

Welcome to the Fisher Body Plant 21

COMMUNITY BENEFITS ANNUAL UPDATE MEETING



December 3, 2024

AGENDA

Welcome & Introductions

CBO Process Review

CBO Monitoring and Enforcement

Construction & Project Update

Community Benefits Provision Update

NAC Q & A + Discussion

General Q & A

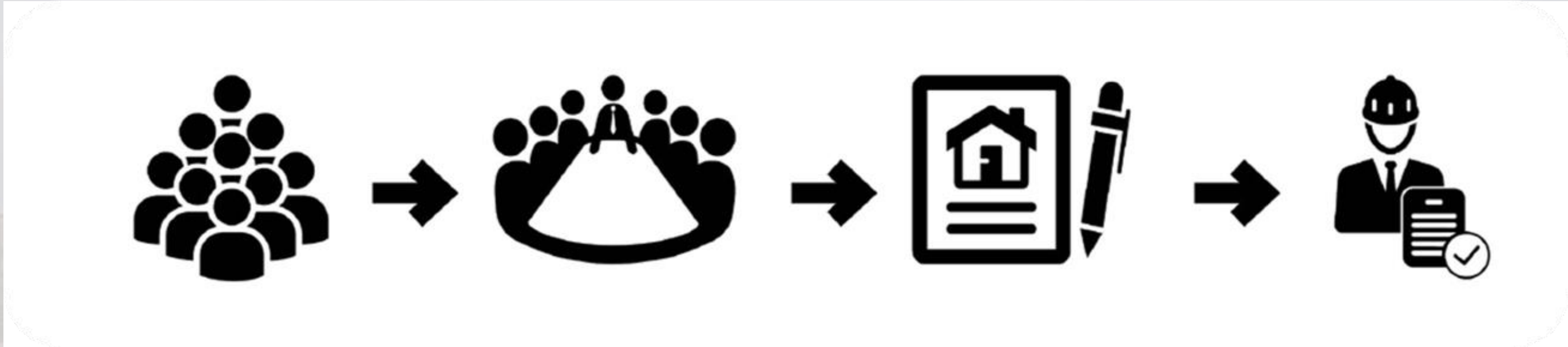


THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **Ron Chapman II**- Elected by Impact Area Residents
- **Sheila Hamilton**- Elected by Impact Area Residents
- **Dirra D.R. Castelov**- Appointed by Council President Mary Sheffield (District 5)
- **Detonya Clark** - Appointed by Council Member Mary Waters
- **Chenita Gary**- Appointed by Council Member Coleman A. Young II
- **Malik Wali** - Appointed by Planning & Development
- **Patricia Linklater** - Appointed by Planning & Development
- **Lynette Roberson** - Appointed by Planning & Development
- **John Patrick** - Appointed by Planning & Development
- **Halima Cassells** - Alternate

CBO Engagement Process

Developing the Community Benefits Provision



↑

**THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
9 RESIDENTS
FROM THE
IMPACT AREA**

↑

**THE NAC MEETS
WITH **PLANNING,
DEVELOPER,
AND COMMUNITY**
TO IDENTIFY
PROJECT
IMPACTS**

↑

**THE NAC
DEVELOPS
**SUGGESTIONS
TO IDENTIFIED
IMPACTS****

↑

**THE
DEVELOPER
GENERATES AN
**AGREEMENT IN
RESPONSE TO
THE NAC'S
INPUT****

CBO Engagement Process

What we heard from the community

**9 CBO
MEETINGS
HOSTED BY
CITY**

**180+
Attended
In Person or
Via Zoom**

**APRIL – JUNE
2022**

**Mitigate
Construction
and
Environmental
Impacts**

**Project
Design and
Sustainability**

**Workforce
and Local
Hiring**

**Public Space
and
Amenities**

**Affordable
Housing**

**Community
Support and
Investment**

COMMUNITY BENEFITS PROVISION CONTENT

Enforcement Mechanisms for the Community Benefits Provision

Ex. Claw-back of City-provided-benefits,
revocation of land transfers or
land sales, penalties and fees

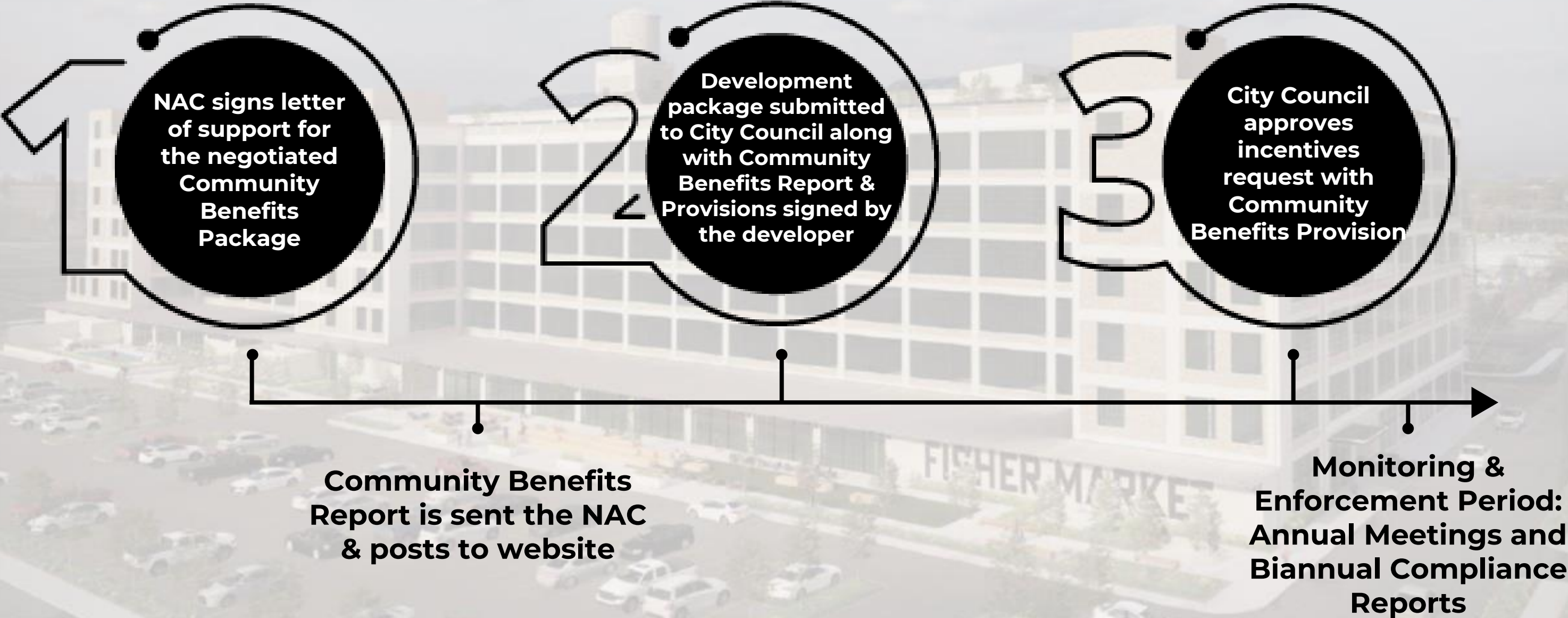
List of Benefits That Developer Has Agreed to Provide

Requirement for Developer to Submit Compliance Reports

Community Engagement Requirements

The Community Benefits Provision Agreement remains in effect throughout the duration of the project

ONCE CBO MEETINGS ARE COMPLETED



ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website:

www.detroitmi.gov/fisherbody21

PDD hosts Public Annual Update Meeting with NAC and Developer (at least 2 years)

BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER ENGLISH ESPAÑOL BENGALI العربية MORE

SEARCH

MENU

Where am I: [Home](#) / [Planning and Development Department](#) / [Design and Development Innovation](#) / [Community Benefits Ordinance](#) / [Ongoing CBO Engagement](#)

Fisher Body 21

The Developer ("Fisher Lofts 21, LLC"), which consists of Jackson Asset Management, Lewand Development, and Hosey Development is seeking to rehabilitate the Fisher Body Plant 21. Originally built in 1919, the Fisher Body Plant 21 is a 600,000 square foot former auto plant on a 4.7 acre parcel of land owned by the City of Detroit. The former auto body plant has been vacant since 1993 and is located at 6051 Hastings Street. The existing structure is proposed to be preserved and redeveloped into approximately 435 rental apartments; 38,000 square feet of commercial space; outdoor and indoor amenities; and up to 139 interior and 646 adjacent surface parking spaces. At least 20% of rental units will be affordable to those earning no more than 80% of Area Median Income (\$51,200 or less for a two-person household). Units will range in size from 490SF to 1,040SF and will include a mix of studio, 1 bedroom, 2 bedroom, 3 bedroom, and loft units. Proposed commercial uses include a ground-level market / food hall, café, a second-floor co-working space, plus residential amenities such as internal courtyard / atrium, fitness center, swimming pool, bicycle parking, and rooftop terrace.

