

Detroit City Council Information Request Responses

TO: Hon. City Council Member Scott Benson, City Council District 3
FROM: The Future of Health Engagement Team
CC: Hassan Beydoun, JETS
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VIA: Malik Washington, Mayor's Office
DATE: As of February 16, 2024 (Updated February 19, 2024)
RE: The Future of Health Project

Council Member Scott Benson (Feb 2024)

Memo received on: Wednesday, February 14th, 2024

As per the development team's responses, dtd. 6 February 2024, to my email, dtd. 29 January 2024, please find a clarification and an updated proposed modification to the Future of Health project.

Detroit Pistons

1. Please add a written commitment to specifically incorporate LEED Neighborhood Development (LEED ND) standards to the physical and public facing areas within, and around, the residential, commercial and retail spaces of the proposed Future of Health project. In addition, commit to working with Detroit's Planning and Development Department to ensure these designs support Detroit's Streets for People plan.

The Developers have always held a strong and unwavering commitment to environmentally sustainability practices and has made extensive commitments for the Future of Health development. The Developers committed to meet or exceed LEED standards for each project within the Future of Health development. Additionally, the expansion hospital has committed to be fully electric as well as carbon neutral by 2040 and will have a green roof to reduce run-off and lower energy costs. The Developers have committed to implement new stormwater management systems, as well as other significant infrastructure improvements to the neighborhood including roadway improvements, public lighting upgrades, utility improvements, and other improvements to public rights-of-way.

The Developers will explore further with the Planning & Development Department what specifically would be required meet LEED ND standards. The Developers have already engaged extensively with public and private partners with respect to infrastructure improvements, including DPW City Engineering/Maps & Records, Traffic Engineering, P&DD, DFD Fire Marshall,

CPC, BSEED Zoning, DWSD, PLA, PLD, DTE Electric, DTE Gas, Ever stream, AT&T, Comcast, and others. The Developers looking forward to continued partnership with all parties in this transformational project.

Henry Ford Health System

1. Henry Ford Health System (HFHS) help develop the capacity of emerging developers, and the competitiveness of their development projects, by agreeing to discuss future partnership opportunities for project-based vouchers as part of real estate development deals. The concept is for HFHS to provide wrap around mental and physical health services to residents of developments where project-based vouchers are being requested. A wrap around service provider with the credibility/capacity of HFHS will help increase the viability of these deals by improving the project's score at MSHDA.

Henry Ford Health is interested in exploring how to offer mental and physical health services to residents of affordable housing developments and intends to explore offering these wrap-around services to the residents of the affordable units within the residential projects of the Future of Health development as a part of those projects LIHTC application. Further, as Henry Ford Health identifies areas where there's a potential to offer such services, they will participate in opportunities, if asked and appropriate, with additional developers to partner and enhance the competitiveness of their eligible LIHTC project application(s).