

APPENDIX: RESIDENT ENGAGEMENT RESULTS

Ten residents and one interested non-resident attended and participated in the community engagement event at the community center/management office building at 5000 Conner on Saturday, October 15, 2022.

The event opened with approximately 45 minutes of combined introductory remarks and an open-format question-and-answer session. Afterward, residents received instructions on three activities with the goal of generating, evaluating, and prioritizing ideas for the RFQ process to meet the community's desires and expectations. For the first activity (generating ideas), the attendees were split into three groups (two groups of four people and one group of three people). The groups moved to tables next to wall-mounted boards with the headings "Qualities I want in a developer," "Commitments, services, or benefits the developer should provide," and "Other ideas." They had 15 minutes to brainstorm as many ideas as possible and to write them underneath the headings.

After the fifteen minutes, all the boards were collected onto a single wall and grouped by header (for instance, all three "Other ideas" sheets were next to each other). Attendees then each received six green stickers and were asked to evaluate and vote on their top favorite ideas; they were allowed to place more than one sticker by an idea. All the ideas generated are listed below and sorted by header; the number is the count of sticker-votes each idea received. Ideas in bold were the items which received the most votes overall.

Qualities I want in a developer	
4	Proven track record of keeping residents engaged and informed of the process/project
4	Sufficient Communication
4	Proven track record or experience[d] team who have worked with public housing or low-income residents
3	Proven track of partnering with existing on-site community-based organization
2	Developing based on safety with[in] the development
2	Open communication, approachable (friendly)
2	Do things right
1	Experience in working with communities like ours
1	Different designs, interest in seniors and youth (building designing)
1	Having our best interest in heart
1	Trustworthy
1	Adaptable to change
1	Proven track record of hiring and training residents for predevelopment through property management jobs
0	Respectful
0	Consider [i.e., considerate]
Commitments, services, or benefits the developer should provide	
3	Lighting (bright light)
3	Gated area
3	Commitment to partner with existing on-site community-based organization

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2	Commitment to train and hire residents from predevelopment to ongoing property management
1	Security (drive around; booth guard)
1	Grounds upkeep/backyard fences
1	Jobs for residents
1	Parking: continue to function while construction is going on
0	Training
0	Open to different ideas
0	Reassuring information
0	Commitment to keep residents engaged and informed of the process/project

Other ideas

5	Recreation facility (multipurpose room)
5	More handicapped units
3	Open space units [it is unclear whether residents meant units that open onto outdoor open space, or if they meant larger units]
3	Be insulated units
3	Seniors and residents with disabilities should have mail chutes in doors
2	More activities and play areas for children
2	Resource center [i.e., referral hub for social services and job opportunity]
1	Designated area for children while parents are attending community meetings (child/day care)
0	Dedicated area (housing) for seniors
0	More storage in units [response added on an index card]

Voting with stickers directly on the boards gave residents an opportunity to review and to become familiar with the full range of ideas that the three groups developed. Attendees then were asked to prioritize these ideas. They received instructions to write their top three priority items on index cards. They were not instructed to rank the items, so we assigned one point per item for every time it appeared on an index card, regardless of order. After the event was over, we grouped similar ideas by common theme, indicated by square brackets below, and summed those items' points into a single group score.

The following items were listed as resident priorities on index cards:

- 7 [Security features built into the neighborhood design]**
 - 4 Lighting (bright light)
 - 2 Security (drive around; booth guard)
 - 1 Gated area
- 6 [Meeting the needs of disabled residents]**
 - 2 Seniors and residents with disabilities should have mail chutes in doors
 - 4 More handicapped units
- 6 [Quality communication]**
 - 2 Proven track record of keeping residents engaged and informed of the process/project
 - 2 Open communication, approachable (friendly)
 - 2 Sufficient Communication

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- 5 [Providing sufficient recreation opportunities on-site]**
 - 3 Recreation facility (multipurpose room)
 - 2 More activities and play areas for children
- 4 [Treating residents and their desires with respect and dignity]**
 - 1 Do things right
 - 1 Having our best interest in heart
 - 2 Proven track record or experience[d] team who have worked with public housing or low-income residents
- 2 Proven track record of hiring and training residents for predevelopment through property management jobs**
- 2 [Engaging existing CBOs]**
 - 1 Proven track of partnering with existing on-site community-based organization
 - 1 Commitment to partner with existing on-site community-based organization
- 1 Commitment to train and hire residents from predevelopment to ongoing property management**
- 1 Open space units [it is unclear whether residents meant units that open onto outdoor open space, or if they meant larger units]**

The following items did not appear on any index cards as priority items:

- Developing based on safety with[in] the development
- Experience in working with communities like ours
- Different designs, interest in seniors and youth (building designing)
- Trustworthy
- Adaptable to change
- Respectful
- Consider [i.e., considerate]
- Grounds upkeep/backyard fences
- Jobs for residents
- Parking: continue to function while construction is going on
- Training
- Open to different ideas
- Reassuring information
- Commitment to keep residents engaged and informed of the process/project
- Be insulated units
- Resource center [i.e., referral hub for social services and job opportunity]
- Designated area for children while parents are attending community meetings (child/day care)
- Dedicated area (housing) for seniors
- More storage in units

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At the event, DHC committed to incorporating the top resident ideas as requirements for respondents under this RFQ. To honor this promise, the following top ideas have been made requirements:

<u>Resident Idea</u>	<u>As implemented</u>	<u>Where</u>
Proven track record of keeping residents engaged and informed of the process/project	At the community engagement event held October 15, 2022, residents made it clear that continuous and accessible communication is key to building and maintaining a trust-filled relationship with the selected developer. Therefore, describe how your team has communicated consistently to residents or community stakeholders and offered them opportunities to be engaged throughout your past projects.	B.1
Sufficient Communication	Explain your team's anticipated methods of communicating project process with residents and nearby stakeholders, and how you would receive and process community input.	B.1
Proven track record or experience[d] team who have worked with public housing or low-income residents	Detail your team's experience working with low-income (60% AMI and below) affordable housing and residents thereof.	A.2
Recreation facility (multipurpose room)	Commit to provide recreation facilities and at least a multipurpose room in the redeveloped project.	D
More handicapped units	Commit to developing more handicap-accessible units than Parkside presently provides.	D
Bright lighting and security features (such as security driving around, booth guard, and/or a gated area)	As part of a resident engagement process, explore design solutions and/or business operations to increase safety in the redeveloped project. Potential solutions may include sufficiently bright lighting (where appropriate - e.g., not directly into bedrooms), security staff present on-site either in a booth or driving around, or gated areas where appropriate or necessary (e.g. around children's play areas).	D