The 2023 Fisher Body Plant 21 Annual Update Meeting will take place at Oakland Ave. Missionary Baptist Church (309 Harper Ave.) on Thursday, December 14th, 2023 at 6:00 PM


- [Download Meeting Flyer](#)

CONTACTS

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Edwina King
Associate Director - Legislative Affairs & Equitable Development
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kinge@detroitmi.gov

Planning and Development
Department Coleman A. Young Municipal Center 2
Woodward Avenue - Suite 808
Detroit, MI 48226
(313) 224-1339
Monday - Friday 9:00 am - 5:00 pm
Save yourself a trip! Most questions can be resolved by phone.

The background of the slide is a light gray, semi-transparent map of a city grid. A prominent river flows diagonally from the top right towards the bottom left, crossing several streets. A bridge is visible in the upper right quadrant, spanning across the river. The overall aesthetic is clean and professional, with a focus on urban planning and infrastructure.

Community Benefits Monitoring and Enforcement by CRIO

The Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors Tier 1 Projects under the Community Benefits Ordinance

TIER 1 PROJECTS ARE:



\$75M
OR MORE IN
CONSTRUCTION
COSTS

+



\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

OR



\$1M
OR MORE
IN VALUE OF CITY
PROPERTY SALE
OR TRANSFER FOR
BELOW MARKET
VALUE &
WITHOUT
OPEN BIDDING

CRIO is responsible for monitoring and enforcing Community Benefits Provisions

- CRIO sends the developer a biannual CBO status request letter and a reporting form with targeted questions. This form requires the developer to provide specific updates on all commitments
- CRIO reviews the submitted information, requests a project walkthrough, documented proofs and/or additional clarification
- CRIO meets with various departments to verify submitted information
- CRIO then generates a report. Reports can be found online at: <https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/about-crio/compliance-team>

Current Standing

Earlier in 2024, Fisher Body 21 completed its self-reporting, as mandated by the Community Benefits Ordinance.

CRIO has reviewed the information presented, investigated, and verified the claims made by The District Detroit team and the City Departments associated with each provision.

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	19
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Not Started- No action taken	21
	Additional information requested	0
Complete	Commitment fulfilled	1
Total Commitments		41

Stage 1: Citizen Submitted Complaints

**Resident
submits inquiry
or complaint
regarding a
CBO project via
online
smartsheet
form**



**Submitted
complaint is shared
with Neighborhood
Advisory Council
(NAC) and reviewed
by City staff**

**Inquiries are made
with relevant
departments and
response prepared**



**Response sent
to resident with
copy to NAC.
The NAC is
advised on
process to
request formal
investigation by
Enforcement
Committee**

**Submit Public Comments for CBO Projects at:
<https://bit.ly/CBOPublicComment>**

Stage 2: Formal Investigation Requested by NAC

**NAC submits
request for
complaint to
be formally
investigated by
Enforcement
Committee**



**Enforcement
Committee (EC)
is convened by
Corporation
Counsel –
including PDD,
CRIO, LPD, and a
NAC
representative**



**Within 21 days
of receipt of
formal request,
the EC
completes
investigation
and submits
findings* to NAC
as well original
complainant**

****Enforcement Committee findings shall include:***

- 1. Whether the Developer is in compliance with the Community Benefits Provision***
- 2. How the Community Benefits Provision will be enforced or how violations will be mitigated***

NAC disagrees with Enforcement Committee findings

If NAC disagrees with findings or determines that the EC is not diligently pursuing enforcement - NAC may send notice to EC which will have 14 days to respond



If NAC is not satisfied with subsequent response from EC, NAC may petition City Clerk to request a City Council hearing with both the NAC and EC



City Council may elect to hold a hearing to determine if the EC has made reasonable efforts to ensure developer compliance.

Based on its findings, City Council can require follow up action from the EC and/or developer.

