November 12, 2023

Future of Health - Detroit Neighborhood Advisory Council  
University Preparatory Academy High School  
600 Antoinette St.  
Detroit, MI 48202  

Re: Submission of the West Grand Boulevard Collaborative Community Benefits Demands - II

The West Grand Boulevard Collaborative has represented neighbors and small business owners in the impact area for over 20 years. We have detailed the community benefits demands Detroit residents have requested to be adopted and implemented into the Future of Health Community Benefits agreement. These benefits were asked for by the community and for the community. We have also included data documenting the need and existing racial disparities.

These benefits listed represent an equitable return on our public taxpayer investment. The “profit” for this development refers to the rate of return for the Platinum Equity/Tom Gores/Detroit Pistons partner that is projected to earn a return on investment of 4.5% without incorporating any community benefits outside the project description. Even with including all the community benefits demands listed in this document over 20 years, an equitable assignment of benefits to each development partner will still yield a comparable rate of return similar to that of recent CBO projects. In other words, the development will remain profitable while including these equitable community benefits.

We would welcome an opportunity to speak with you and the developers about our community benefits demands and an equitable allocation of community benefits across the major development partners.

Sincerely,

/s/ Cassandra Floyd

Cassandra Floyd  
Executive Director
HOUSING FOR DETROITERS

There is a shortage of affordable housing for current Detroit residents and the current project heightens the risk of displacement in the impact area because of gentrification, or simply put rising rents.

COMMUNITY BENEFITS DEMANDS

1. Make an annual contribution of $1.5 million, for the duration of the tax abatement period, to a newly formed Community Land Trust to provide permanent affordable rental and homeownership opportunities based on the average Detroit resident’s affordability. Transfer vacant residential units owned by HFHS to the land trust at no additional cost.

2. Make a $1.5 million annual contribution to the Detroit Affordable Housing Trust Fund for the duration of the tax abatement- we endorse this ask previously submitted by the Detroit People’s Platform, Equitable Detroit Coalition, and the partner organizations in the Detroit Affordable Housing Trust Fund Coalition.

3. Provide affordable senior housing within the development project by increasing the affordable units set aside by 25%, reserving the additional units for senior residents only, and accepting subsidized housing project vouchers.

4. Provide more affordable senior housing (reserved for seniors with income between 30%-50% AMI) by providing a restricted annual contribution of $1,000,000.00 for the duration of the tax abatement to one or more 501(c)(3) nonprofit community development corporations based in the City of Detroit to increase the amount of available, affordable senior housing units.

5. Make a restricted annual contribution of $10,000,00.00 for the duration of the tax abatement to one or more 501(c)(3) nonprofit community development corporations in the impact area to administer home repair grants to the City of Detroit residents who reside in their property as their primary residence. At least 50% of the fund must be reserved for residents earning less than 50% AMI.
6. Fund a 10-year rental assistance program and downpayment assistance for long-term Detroiters to remain in the impact area by subsidizing rent or purchasing a new home. The program can be modeled after the “Live Midtown” and “Stay Midtown” initiatives—the program was successful however, it produced inequitable and disparate racial outcomes. A new initiative as a community benefit should provide $13 million in rental subsidies and $11 million in downpayment assistance centered around the values of inclusion. The program eligibility will be limited to Detroit residents with 7+ years of residency in the City of Detroit to rent or purchase in the impact area or within 5 miles of the impact area. Income eligibility should be between 30% AMI and 60% AMI. The program can be managed by one or more 501(c)(3) nonprofit organizations in the impact area.

7. Make an annual contribution of $1,000,000.00 for the duration of the tax abatement to a housing displacement fund to provide financial assistance with moving expenses and security deposits for displaced residents to locate new housing if they are no longer able to afford rent within the impact area. The program can be managed by one or more 501(c)(3) nonprofit organizations in the impact area.

**CAREER OPPORTUNITIES CLOSE TO HOME**

Economic disparities and wealth inequality exist throughout the impact area and the City of Detroit. Union jobs improve the “bottom line” and provide better pay and economic stability for our community members. A report from the Economic Policy Institute Finds:

“The authors find that unionized workers earn on average 11.2% more in wages than nonunionized peers (workers in the same industry and occupation with similar education and experience). Unionized Black workers are paid 13.7% more than their nonunionized peers, while unionized Hispanic workers are paid 20.1% more than their nonunionized peers. White workers represented by union are paid 8.7% more than their nonunionized peers.”

**COMMUNITY BENEFITS DEMANDS**

1. Improve workers’ conditions by signing a Union Neutrality Agreement. This will provide good family-sustaining wages and provide protections against biases in hiring and supervisory practices.
2. Create and provide no less than 50 paid internship opportunities, with contingent full-time employment offers, for Black college and graduate level students studying in health care-related fields. This commitment must continue for the duration of the tax abatement.

3. Provide middle school through college career readiness outreach, extracurricular programming, and jobs promise pipeline for Detroit students. Enroll no less than 50 Detroit students annually for the duration of the tax abatement.

4. Make a five-year contribution of 50,000.00 to one or more 501(c)(3), Detroit-headquartered, skilled trade programs.

**FINEST HEALTH CARE FOR DETROITERS**

Racial health disparities are so bad in the City of Detroit, that the average life expectancy of a Detroit resident is **12-15 years shorter** than the average life expectancy of Michigan residents. A report on The Impact on Urban Health finds that:

12% of residents have no health insurance coverage, rendering most health services inaccessible. Perhaps as a result, a significant portion of the population suffers from preventable diseases like diabetes (13%), asthma (21%) and cardiovascular disease (11.4%). Detroit has a maternal mortality rate three times the national average, coming in last in State county health rankings.

