



**Civil Rights, Inclusion  
and Opportunity**

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**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils  
**From:** Charity R. Dean, Esq., Director, Civil Rights, Inclusion and Opportunity  
**Date:** February 20, 2020  
**Re:** **Community Benefits Ordinance Biannual Report for Fiat Chrysler Automotive**

The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

The **Fiat Chrysler Automotive** project currently has **0** of their commitments in the "Off Track"

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status.

Status Update	Explanation	Commitments
●	On Track- Actions taken towards satisfying commitment	27
●	Off Track-Commitment not fulfilled	0
●	Not Started- No action taken	12
●	Additional information requested	0
Completed	Commitment fulfilled	28
<b>Total Commitments</b>		<b>67</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,

Charity R. Dean, Esq.  
Director  
Civil Rights, Inclusion and Opportunity

Lawrence Garcia, Esq.  
Corporation Counsel  
City of Detroit Law Department

Cc: Arthur Jemison, Chief of Services and Infrastructure, City of Detroit



**Biannual Community Benefits Provision (CBP) Reporting Outline**





**Project Name/Location:** Fiat Chrysler Automotive Project (FCA)/ 2101 Conner St., Detroit, MI 48215






**Agreement Approval Date:** May 13, 2019





**Developer Name/Address** FCA US LLC/ 1000 Chrysler Drive Auburn Hills, MI 48326





**January 2020 Report**







	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
1.	City commits to invest \$5,400,000 in the completion of 300 demolitions in the impact area.	Starting May 13, 2019 to now, The Detroit Building Authority has completed 100 demolitions in the impact area. The total spent is \$2,709,761.24.	
2.	100 demolitions per year will be completed for the next three years	The Detroit Building Authority has completed 100 demolitions in the impact area.	
3.	Demolitions can be tracked at: <a href="https://data.detroitmi.gov/Government/Demolitions-Data-Lens/xhif-khvv">https://data.detroitmi.gov/Government/Demolitions-Data-Lens/xhif-khvv</a>	Below is the new link to track Demolitions: <a href="https://data.detroitmi.gov/app/demolition-tracker-map">https://data.detroitmi.gov/app/demolition-tracker-map</a>	Completed
4.	The estimated start date for demolitions will be 9 months from the Council approval	Demolition began May 2019 before the 9 month mark.	Completed
5.	Residents of the impact area will be involved in the selections of demolitions in the impact area	Residents of the impact area were involved in the selection of demolitions at varies Mayoral meetings, Beniteau meetings, construction meetings and other meetings. Maps were provided to residents to identify structures or demolitions.	Completed



	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
6.	Priority and accelerated demolition of vacant structures in the impact area of Beniteau to McClellan bordered by Mack and East Warren	13 demolitions have been completed in the impact area of Beniteau to McClellan. Future demolitions in the area are as follows: Twenty-three properties are currently in demo procurement with an estimated demo timing between April and September 2020. An additional 45 properties will be released for demo RFP in February, with an estimated demo timing between August 2020 and January 2021.	
7.	\$500,000 will be dedicated to home rehabilitation of DLBA owned homes within the impact area	At the conclusion of a planning study in 2021, single family rehabs will begin.	
8.	FCA US LLC commits to invest \$1,800,000 in home repair grants up to \$15,000 per grant in the impact area.	On November 18, 2019 the first payment of \$900,000 was made to the City of Detroit - Housing Rehabilitation Department. The second payment of \$900,000 is scheduled to be paid by April 1, 2020.	
9.	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.	Of the 1.8 million dollars, \$700,000 dollars will be set aside to support home repair grants for Beniteau residents. The City is aware and budgeting for the set aside. Home repair intake began in August of 2019 and 64 applications have been received.	
10.	The grant process will be led by Detroit Housing & Revitalization Department who will manage program eligibility requirements and granting of awards.	Housing and Revitalization Department has assigned a staff to monitor and manage the eligibility requirements and granting of awards.	Completed
11.	Housing and Revitalization Department staff will use maximum leniency allowed in resolving eligibility conflicts, ex. home insurance with program guidelines	Housing and Revitalization Department has created a policy that uses maximum leniency in resolving eligibility conflicts such as deed not in the name of applicant, unpaid taxes, etc.	Completed
12.	Residents who fall outside the income eligibility guidelines for home repair grants will be encouraged to apply for 0% home repair loans	Residents who fall outside the income eligibility guidelines are encouraged to apply for 0% home repair loans. The City of Detroit promotes how to apply at community meetings.	Completed