Jacob Jones

*Incentives Compliance
Manager*

Jacob.Jones@detroitmi.gov

Airel Hughes

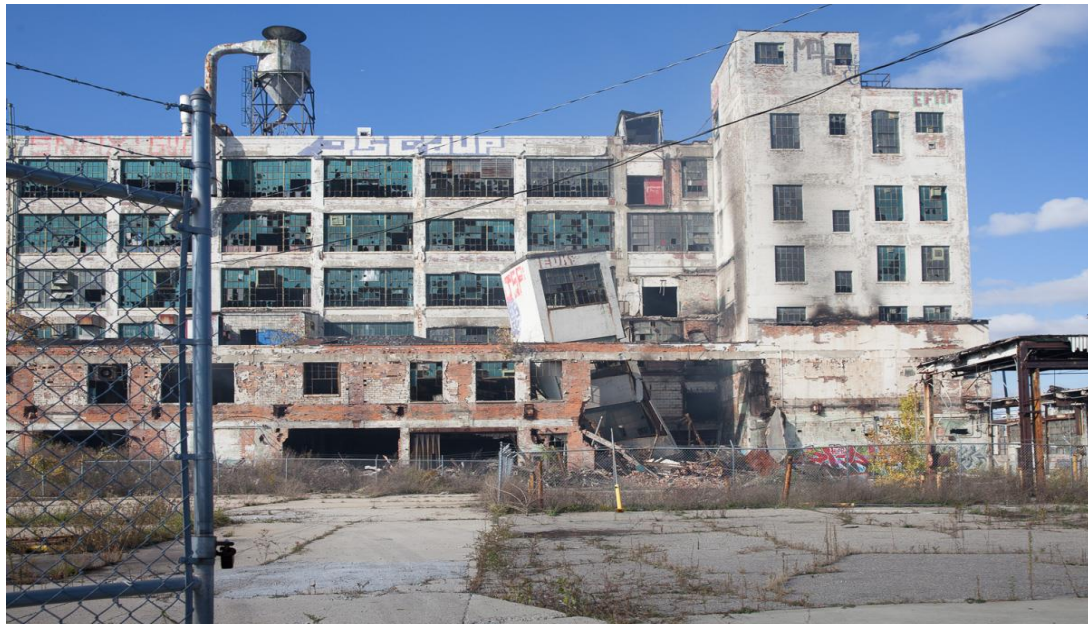
Incentives Compliance Analyst

Airel.Hughes@detroitmi.gov

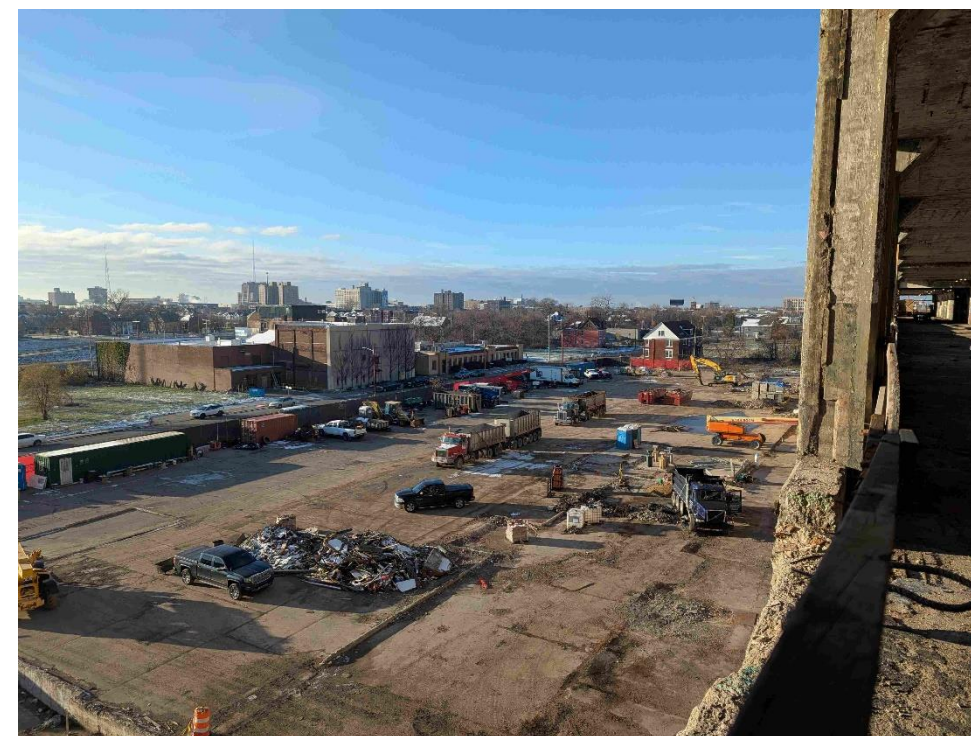
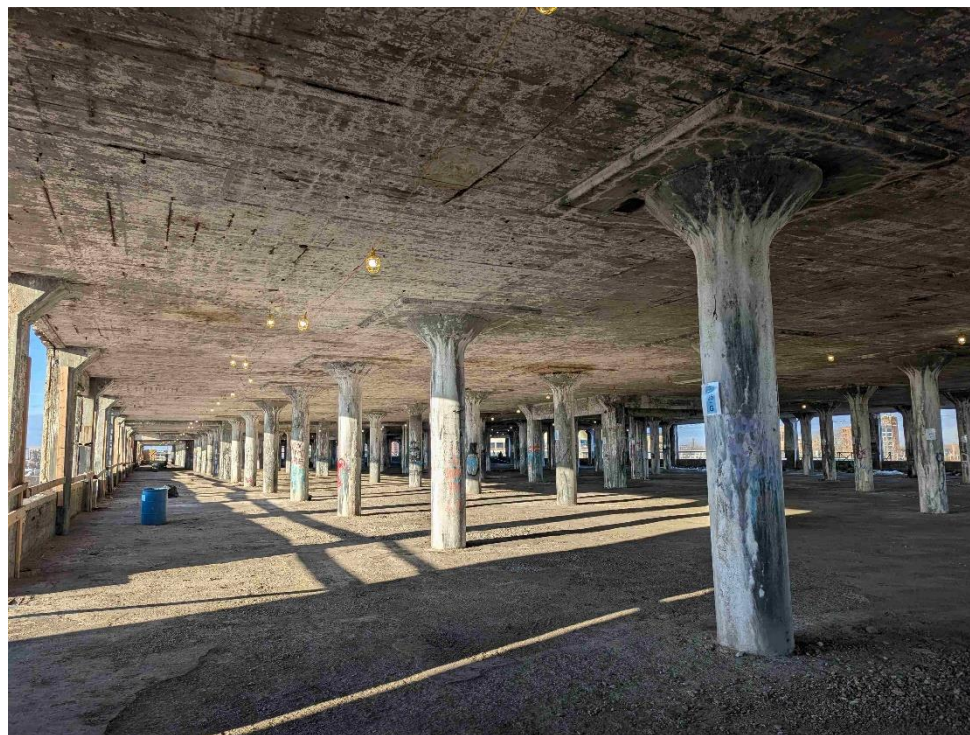
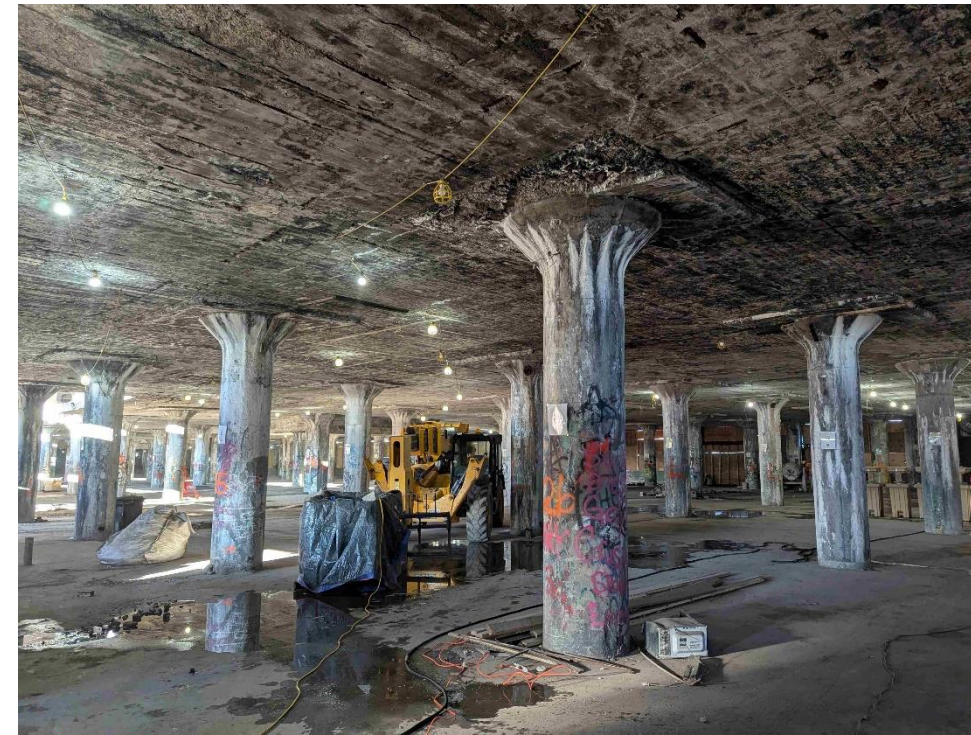
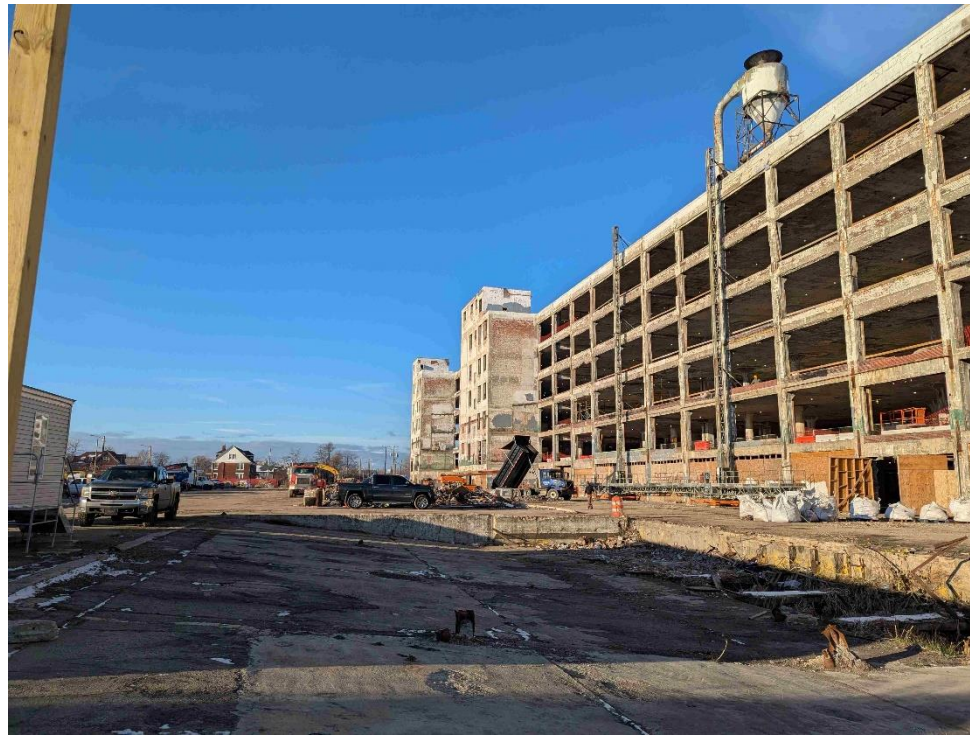
An aerial architectural rendering of a large, modern multi-story industrial building. The building has a light-colored facade with a grid of windows. In the foreground, there is a large parking lot filled with cars. The sky is blue with some clouds. The text 'FISHER MARKET' is visible on the side of the building.

Fisher Body Plant 21 Project and Construction Update

Prior Conditions of Fisher Body 21



Current Conditions of Fisher Body 21



The Development Team

Hosey Development, led by **Richard Hosey**, is a full-service real estate development company that has completed the historic re-development of the Kirby Center Lofts (which was a former school) in Midtown Detroit and has completed over 300,000 square feet of historic redevelopment within in the Capitol Park Projects in Downtown Detroit.

Hosey Development is currently developing more than 270,000 square feet of real estate. Of this project pipeline, more than 200,000 square feet are historic, adaptive reuse projects.

Richard Hosey's career entails development, consulting, financing, and asset management of more than 75 projects totaling over \$2.5 billion in development costs.

Richard Hosey serves on several boards around the state including the Detroit Historic District Commission, the Michigan Historic Preservation Network Board, the Detroit Land Bank, and the Detroit Housing Commission.

For more information of some of the recently completed historic rehabs by **Hosey Development**, please visit us at Kirby Center Lofts, the Detroit Savings Bank Luxury Apartments, or at the Capital Park Lofts, which is also home to the regions hottest new restaurant... Prime + Proper.



The Development Team



Jackson Asset Management, led by **Gregory Jackson**, is a diversified company operating industry leading businesses. The JAM umbrella consists of Jackson Land Holding, Wink Entertainment, and Prestige Automotive Group.

Anika Jackson Odegbo currently serves as Vice President of **Jackson Asset Management**. **Anika** oversees operations for **Jackson Asset Management** and facilitates new development opportunities.

