

Detroit City Council Information Request Responses

TO: Hon. Gabriela Santiago-Romero, City Council District 6
FROM: The Future of Health Engagement Team
CC: Hassan Beydoun, JETS
 Antoine Bryant, PDD
 Kenyetta Bridges, DEGC
 David Whitaker, LPD
VIA: Malik Washington, Mayor’s Office
DATE: As of February 26, 2024
RE: The Future of Health Project

Council Member Gabriela Santiago-Romero (Feb 2024)

The below memorandum is a response from the Future of Health development team to a request for additional community benefits from Council Member Gabriela Santiago-Romero to the Planning & Development Department. Her requests included:

1. Home Repair Fund: Increase the donation by the developer by \$8M to bring the total contribution to \$10M.
2. Rental Assistance Fund: Increase the donation by the developer by \$2M to bring the total contribution to \$2.5M.
3. Community Investment Fund: Contribute \$1.5M to fund that supports community ownership and resident economic opportunity.

The Future of Health development team (“the Developers”) have proposed extensive housing-related commitments as a part of the Community Benefits Agreement (“CBA”) that was approved by the Neighborhood Advisory Council (“NAC”) by a 7-2 vote. The proposed CBA includes a commitment to the deepest levels of affordability of any Community Benefits project in the City’s history, with the residential projects proposing to set aside 133 units at an average of 50% area median income (“AMI”), including 13 units at 30% AMI, 107 units at 50% AMI, and 13 units at 70% AMI. The specific income and rent levels are outlined below:

AMI	Hourly Wage for 1 Person	Annual Wage for 1 Person	Monthly Rent		
			Studio	1 Bedroom	2 Bedroom
30% AMI	\$10/Hour	\$19,880/Year	\$416	\$438	\$514
50% AMI	\$16/Hour	\$33,120/Year	\$747	\$794	\$941
70% AMI	\$22/Hour	\$46,400/Year	\$1,079	\$1,149	\$1,367

With respect to home repairs, the Developers have proposed within the CBA to provide \$2,000,000 to a home repair fund, to be administered by an experienced non-profit in the neighborhoods surrounding the

developments, including New Center, New Center Commons, Virginia Park, Virginia Park Community, Tech Town, Elijah McCoy, Piety Hill, LaSalle Gardens, and NW Goldberg.

On rental assistance, the Developers will commit as part of the CBA to provide \$500,000 to a rental assistance fund for qualifying renters in the Impact Area as determined by the Planning & Development Department as a part of the Community Benefits process.

The Developers have already begun discussions with non-profits such as Central Detroit Christian (“CDC”) and United Community Housing Coalition (“UCHC”) on how best to administer such programs to maximize the impact for the residents of New Center and the surrounding neighborhoods.

Included within the CBA, the Developers will also commit to accepting “mobile vouchers” (i.e., housing choice vouchers) that empower tenants to use their vouchers at properties of their choice. In addition to the acceptance of section 8 vouchers, the Developers have discussed applying for project-based vouchers (“PBVs”) with the City of Detroit Housing & Revitalization Department (“HRD”) and the Michigan State Housing Development Authority (“MSHDA”) as they become available as a means of offering additional affordable options to residents.

Lastly, the Developers anticipate making a \$1,500,000 contribution to the City’s affordable housing trust fund, to further address the housing needs of existing Detroiters.