



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: October 9, 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.

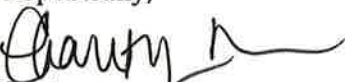
The **Fiat Chrysler Automotive** project currently has **0** of their commitments in the "**Off Track**" and 6 of their commitments "**Not started**"

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	28
	Off Track-Commitment not fulfilled	0
	Off Track-Compliance Plan Submitted	0
	Compliance Effected by Covid-19	1
	Not Started- No action taken	6
	Additional information requested	0
Completed	Commitment fulfilled	31
Total Commitments		66

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



October 2020 Report

	Commitment	Findings	Status
Support Neighborhood Stabilization Housing in the Impact Area with an investment of \$7.7m			
1. Demolitions			
a.	City commits to invest \$5,400,000 in the completion of 300 demolitions in the impact area.	Starting May 13, 2019, the Detroit Building Authority has completed 100 demolitions in the impact area. The total amount on spent on demolitions as of August 2020 is \$2,857,242.00.	
b.	100 demolitions per year will be completed for the next three years	Year 1 (May 13, 2019- May 12, 2020) : There were a 100 demolitions promised and 116 demolitions were completed Year 2 (May 13, 2020-May 12, 2021): There were 100 demolitions promised and 1 has been completed with 129 demolitions under contract.	
c.	Demolitions can be tracked at: https://data.detroitmi.gov/Government/Demolitions-Data-Lens/xhif-khvv	Below is the new link to track Demolitions: https://data.detroitmi.gov/app/demolition-tracker-map	Completed
d.	The estimated start date for demolitions will be 9 months from the Council approval	Demolition began May 2019 before the 9 month mark.	Completed

e.	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 various Mayoral Meetings, Beniteau meetings, construction meetings, and other meetings. Maps were provided to residents to identify structures for demolitions.	Completed
f.	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 and there are currently 91 demolitions under contract. Future demolitions in the area are as follows: Seventy 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 demolition timing between August 2020 and January 2021.	
g.	\$500,000 will be dedicated to home rehabilitation of DLBA owned homes within the impact area	\$500,000 will be dedicated to the home rehabilitation of DLBA homes. The funds will be disbursed at the conclusion of the neighborhood plan.	
2. Home Repair Grants and Loans			
a.	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 in Q4.	
b.	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 68 applications have been received and 58 applications have been approved. All the approved applicants were Beniteau residents. All homes scheduled for repair will be under contract with a contractor by January 2021 and the home repair is scheduled to be completed by the end of August 2021	
c.	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




d.	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
e.	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
f.	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




3. Detroit Land Bank Authority Programs



a.	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.	Completed
b.	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
c.	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.	The initial review of complete and /or partial rehabs of vacant homes has been completed. The DLBA and the City are awaiting funds to start the rehab with an expectation of 4-5 houses beginning rehabilitation in the fall of 2020	
d.	Residents of the impact area will be involved in the vacant home rehabilitation selection process.	Residents of the impact area were involved in the update of the vacant home rehabilitation selection process. On April 9, 2020 and April 11, 2020 meetings were held with numerous community organizations from the FCA Footprint.	
	Commitment	Findings	Status




Engage Impact Area Residents in Planning and Development with total commitment of \$1.6m






1. Community Planning


a.	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 Q1 2021	
b.	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
c.	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.	
d.	The procurement of the planning consultant will commence within 90 days of the council approval.	The procurement of the planning consultant was commenced within 90 days of the council approval. The Planning and Development Department has created a scope of work for the Planning Study and are preparing to begin engagement with community organizations and residents during the fall of 2020. the Planning and Development Departments intend to complete this plan using City Staff time.	Completed
e.	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
f.	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.	
g.	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	Completed




		customers apply, their account is taken is taken off the service interruption list.	
h.	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 831 consent agreements for those Zip Codes.	
2. Impact Neighborhood Fund			
a.	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 is scheduled to be paid in 2020. The second payment of \$400,000 to Invest Detroit will be paid in 2021	
b.	Developer will describe types of projects that have been funded using the \$800,000.	Projects and the funding of these projects will be determined at the completion of the planning schedule.	




c.	\$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. Conversations are being held between FCA, the City of Detroit and invest Detroit. FCA is preparing an initial invoice to send to Invest Detroit.	
3. Marketing Support			
a.	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.	