Jackson Asset Management has a portfolio of assets that include over 600,000 square feet of commercial real estate including all of the following:

- **Lafayette Towers**, designed by the famed Mies Van der Rohe, recently completed a \$20MM renovation and is one of the largest multifamily assets in Detroit
- **Prestige Cadillac**, of Warren, Michigan which recently completed a \$20MM construction renovation
- **Mercedes-Benz of St. Clair Shores**, constructed in 2006 and recently completed a significant \$10MM renovation
- **The Midtown Business Center**, over 20,000 square feet of leasable office space including underground and surface parking and located in New Center Detroit
- **Copper Ridge Golf Course**, an 18-hole championship style golf course spanning over 238 acres



LAFAYETTE
TOWERS

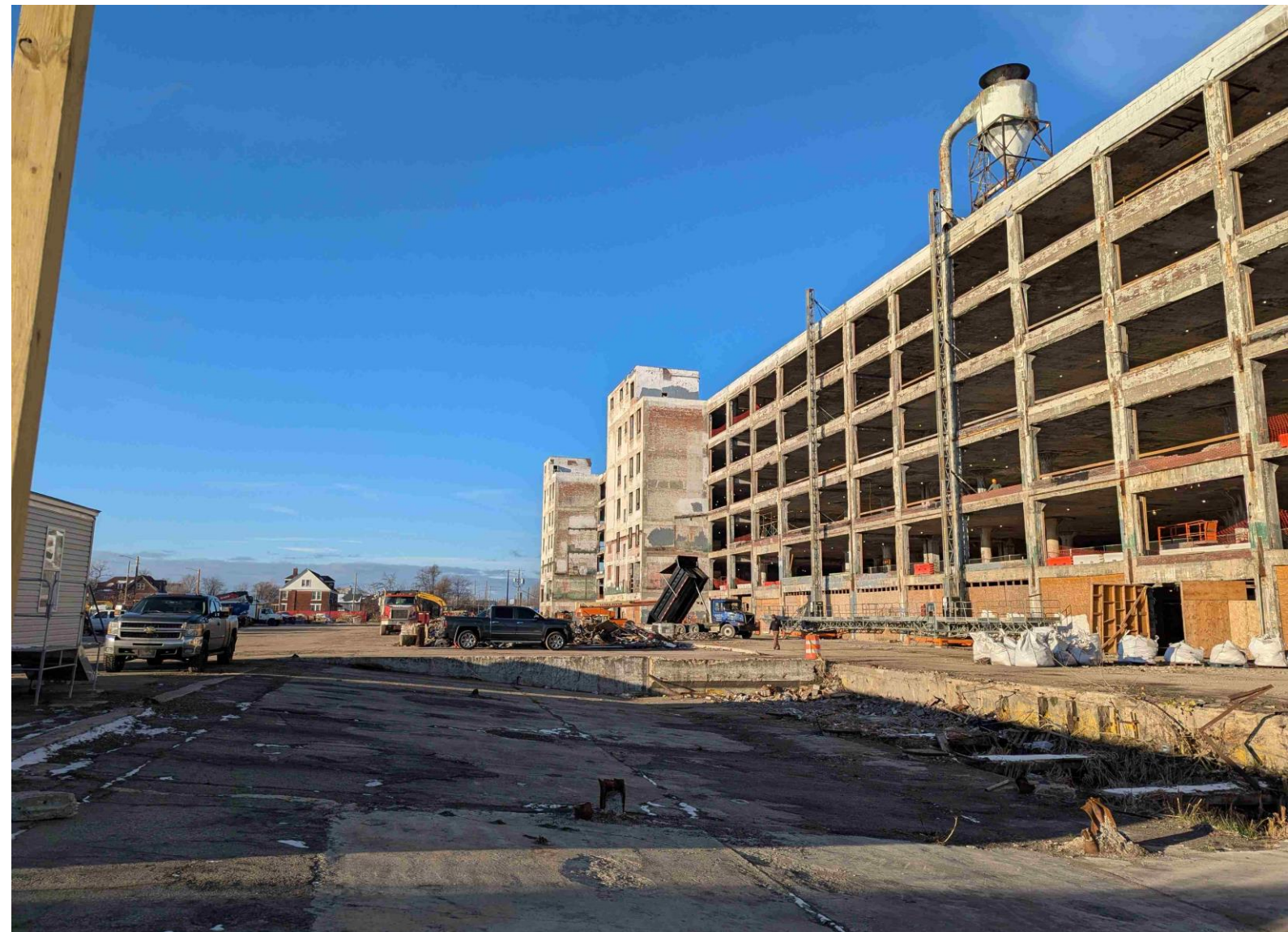


SPRINTER

Proposed Fisher Body 21 Redevelopment Summary



Prior State of the Fisher Body 21 Plant



Current State of the Fisher Body 21 Plant

Development Cost	Residential Units	Retail Space	Co-working Space	Parking
\$142,134,810	433 Units	28,433 SF	16,054 SF	704 stalls

Proposed Fisher Body 21 Redevelopment Summary

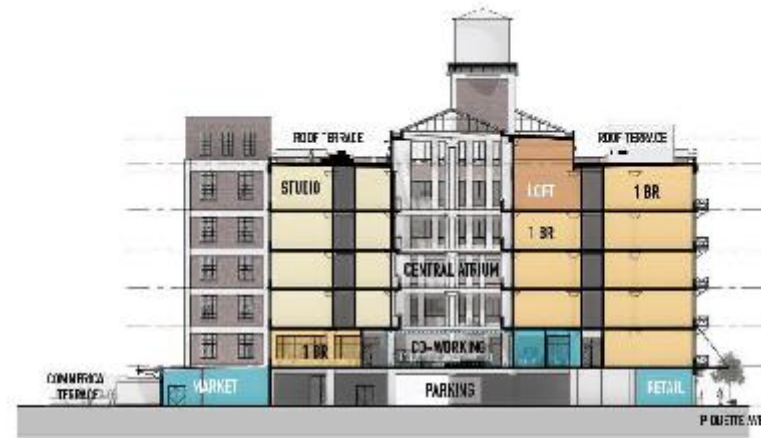


Future State of the Fisher Body 21 Plant

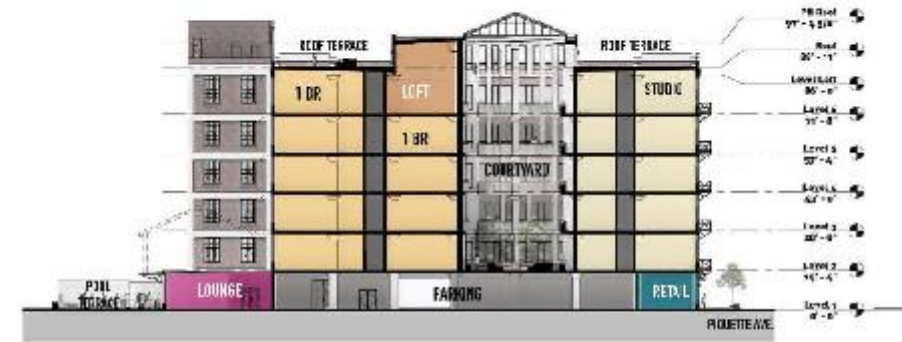
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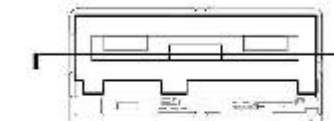
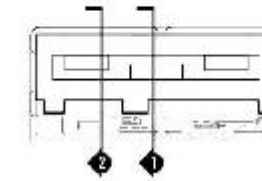
Fisher 21 Lofts: Preserving A Piece of Detroit History



