRO MEETING)

WEEK 2: PUBLIC MEETING 2 (INTRO / RESIDENT VOTE FOR 2 NAC MEMBERS)

WEEK 3: *BYE WEEK / NAC ORIENTATION*

WEEK 4: PUBLIC MEETING 3 (DEVELOPER PRESENTATION & DEGC PRESENTS INCENTIVES PACKAGE)

WEEK 5: *BYE WEEK / NAC MEETINGS*

WEEK 6: PUBLIC MEETING 4 (NAC PRESENTATION OF IMPACTS)

WEEK 7: *BYE WEEK / NAC MEETINGS*

WEEK 8: PUBLIC MEETING 5 (DEVELOPER RESPONSE + NAC MAY VOTE ON PACKAGE)

WEEK 9: *BYE WEEK / NAC MEETINGS*

WEEK 10: PUBLIC MEETING 6 (IF REQUESTED)

WEEK 11: *MORE MEETINGS IF VOTED BY THE NAC*

BEFORE PUBLIC MEETING #3

PDD INFORMS NAC MEMBERS VIA EMAIL OR PHONE THAT THEY HAVE BEEN SELECTED & HOLDS AN ORIENTATION TO PROVIDE THE NAC WITH:

- MEETING AGENDAS
- ROLES & RESPONSIBILITIES
- PREVIOUS EXAMPLES OF CBOS
- NAC CONTACT LIST

ONCE CBO MEETINGS ARE COMPLETED



1 NAC signs letter of support for the negotiated Community Benefits Package

2 Development package submitted to City Council along with Community Benefits Report & Provisions signed by the developer

3 City Council approves incentives request with Community Benefits Provision

Community Benefits Report is sent the NAC & posts to website

Monitoring & Enforcement Period: Annual Meetings and Biannual Compliance Reports

COMMUNITY BENEFITS PROVISION CONTENT

<p>Enforcement Mechanisms for the Community Benefits Provision</p> <p><i>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</i></p>	<p>List of Benefits That Developer Has Agreed to Provide</p>
<p>Requirement for Developer to Submit Compliance Reports</p>	<p>Community Engagement Requirements</p>

ONCE CBO MEETINGS ARE COMPLETED

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

Detroitmi.gov/CBO

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

Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors and enforces agreement and publishes **Compliance Reports** for each completed project twice per year.

BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER ENGLISH ESPAÑOL BENGALI العربية

SEARCH

Where am I: [Home](#) > [Planning and Development Department](#) > [Citywide Initiatives](#) > [Community Benefits Ordinance](#) > [Past CBO Engagement](#)

WIGLE: MIDTOWN WEST

CONTACTS

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DEPARTMENT MENU

[Related Links](#)
[Documents](#)



REMOTE ENGAGEMENT GUIDELINES FOR CBO PROJECTS DURING COVID-19

Full Guidelines Available at www.detroitmi.gov/pdd

CBO COMMUNITY ENGAGEMENT MEETINGS

- Meeting notice with zoom meeting information mailed to Impact Area Residents, posted on website
- Held over Zoom, streamed on FB live, dial in number provided (potential to use public access tv channel)
- Recorded meetings posted to website with all presentation materials
- Meeting boards, printed information packets available from physical pick up and go site, comment collection
- Remote voting to seat NAC members

THANK YOU!

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