	Commitments	Findings	Status
Ensure Impact Area Residents Have Increased Accessed to Training and Job Opportunities through a funding commitment totaling \$18,800,000			
1. Detroit at Work			
a.	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
b.	The State funding will be administered by Detroit Employment Solutions Corporation (DESC)	The State funding has been administrated by Detroit Employment Solutions Corporation.	Completed
c.	DESC commits to provide \$2,000,000 in-kind outreach, screening, pre- application support and interviewing services	Detroit Employment Solutions Corporation has provided \$1.3M in-kind services to date.	
d.	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 and programs. \$2M of state funds were spent.	Completed
e.	FCA US LLC commits to hiring priority for impact area residents, Detroit residents, returning citizens and veterans	FCA provided priority in the hiring of Production Operators and Skilled Trades applicants in the impact area residents and Detroit residents including those who are returning citizens and veterans.	
f.	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.	

g.	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.	
h.	Detroit Employment Solutions Corporation commits to providing quarterly updates and metrics regarding pre-employment and workforce development within the impact area	The first quarterly report has been released by Detroit at Work as of September 2020. This report is available on the City of Detroit's Planning and Development webpage.	
i.	Specific set asides shall be required for residents in the impact area.	Impact Area residents received priority access to events and applications.	Completed
2. Education Programs			
a.	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 made a \$1M payment in August of 2020. The remaining payments will be made in 2021 and 2022 in completion of its \$4,000,000 commitment to fund manufacturing career academy programs at Southeastern High School/CTE facilities for youth and adults.	
b.	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	COVID-19 has severely delayed training timelines and as a result the fundraising timeline has also been delayed. Fundraising efforts are anticipated to resume in 2021	
c.	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	

d.	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's office of Grants has begun the fundraising process with Barack Obama Leadership Academy, formally known as Timbuktu Academy to discuss fundraising of \$50,000 towards improvement to its computer lab and library	
3. Grow Detroit's Young Talent			
a.	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
b.	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
4. Detroit Promise			
a.	City commits \$500,000 to fund scholarships through the Detroit Promise	The committed \$500, 000 was disbursed in June 2019.	Completed
b.	The Detroit Promise funds will be administered by the Detroit Regional Chamber	The Detroit Regional Chamber administrated the Detroit Promise Funds.	Completed
c.	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
5. AMP at WCCCD			

a.	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, but are still in the early stages of development.	
	Commitments	Findings	Status
Continued Community Engagement			
1. Community Benefits Compliance			
a.	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.	Complete
b.	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	
c.	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.	
2. Small Business Support			
a.	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 12 th of 2019 at its Auburn Hills, MI. headquarters. FCA will host a Virtual Matchmaking event this fall.	Completed

b.	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.	
c.	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.	
	Commitments	Findings	Status
Mitigate Construction Impacts of the Development by Investing \$7,100,000			
1. Wall Construction			
a.	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.	Completed
b.	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
c.	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
d.	FCA US LLC to provide support on wall aesthetics by planting ivy and adding potential murals along portions of the barrier.	Wall ivy planting has been completed. Artist for the mural design and installation have been selected and verification of the artist selection are in process. According to the City of Detroit's planning schedule, art installation is expected to take place in 2021.	

2. Stormwater Retention Pond			
a.	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.	FCA US LLC will add fencing around the retention pond as a security measure to prevent any accidents.	A security fencing was scheduled to be installed around the retention pond by December 31, 2019. Security fence has been installed.	Completed
c.	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. FCA is currently adding natural sustainable landscaping and vegetation, low-impact grass, plantings and trees. 10% of the trees have been planted along the property line of the Mack Avenue Plant, the remaining trees are scheduled to be completed by the end of Fall. This project has been delayed because of suspension of operations due to COVID-19, but may be completed by Q4 2020.	
3. Traffic Mitigations			
a.	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
b.	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
c.	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.	

d.	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
e.	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.	DPW has begun re-aligning the Conner Creek Greenway/Iron Belle Trail from St. Jean to Conner in which should be completed prior to the planning study.	