① SECTION - Central Atrium



② SECTION - Courtyard

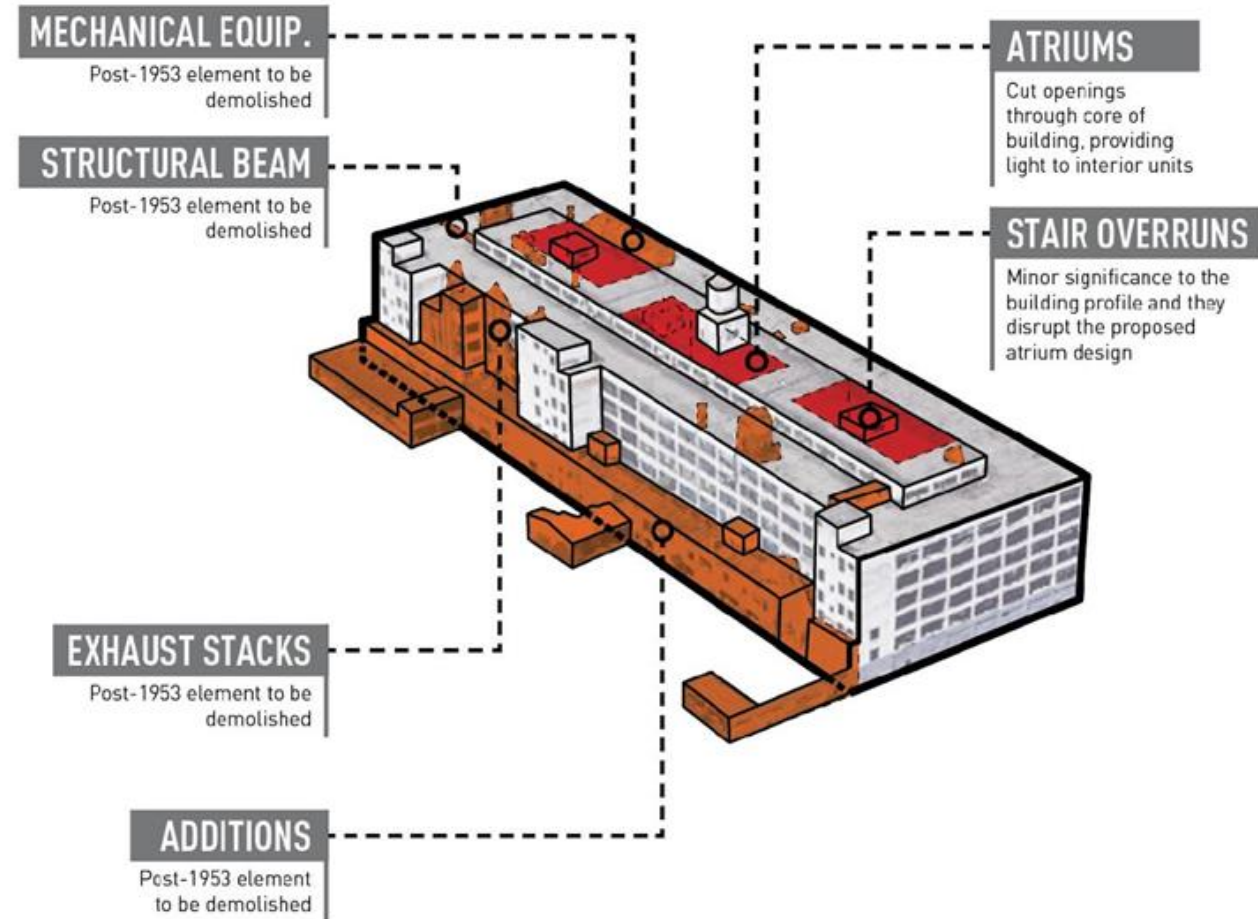


MCINTOSH ARCHITECTURE
PORIS ASSOCIATES
FISHER 21
LOFTS, LLC

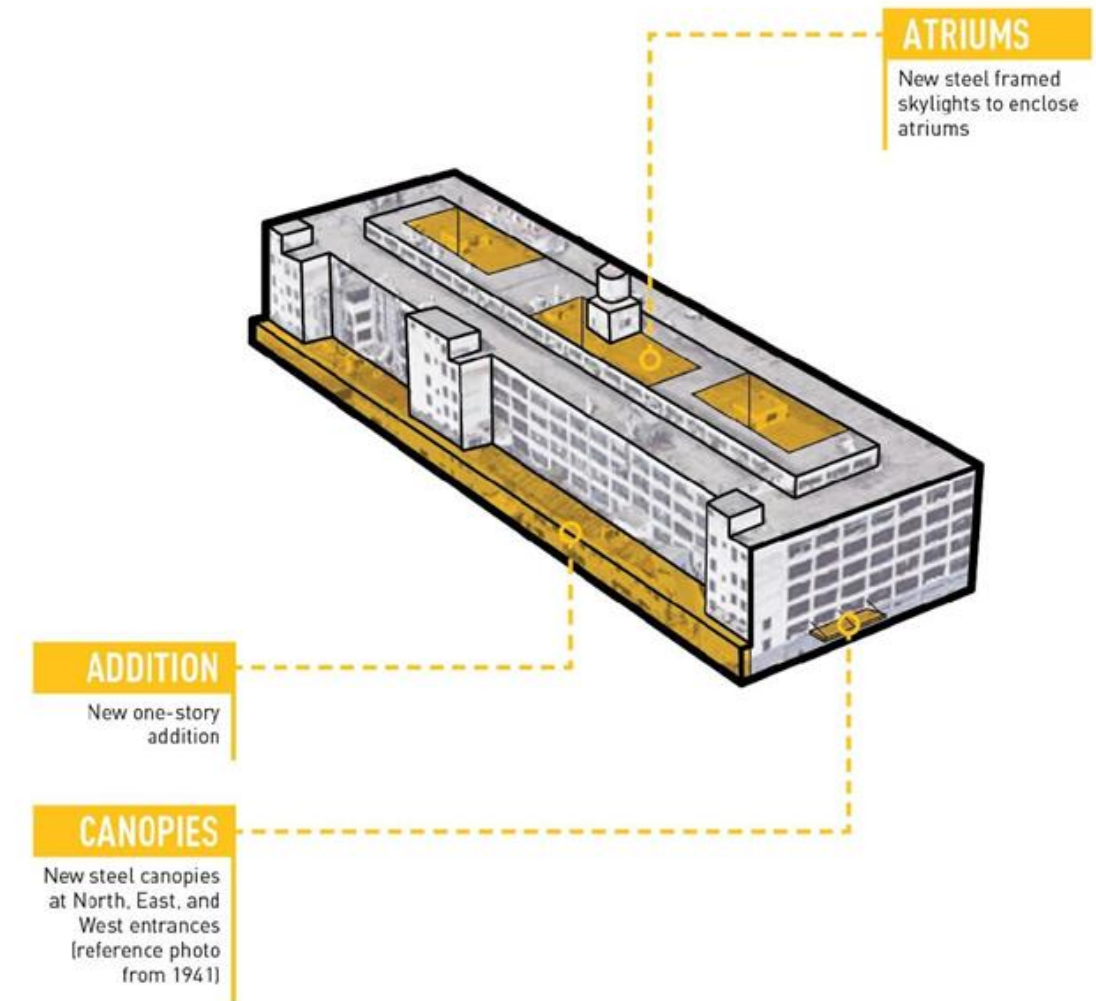
BUILDING SECTIONS

Rehabilitating A Historic Structure for Modern Use

PROPOSED DEMO



PROPOSED NEW



COLOR KEY
■ DEMOLITION OF NON-CONTRIBUTING ELEMENTS
■ DEMOLITION OF CONTRIBUTING ELEMENTS
■ NEW DESIGN ELEMENTS

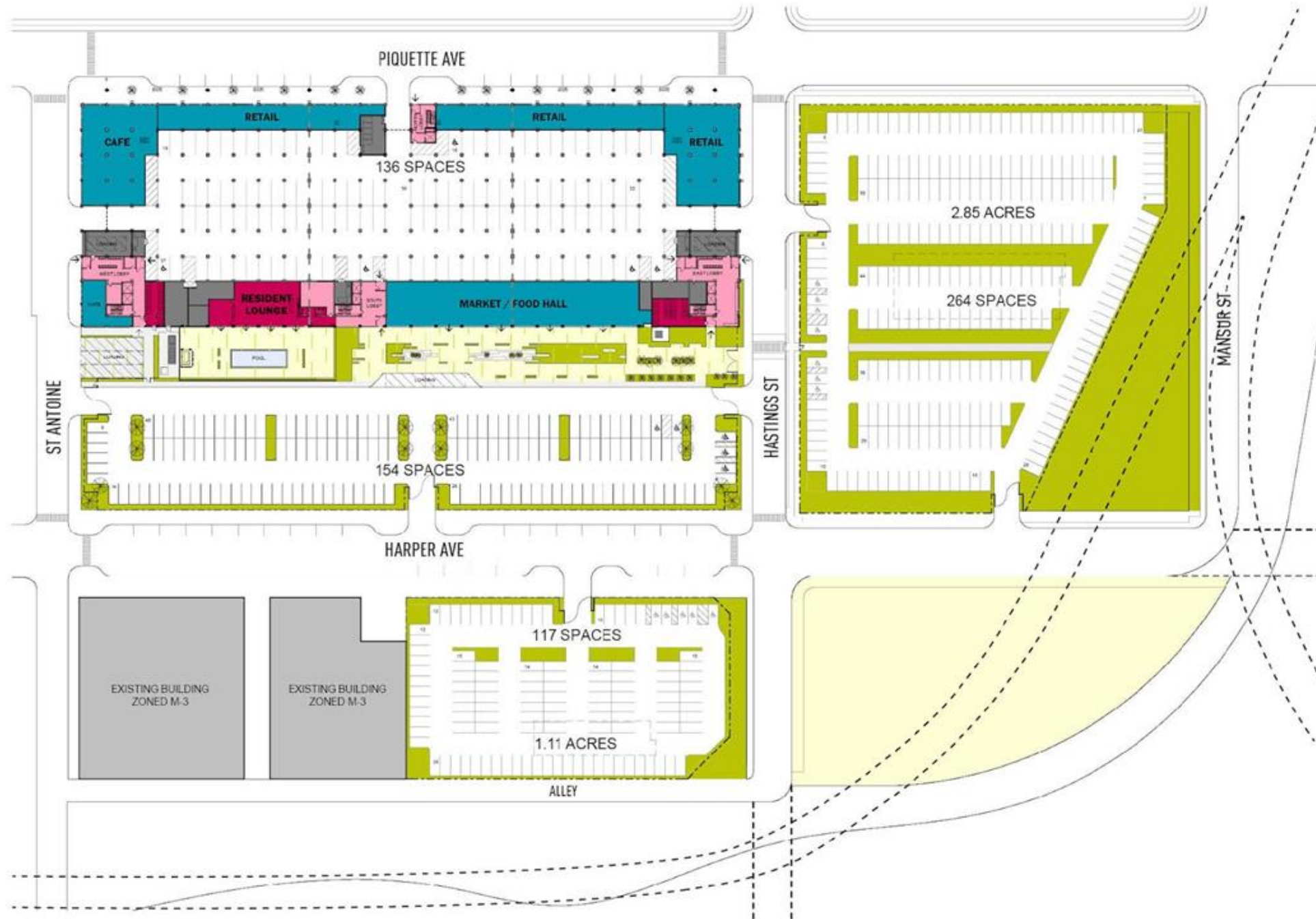
MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