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
13.	The estimated start date for the home repair grants program will be 3 months from the council approval date.	Phase one of the home repair grant program began August of 2019, three months from the City Council Approval Date.	Completed
14.	Detroit Land Bank Authority 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	A side lot fair took place August 2019 and 15 land bank auction homes were sold and 7 side lots were sold. A Second side lot fair is schedule for Spring 2020.	Completed
15.	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	The "Own It Now" home sale took place August 2019.	Completed
16.	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.	At the conclusion of a planning study in 2021, single family rehabs will began.	
17.	Residents of the impact area will be involved in the vacant home rehabilitation selection process.	Residents of the impact area will be engaged in the rehabilitation selection process at the end of the planning study.	
18.	The City commits to invest \$500,000 in developing a community plan for Chandler Park, West End and Riverbend sections of the impact area.	The City anticipates to begin a Community Plan in 2021	
19.	Community planning efforts will be conducted by the Detroit Planning and Development Department.	The Planning and Development Department staff has been assigned to facilitate the community planning efforts.	Completed
20.	Based on the outcomes of the planning efforts, developer and community will work together to direct funding to specific outcomes.	FCA will make its first payment of \$400,000 in 2020 and \$400,000 in 2021 and the total of \$800,000 will be held by Invest Detroit to fund projects that results from the City's neighborhood planning process in Chandler Park, West End, and Riverbend.	
21.	The procurement of the planning consultant will commence within 90 days of the council approval.	The Planning and Developments Department has begun procurement process with the drafting of a scope of work: to be released as a request for proposal for Q1 2020.	





	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
22.	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.	Preliminary conversation were held with DTE within 60 days of this agreement. The City requested DTE to complete a full analysis of the electrical infrastructure. DTE has completed a full analysis of the electrical infrastructure of the impact area. DTE's analysis did not reveal reliability issues and there is adequate electrical supply for the neighborhood in the impact area following the upgrade to FCA.	Completed
23.	Tree and weed removal in City and DBLA owned vacant lots and regular and continued maintenance in the impact area.	GSD will continue tree and weed removal using the Departments normal cadence.	
24.	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).	Department of Neighborhoods have held conversation with Detroit Water and Sewerage Department and there were no service interruptions in the impact area for the first two weeks following this agreement. Any resident can avoid service interruptions once they apply for WRAP dollars. Once customers apply, their account is taken is taken off the service interruption list.	Completed
25.	The Building Safety Engineering and Environmental Department 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.	The Building Safety Engineering and Environmental Department is monitoring 48213, 48214, and 48215 Zip Codes for residents that are qualified for Consent agreement. As of today there are 650 consent agreements for those Zip Codes.	
26.	FCA US LLC commits \$800,000 to fund recommended projects that result from neighborhood planning process in Chandler Park, West End and Riverbend neighborhoods.	The first scheduled payment of \$400,000 to Invest Detroit will be paid in 2020. And the second payment of \$400,000 to Invest Detroit will be paid in 2021.	
27.	Please describe types of projects that have been funded using the \$800,000.	The \$800, 000 in funds has not yet been disbursed. Projects and the funding of these projects will be determined at the completion of the planning schedule.	






	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
28.	\$800,000 in project funds will be held by Invest Detroit for deployment in the impact area when the plan is complete.	Formal agreements between the City of Detroit and Invest Detroit, will be drafted upon initial disbursement of funds.	
29.	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.	Marketing resources will be determined at the completion of the planning study.	
30.	FCA US LLC commits to direct \$5,800,000 in state funding towards programs to maximize employment opportunities for Detroit resident	The State of Michigan funded 5.8M to DESC to support recruitment, training and hiring of Detroit residents. The grant agreement between the State of Michigan and the City of Detroit covers the period of June 11, 2019 to December 31, 2020.	Completed
31.	The State funding will be administered by Detroit Employment Solutions Corporation (DESC)	The State funding has been administrated by Detroit Employment Solutions Corporation.	Completed
32.	DESC commits to provide \$2,000,000 in-kind outreach, screening, pre- application support and interviewing services	Detroit Employment Solutions Corporation provided at least \$1M in-kind services during Phase I, and will continue for Phase II of initial hiring, which will began in April of 2020	
33.	FCA US LLC and DESC will collaborate to develop and implement pre- application readiness training programs using the state funds	FCA worked with Detroit Employment Solutions Corporation to design and implement pre-application readiness events during Phase I, and will continue for Phase II of initial hiring	Completed
34.	FCA US LLC commits to hiring priority for impact area residents, Detroit residents, returning citizens and veterans	FCA provides priority in the hiring of Production Operators and Skilled Trades applicants to impact area residents and Detroit residents including those who are returning citizens and veterans.	