**COMMUNITY BENEFITS DEMANDS**

1. Create and Fund a Community Health Plan to provide affordable health, dental, and prescription coverage and dental care for Detroit’ uninsured and underinsured. See also “Health and Insurance in Detroit Identifying Barriers and Access to Care”. The fund should be valued at no less than $200 million annually to pay its fair share and close the gap on its already tax-payer subsidized nonprofit status.

2. Hire More Black Doctors. Increase Hiring and Retention of Black doctors, nurses, and patient health care professionals by 25% and maintain such diversity of care levels for the duration of the tax abatement.

3. Invest in a community mental health counseling facility. Make an annual contribution of $250,000 to one or more 501(c)(3) nonprofit mental health clinics for the duration of
the tax abatement. This is not a contribution to the City of Detroit Health Department or Wayne County Mental Health Authority.

EDUCATION

The Midwest Education Trust Fund reports there is a spending gap of $4.6 billion dollars between what Michigan is currently investing in students from low-income backgrounds and what we need to spend to fully support those students.

COMMUNITY BENEFITS DEMAND:

Reimburse tax captures from the school and library operation mileage annually over the life of the abatement period. There is NO equitable “trade” for diverting funds from our children, the schools, and the libraries.

Make annual financial investment and curriculum investment In Northwestern High School and all the surrounding schools near the hospital (take the initiative to approach and ask to partner with DCSD) for the duration of the tax abatement. Work with the leadership of Northwestern High School to develop an equitable budget.

Provide a Free mentorship (not only outreach) program for Detroit youth between the ages of 12 and 18. Make a commitment to provide a mentor to no less than 25 youth per year for the duration of the tax abatement. This is a separate demand that is not tied to the employment pipeline but may be executed as a component of the employment pipeline.

COMMUNITY BUILDING

1. SMALL BUSINESS

Small business owners are key to our community. WGBC represents _historical Detroit and minority-based business. The LISC (Local Initiative Support Corporation) Entrepreneurs of Color finds that:

“Small businesses are a key to Detroit’s present and future. Entrepreneurs of color there have launched over 50,000 small businesses in the city – the fourth largest number in the U.S. Small enterprises are the source of almost 70% of its inner-city jobs. Indeed, a recent
study by the ICIC estimates that a 37% increase in small business jobs would be enough to eliminate unemployment in the city.”

**COMMUNITY BENEFITS DEMANDS**

- Create, fund, and transfer HFHS vacant parcels, with remediation costs, to a Community Land Trust to provide permanent, affordable business space for entrepreneurs.

- Invest in year-round Pop-Up Shops for local entrepreneurs. Set aside a minimum amount of retail space, on a daily basis, discounted 50% or more below market value, for entrepreneurs and small business owners of color.

2. **RECREATION & QUALITY OF LIFE**

If they had the opportunity, 57% of city residents would move permanently to another city.

**COMMUNITY BENEFITS DEMAND**

- Make a financial contribution towards the improvement and renovations of the Joseph Walker Williams Center of no less than $100,000.00.

- Provide free space and an annual contribution, for the duration of the tax abatement, of no less than $100,000 for the creation of an Affordable Senior Adult Day Services Center in partnership with one or more 501c(c)(3) Detroit-based organizations. The Day Services Center must provide services for senior Detroit residents - not family members of employees who are not Detroit residents.

- Direct payment of remediation costs for Fairbanks school and transfer for a newly formed community land trust to establish affordable and accessible quality of life activities and services for Detroit residents.

- Senior Services. Fund a senior shuttle to provide senior residents transportation to and from grocery stores, shopping areas, and health appointments. Contribute no less than $100,000 per year for the duration of the tax abatement.
• Establish a permanent Neighborhood profit-sharing and Community investment fund, of between $1,000,000.00 and $2,000,000.00 per year in addition to .05% of the developers’ annual profit, for the duration of the tax abatement, to be managed by community members to invest in our neighborhood. Programs can include initiatives that improve the quality of life for Detroit residents such as, but not limited to, funding free sports and recreation programs accessible to the entire community, and community-led financial literacy programs, and food security. Grant eligibility guidelines will be developed in partnership with Detroit residents and Detroit community-based organizations based in and near the impact area.

3. **ENVIRONMENTAL & ENVIRONMENTAL JUSTICE**

Air pollution is a critical problem in Detroit. The air quality in the impact area will worsen more without intervention. A collaborative report, “From Air Pollution To Solutions” finds that:

Detroit and other Wayne County municipalities suffer more from poor air quality and higher rates of asthma than other Michigan communities. Wayne County residents are exposed to elevated levels of pollutants from a variety of sources, including a wide range of industrial facilities and vehicular traffic. According to the American Lung Associations’ 2022 “State of the Air” report, Detroit rated an ‘F’ for poor air quality…. The burden to Detroiters is not just to their health: air pollution in Detroit leads to 500,000 missed days of work, and 990,000 days of missed school. The economic cost is significant: the annual monetized value of the health burden from air pollution is $7.3 billion.

**COMMUNITY BENEFITS DEMANDS**

• Utilize Green stormwater infrastructure.
• Agreement and protocols to minimize dust, noise, light, and air pollution.
• Agreement and protocols to minimize truck traffic and only use established truck routes.
• Establish a community air-monitoring program and contribute no less than $100,000 annually for the next 10 years.
• Reimburse renters and property owners for any construction-related damage and destruction to the property- we endorse this ask previously submitted by the Detroit People’s Platform.
• Developers will Assume responsibility for construction-related pest control- we endorse this ask previously submitted by the Detroit People’s Platform.