FISHER 21
LOFTS, LLC

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HISTORIC PRESERVATION

Removing Blight to Ensure Structural Integrity



■	COMMERCIAL	44,487 SF (TOTAL)
■	RESIDENTIAL	433 APARTMENTS
■	LOBBY + CIRCULATION	
■	RESIDENTIAL AMENITY	
■	UTILITY + MEP	
	OFF-STREET PARKING	663 SPACES (564 REQ'D)
	ON-STREET PARKING	41 SPACES

PROJECT DATA		
RESIDENTIAL		# UNITS
STUDIO	405-565 SF	166
1 BEDROOM	480-795 SF	210
2 BEDROOM	925-1300 SF	41
LOFT 2 BR	805-1110 SF	16
TOTAL RESIDENTIAL	286,613 SF	433
COMMERCIAL		
RETAIL	28,433 SF	
COWORKING	16,054 SF	
TOTAL COMMERCIAL	44,487 SF	
BUILDING TOTAL		
NET AREA	395,526 NSF *	
GROSS AREA	561,851 GSF *	
EFFICIENCY	70%	

* INCLUDES COVERED PARKING AREA

MCINTOSH ARCHITECTURE
PORIS ASSOCIATES

FISHER 21
LOFTS, LLC

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SITE PLAN

Project Development Specifications



2nd LEVEL

	TYPE	AVG. AREA	QUANTITY
	STUDIO	480 SF	22
	1 BED	675 SF	42
	2 BED	980 SF	9
	CO-WORK	16,055 SF	
			73
	NET	74,675 SF	
	GROSS	96,320 SF	
	EFFICIENCY	77%	



LEVELS 3-5 (TYP.)

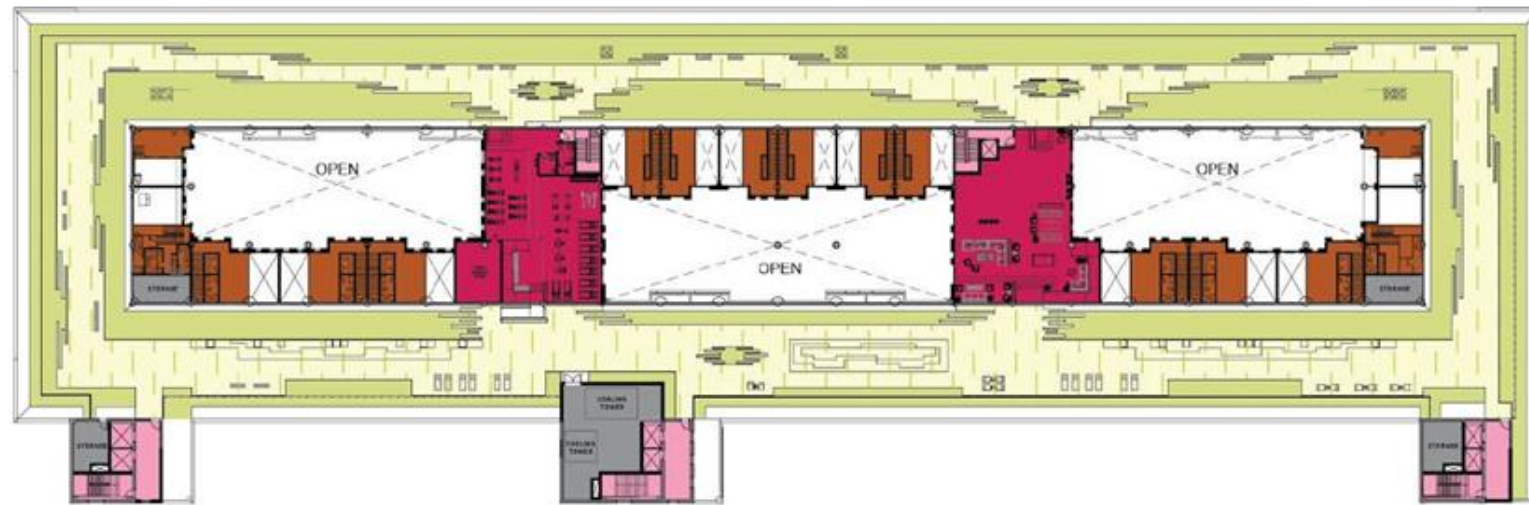
	TYPE	AVG. AREA	QUANTITY
	STUDIO	490 SF	37
	1 BED	665 SF	45
	2 BED	895 SF	8
			90
	NET	56,425 SF	
	GROSS	83,625 SF	
	EFFICIENCY	67%	

Project Development Specifications



6th LEVEL

	TYPE	AVG. AREA	QUANTITY
	STUDIO	475 SF	33
	1 BED	720 SF	33
	2 BED	960 SF	8
	LOFT	945 SF	16
			90
	NET	66,835 SF	
	GROSS	83,625 SF	
	EFFICIENCY	79%	