	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
35.	FCA US LLC commits to working with the City to recruit Returning Citizens from targeted community-based training and support service programs	FCA, in partnership with Detroit Employment Solutions Corporation has engaged in targeted community-based training and support service programs in order to recruit returning citizens.	
36.	FCA US LLC commits to provide work readiness training for new hires	FCA, in partnership with Detroit Employment Solutions Corporation provides work readiness training to applicants and new employees receive safety and basic manufacturing methodology training.	
37.	Detroit Employment Solutions Corporation commits to providing quarterly updates and metrics regarding pre-employment and workforce development within the impact area	The Detroit Employment Solutions Corporation is awaiting hiring results from the first phase of applications. The first quarterly report was completed in January of 2020.	
38.	Specific set asides shall be required for residents in the impact area.	Impact Area residents received priority access to events and applications.	Completed
39.	FCA US LLC commits to \$4,000,000 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)	FCA's first scheduled payment of \$1.5M is due in 2020 with \$500,000 due in January and \$1M due in April for the adult education. In 2021 FCA will provide \$1.25M and will provide another \$1.25M in 2022	
40.	City commits to fundraise \$4,000,000 from public and private sources in additional support to manufacturing career academy CTE programs, in addition \$2M contributed by the City for adult training	Using Foundation funds the City has committed to raise \$1M to CTE programs at Southeastern Manufacturing Career Academy over the next three years.  Using its own budget, Detroit Employment Solutions Corporation is committing \$3M to adult training.	
41.	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	Detroit Employment Solutions Corporation is the acting entity fiduciary	

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
42.	The City recognizes the importance of Timbuktu Academy and will work to fundraise \$50,000 with philanthropic partners toward improvements to its computer lab and library.	The City has held ongoing conversations with Barack Obama Leadership Academy, formally known as Timbuktu Academy. Conversations have also been held with the Office of Grants to discuss fundraising of \$50,000 towards improvement to its computer lab and library	
43.	City commits \$500,000 to fund the Grow Detroit's Young Talent (GDYT) summer youth employment program	The committed \$500, 000 was disbursed in June 2019.	Completed
44.	The GDYT funding will be administered by Detroit Employment Solutions Corporation (DESC), the program's fiduciary	The GDYT funds were administered by the Detroit Employment Solution Corporation (DESC) and were disbursed in June 2019	Completed
45.	City commits \$500,000 to fund scholarships through the Detroit Promise	The committed \$500, 000 was disbursed in June 2019.	Completed
46.	The Detroit Promise funds will be administered by the Detroit Regional Chamber	The Detroit Regional Chamber administrated the Detroit Promise Funds.	Completed
47.	The scholarships should be earmarked specifically for students of the impact area	The City has contributed \$500,000 to fund scholarships for students of the impact area.	Completed
48.	FCA US LLC commits to develop the Automotive Manufacturing Program (AMP) at Wayne County Community College	FCA has been in discussions with Wayne County Community College to develop an Automotive Manufacturing Program. Discussions have grown to focus on mechatronics certifications and associate degrees. The mechatronics program developed by FCA and WCCCD is set to launch in the second quarter of 2020.	



	Commitments	Findings	Status
49.	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 Neighborhood Advisory Council in this enforcement process	The City enforcement committee meets for the duration of the time period identifies in the Community Benefits Provision. The Civil Rights, Inclusion, and Opportunity Department has sent a 6-Month report to The Neighborhood Advisory Council (NAC) to update and include the Neighborhood Advisory Council in the enforcement process.	
50.	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	FCA has submitted all required site plans for approval. FCA will submit drawings to the Department for landscaping within the plant confines.	
51.	FCA US LLC commits to publishing its Environmental Protection Plans (EPP) and will make that report accessible and available to the public.	FCA is in the process of obtaining environmental permits and approvals.	
52.	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	FCA is currently abiding by and complying with all existing ordinances and federal, state and local laws, including the City's Community Benefits Ordinance.	
53.	FCA US LLC committed to hosting a minority supplier Matchmaking event in the impact area community within 90 days of the council approval	FCA held a two day Minority Match Making Event on September 11th and 12th at its Auburn Hills, MI. headquarters. The City granted FCA an extension to host this event after the 90 day requirement. Transportation was provided both days to and from the event to any impact area business that pre-registered. Impact area businesses were provided with lunch vouchers for each day. Day one of the event included workshops on how to do business in the automotive industry, procurement, maximizing internet use, networking, business planning and other topics. Day two included personal introductions to FCA's COO and VP of Purchasing as well as networking with FCA direct and indirect buyers, and buyers from large Tier I suppliers. All activities were at no cost to impact area businesses.* <b>FCA contacted the Civil Rights, Inclusion, and Opportunity Department informing the Department of the event change location from the impact area to Auburn Hills, MI. Transportation was provided from the impact area to Auburn Hills, MI.</b>	Completed