ROOF TERRACE

	TYPE	AREA
	CLUBHOUSE	2,840 SF
	FITNESS	2,785 SF
	TERRACE	56,260 SF

Project Development Specifications

Transforming Decay Into Utility For Detroiters

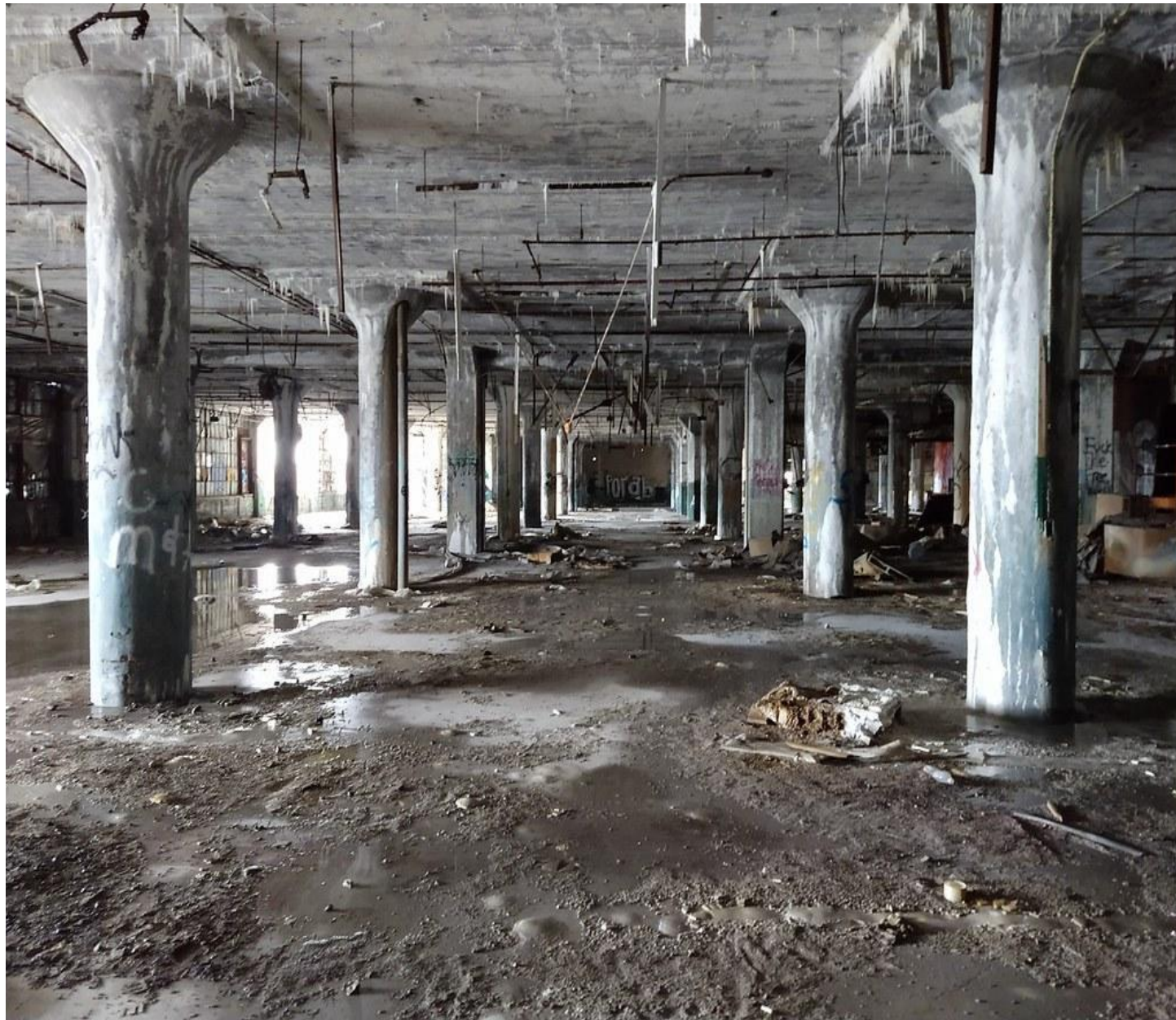


Prior State of the Fisher Body 21 Streetscape

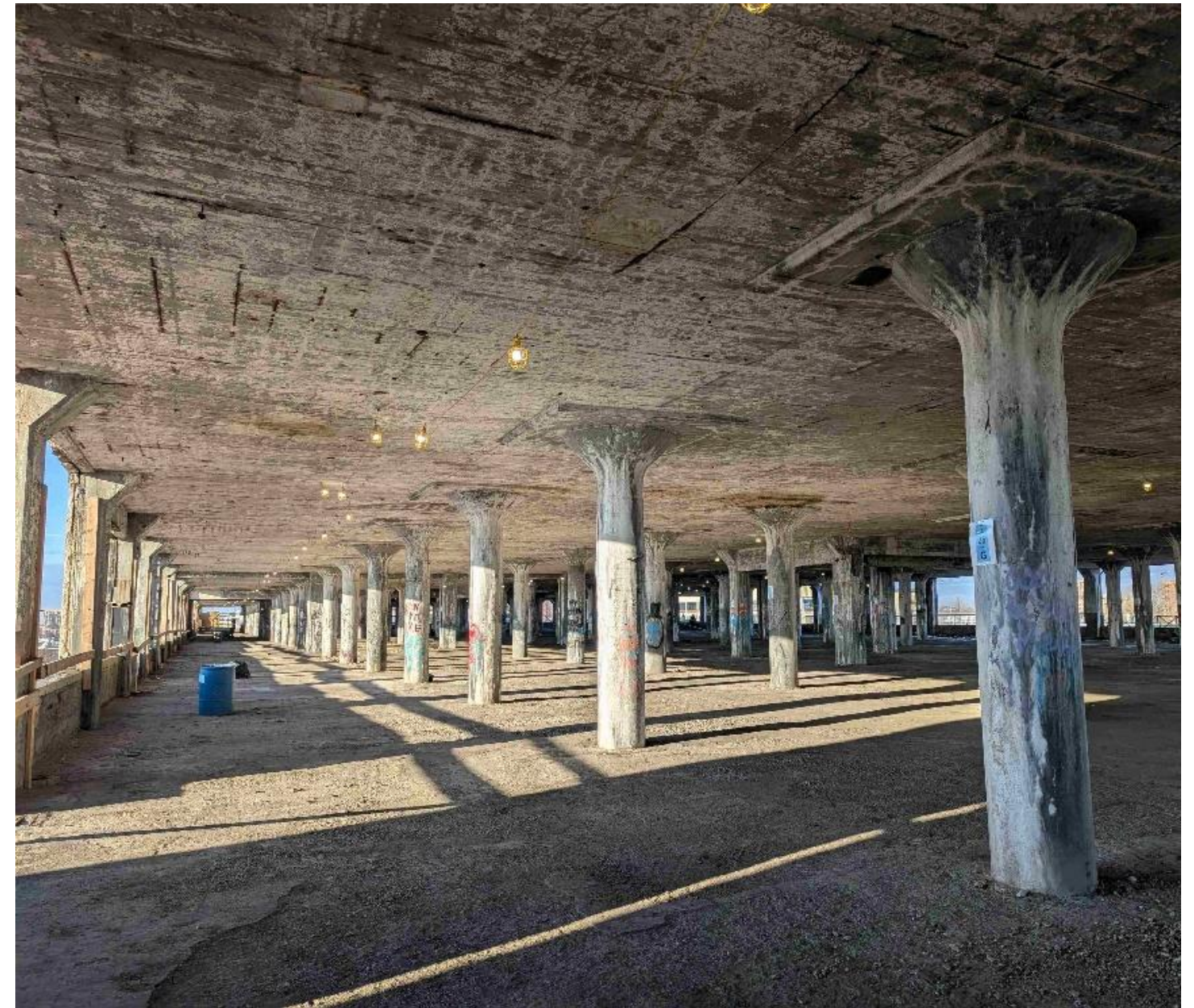


Proposed Street Front of the Fisher 21 Lofts

Transforming Decay Into Utility For Detroiters



Prior State of the Interior of Fisher Body 21



Current State of the Interior of Fisher Body 21

Transforming Decay Into Utility For Detroiters



Previously Proposed Community Green Space Within Fisher 21 Lofts



NPS Approved Community Green Space Within Fisher 21 Lofts

PROJECT UPDATE

The Fisher Plant 21 building and associated land were purchased from the City of Detroit on December 13th 2023

Updated Projected Timeline

December 2023 - ~~June 2024~~ February 2025:

- Construction: Next steps are to finalize the environmental remediation planning and the specialized demolition to make the building safe and turn it from an eyesore to a construction site
- Contracting and Workforce: Continue to work with Detroit and minority subcontractors to review plans and assess contractor needs for success
- Financing: Finalize the financing plan with lending partners and close full construction financing
- Architecture: Complete the plans and specs to bring on a large General Contractor/Construction Manager

~~June 2024~~ February 2025 – ~~August 2026~~ July 2027:

- Full construction with an expectation of placing the building in service in thirds with the final units and ideally commercial space coming online in the **3rd quarter of 2027**

Fisher Lofts Website

Portal for construction updates, potential vendors, subcontractors, retail tenants, housing availability and to sign up for email list

<https://www.fisherlofts.com/>



Fisher Lofts Website

SCAN HERE

To visit our website or to sign up for our email list to get important construction updates!



An aerial rendering of a large, modern multi-story building with a grid-like facade of windows. The building is surrounded by a parking lot filled with cars. In the foreground, there is a street with a sign that reads "FISHER MARKET". The sky is blue with some clouds.

Fisher Body Plant 21 Community Benefits Provision Update

CONSTRUCTION MITIGATION

Hours of Construction

- Most construction activities will occur between 7a and 6p Monday through Friday.
- To ensure timely completion, construction activities may be required beyond 6p Monday through Friday, and on Saturdays and Sundays during different phases of the Project.
- Provide impacted residents 48- hour notice via communication sources for any construction work on Sundays, except to address unforeseen emergency work (e.g., a burst pipe).

CONSTRUCTION MITIGATION

Environmental Impact

- Maintain standard liability and construction insurance and follow all local, state and federal laws
- Share all environmental reports and associated monitoring reports with the NAC and via communication sources
- Testing of on-site workers exposed to hazardous materials in accordance with state regulations
- Cease all demolition or rehab activities upon the discovery or notification of environmental issues during work on the property – until the issue is corrected
- Create and implement a fugitive dust plan - including but not limited to: dust suppression and particulate matter monitoring – during removal and abatement of hazardous material. The fugitive dust plan will be shared with the NAC and community

CONSTRUCTION MITIGATION

Environmental Impact

- Identify all hazardous materials at the site and ensure that the removal, transportation and disposal of all hazardous materials from the site will be done by qualified environmental professionals in accordance with all applicable laws. Vehicles transporting hazardous materials off-site will be secured and covered to prevent the release of dust or debris into surrounding neighborhoods
- Developer and all contractors, subcontractors, suppliers and professionals will utilize CITY approved designated routes and will avoid the transportation of hazardous materials on residential streets
- Upon request, developer publicize its rodent control plan and will employ adequate rodent control measures during construction and post construction. This includes but is not limited to the monitoring and remediation of any infestations

CONSTRUCTION MITIGATION

Communication

- Establish communication sources to inform residents about construction progress, roadway closures, environmental issues, leasing and business opportunities related to Fisher 21 Lofts. Communication sources will include but are not limited to:
 - An email listserv
 - Developer's project website
 - Neighborhood information station
 - Placards posted at the project site
- Provide regular updates to the community about construction progress, project updates, leasing and business opportunities for Fisher 21 Lofts via the communication sources and communicate the aforementioned opportunities directly with management agents for:
 - Genesis Villas
 - Piquette Square
 - Palmer Court
 - Other Impact Area apartment communities
- Provide 48-hour advance notice to community of any impacts or changes in local road accessibility or bus schedules and routes as a result of construction or post - construction activities – via the communication sources and to the apartment communities listed

CONSTRUCTION MITIGATION

Transportation

- Request an increase in DDOT bus services (additional routes and/or frequency of service) to accommodate the increased number of residents in the neighborhood upon completion of Fisher 21 Lofts.
- Developer will not seek closure of Harper Avenue or Beaubien Avenue during the construction and post construction phase of the Project.
 - However, Developer may need to seek closure of streets adjacent to the project to facilitate work and will be consistent with permissions granted by CITY.