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
54.	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	Residents currently have the ability to take advantage of these programs and this advantage is ongoing.	
55.	Specific focus given to small business start-ups in the impact area	The City has been working with district business liaisons to host impact area specific outreach programs. The Detroit Economic Growth Corporation (DEGC) is planning a business outreach event in the impacted area. The event will focus on resources for existing businesses and attracting those individual who are not yet thinking about entrepreneurship.	
56.	City commits to construct a wall along St. Jean Street as a sound barrier to FCA plant. Barrier will run from Warren Avenue to Kercheval Avenue.	The City completed the construction of the wall along St. Jean in November of 2019. There has not yet been a sound study since the completion of the wall	
57.	Wall design will be approved by residents along Beniteau Street through a series of meetings to end in May 2019.	Residents approved the wall design in May 2019.	Completed
58.	Height of wall-to be determined at the completion of sound study	The sound study was completed on May 16, 2019. The height of the wall was determined during the May engagement meeting. The wall height is between 12-18 feet.	Completed
59.	FCA US LLC to provide support on wall aesthetics by planting ivy and adding potential murals along portions of the barrier.	Ivy will be planted in the spring of 2020. The City will issue a RFQ for mural design and completion will be issued in the first quarter of 2020.	
60.	FCA US LLC commits to the construction, security and maintenance of a storm water retention pond on Beniteau Street and Lillibridge Street between Vernor and Kercheval.	The storm water retention pond has been constructed. FCA has filed documentation for the maintenance of the pond, as required by the Detroit Water and Sewerage Department.	

	<b>Commitment</b>	<b>Findings</b>	<b>Status</b>
61.	FCA US LLC will add fencing around the retention pond as a security measure to prevent any accidents.	A security fencing was scheduled be installed around the retention pond by December 31, 2019. Security fence has been installed.	Completed
62.	FCA US LLC commits to improvements around plant (green buffer) and retention pond by adding natural sustainable landscaping and vegetation, low-impact grass, plantings and trees	Construction of the retention pond is complete including preliminary erosion control measures. Final landscaping, vegetation and green buffer construction will be completed as weather conditions permit and construction.	
63.	FCA US LLC approves truck routing and targets certain times for increased truck and vehicle operations to accommodate impact area schools and other non-industrial traffic demands.	The FCA Logistics department has established predetermined traffic routes consistent with the comprehensive traffic study commissioned by the City of Detroit. Preferred routes have been communicated to the carrier base. Alternate routes have also been established to support existing traffic volume and further reduce operational impact.	Completed
64.	FCA US LLC commits to establishing a live person managed toll-free number for residents to report problems related to plant traffic	The FCA has established a live person managed toll-free number, 1-800-737-6789 .The service number will field calls associated with both FCAT and commercial carriers' operations and provide feedback for any operational or safety issues related to plant traffic.	Completed
65.	The City Department of Public Works will continue to work with the FCA US LLC truck routing and area residents to develop a plan for preferred neighborhood traffic calming measures.	Detroit Public Works has deployed speed bumps as a preferred neighborhood traffic calming measure.	
66.	Detroit Public Works will install preferred traffic calming to ensure trucks do not drive along residential streets. This includes: speed cushions, one-way street conversions, and posted signage.	Detroit Public Works has installed Speed cushions to Beniteau street as well as other streets as a common traffic manner.	Complete
67.	The St. Jean route of the Iron Belle Trail will be removed as part of this project. New routing of the Iron Belle Trail will be considered as part of the proposed Neighborhood Planning efforts.	The new routing of the Iron Belle Trial will be determined at the conclusion of the planning study.	