WORKFORCE & LOCAL HIRING

Living Wage

- Pay a minimum of \$17 per hour for all direct employees on the Project. Developer will encourage the same for contractors, subcontractors and tenants

Training for Security and Contractors

- Ensure any security employees or contractors employed by Developer during the pre-construction, construction or post-construction phases receive racial, disability and neurodivergence sensitivity training.

Training for Local Developers

- In the event the Developer participates in or offers workshops and trainings for small developers, DEVELOPER will inform the NAC of those opportunities in a timely manner so as to receive recommendations for participants in said workshops and trainings.

Internship and Apprenticeship Opportunities

- Work with Detroit at Work and the Detroit Public Schools Community District (DPSCD) to identify mentorship and apprenticeship opportunities on the project site for DPSCD vocational tech students.
 - Developer will help distribute information about these opportunities to organizations in the Impact Area

WORKFORCE & LOCAL HIRING

Executive Order 2024-2 **Local Hiring Results through September 2024:**

- **89% Qualified Hours**
- **77% Qualified Workers**

Numbers reported on December 3, 2024 by Detroit Civil Rights, Inclusion and Opportunity Department (CRIO).

Data on each project bound by Executive Order 2024-2 can be found at:

www.detroitmi.gov/crio

Select “Incentives Compliance” for [Executive Order 2024-2 Project Metrics](#)

DESIGN & SUSTAINABILITY

Sustainability and Environmental Features

- Investigate the viability of all methods needed to reduce the building's carbon footprint
- Use high efficiency lighting, Energy Star-certified appliances and low water utilization plumbing in all residential units
- Evaluate the feasibility of installing electric vehicles ("EV") charging stations in its public parking lots
- Incorporate the use of live trees and vegetation in installations adjacent to streets

Preservation of Existing Graffiti

- Scan all surfaces including existing graffiti and develop a plan to use appropriate graffiti as art displays within the building where it is aesthetically feasible

Accessibility

- Ensure that ADA accessible units are available on all floors of the Fisher 21 Lofts
- Design ingress, egress and public spaces to be ADA accessible
- Ensure that all spaces open to the public, such as commercial spaces will provide public restrooms and facilities as required by the Michigan Building Code

DESIGN & SUSTAINABILITY

Public Space and Amenities

- Intention to make community use of commercial and public outdoor space a top priority in programming decisions
 - When publicly accessible commercial or outdoor space is activated, NAC will be notified in writing
- Use of the pool will be reserved exclusively for residents of the property and their guests
 - Developer will study the feasibility offering programming at the pool to residents of Fisher 21 Lofts
- Up to two times annually, Developer make space for no more than 75 people within Fisher 21 Lofts for community meetings. The space will be available upon request and Developer will provide contact information and parameters for community use of space via communication sources as defined
- Commits to keep the interior common areas of the building smoke free in accordance with state law

HOUSING – AFFORDABLE UNITS

Original Proposal	CBO Commitment
433 Residential Units	433 Residential Units*
20% of units @ 80% AMI	3 of the 2 Bedroom units @ 50% AMI 60 of the Studios, 1 BD & 2BD @ 80% AMI
87 total affordable units (20%)	63 total affordable units (14.5%)
54 - Studios 25 - 1 Bedrooms 8 - 2 Bedrooms	27 - Studios 27 - 1 Bedrooms 9 - 2 Bedrooms

- A minimum of three (3) two-bedroom Residential Units must be leased to persons who earn no more than 50% of the Area Median Income ("AMI")
 - Based on 2024 MSHDA Income and Rent Limits: \$1,080 / month
- All remaining units with affordability restrictions (~60) will be leased to persons who earn no more than 80% of the Area Median Income ("AMI")
 - Based on 2024 MSHDA Income and Rent Limits:
 - Studio = \$1,344/month
 - 1BD = \$1,440 / month
 - 2BD = \$1728/month

HOUSING – AFFORDABLE UNITS

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87 total affordable units (20%)	63 total affordable units (14.5%)
54 - Studios 25 - 1 Bedrooms 8 - 2 Bedrooms	27 - Studios 27 - 1 Bedrooms 9 - 2 Bedrooms

- At least 14% of total residential units will have affordability restrictions and Developer will seek a waiver from City Council to gain approval for this affordable housing commitment per the City of Detroit Inclusionary Housing Ordinance
- Prior to the end of the affordability period, work with the City of Detroit's Housing and Revitalization Department ("HRD") to explore options and feasibility to preserve affordable units beyond the initial affordability period
- Create and implement a plan to market affordable units to residents in the Impact Area and will share the plan with the NAC in writing

COMMUNITY SUPPORT & INVESTMENTS

Food Security

- Developer will evaluate the need and feasibility for creating a community farmers market located in the public outdoor space on the property.
- In the event the Developer contracts with an organization to manage a farmers market on the property, Developer will request said organization to recruit local fruit and vegetable growers from the Impact Area and North End to participate in the market.

COMMUNITY SUPPORT & INVESTMENTS

Investment in Community Improvement Initiatives

- Contribute a total of **\$500,000** to a Fisher Body CBO Community Fund (the "Fund"). The Fund will be paid in the following installments:
 - Initial payment of \$200,000 upon closing
 - Annual amounts of \$20,000 as adjusted for inflation not to exceed five percent (5%) as determined by the consumer price index for the fifteen (15) year anticipated life of the tax abatement.
- Within six (6) months from closing, the City and Developer in consultation with the NAC will start the process to operationalize the Fund - with a goal for the Fund to be active within twelve (12) months of closing.
- The NAC will determine how to direct program dollars in the Fund by a majority vote.
- Eligible uses of the Fund may include but are not limited to the in-kind donation or discounting by the developer of commercial space at Fisher Lofts 21 for local entrepreneurs.

COMMUNITY SUPPORT & INVESTMENTS

COMMUNITY FUND UPDATE

- Since May 2024, the NAC has met 6 times to discuss options for the community fund and identify priority areas for funding and potential decision-making and implementation structure
- The NAC is focused on providing the most impact for the greatest number of Impact Area Residents through the Community Fund
- Potential priority areas to fund identified by the NAC include*:
 - Home Repairs
 - Educational Scholarships / Assistance
 - Basic Needs / Emergency Assistance
 - Rental Assistance
 - Support for Community Events
 - Small Business Support
 - Public Space Activation at the Fisher Lofts

NEXT STEPS

- The NAC and Developer will finalize initial funding decisions and structure with a planned launch in early 2025

Neighborhood Advisory Council Q & A + Discussion



December 3, 2024

General Q & A



DEPARTMENT OF
Planning &
Development

December 3, 2024

Thank you and Stay Updated

City of Detroit CBO
Information
[www.detroitmi.gov/
fisherbody21](http://www.detroitmi.gov/fisherbody21)

*Public Meeting
Information,
presentations, all
documents, and
compliance reports*

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Fisher Body 21

The Developer ("Fisher Lofts 21, LLC"), which consists of Jackson Asset Management, Lewand Development, and Hosey Development is seeking to rehabilitate the Fisher Body Plant 21. Originally built in 1919, the Fisher Body Plant 21 is a 600,000 square foot former auto plant on a 4.7 acre parcel of land owned by the City of Detroit. The former auto body plant has been vacant since 1993 and is located at 6051 Hastings Street. The existing structure is proposed to be preserved and redeveloped into approximately 435 rental apartments; 38,000 square feet of commercial space; outdoor and indoor amenities; and up to 139 interior and 646 adjacent surface parking spaces. At least 20% of rental units will be affordable to those earning no more than 80% of Area Median Income (\$51,200 or less for a two-person household). Units will range in size from 490SF to 1,040SF and will include a mix of studio, 1 bedroom, 2 bedroom, 3 bedroom, and loft units. Proposed commercial uses include a ground-level market / food hall, café, a second-floor co-working space, plus residential amenities such as internal courtyard / atrium, fitness center, swimming pool, bicycle parking, and rooftop terrace.

CONTACTS

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Planning and Development Department
Coleman A. Young Municipal Center 2
Woodward Avenue - Suite 808
Detroit, MI 48226
(313) 224-1339
Monday - Friday 9:00 am - 5:00 pm
Save yourself a trip! Most questions can be resolved by phone.

The 2023 Fisher Body Plant 21 Annual Update Meeting will take place at Oakland Ave. Missionary Baptist Church (309 Harper Ave.) on Thursday, December 14th, 2023 at 6:00 PM

• [Download Meeting Flyer](#)

Thank you and Stay Updated

Fisher Lofts Developer
www.fisherlofts.com

*Portal for construction updates,
potential vendors, subcontractors,
retail tenants, housing availability
and to sign up for email list*

SCAN HERE

To visit our website or to sign up for our email list to get important construction updates!

WEBSITE



EMAIL LIST



 www.fisherlofts.com