

Parkside Community Engagement Q&A (Hosted by DHC and Ginosko)

Wednesday, July 31, 2024

Members of the Parkside redevelopment project team received two invitations to attend a community meeting hosted by DHC and Ginosko on Wednesday, July 31, 2024, at the community center (5000 Conner St). This event provided a good opportunity for the project team to continue gathering questions and comments, and to share with residents where they can find existing project information. We are deeply thankful to the residents who attended the meeting and voiced what was on their minds.

Eight members of the DHC/Ginosko project team attended, as well as 27 residents who signed in, one city planner from the City of Detroit, and two Friends of Parkside representatives. Residents voiced the following questions and comments, which were written down during the meeting. Residents and community members: you can read through project-related documents and follow the redevelopment progress on DHC’s website by visiting dhcml.org/villages-parkside at your leisure. If you would like to submit additional questions to the project team, please email parkside@dhcml.org and a team member will work on getting answers.

1	Question: Why can Ginosko not create a townhouse-style neighborhood like we currently have? Why are you starting with multi-story buildings?	Response: Ginosko has heard the strong need for having ground level units to help accommodate seniors and individuals with disabilities and those ground level units will definitely be in our plans. Townhouse-style units can be incorporated into the overall site design. From the start, the project team has been open about the fact that there is great flexibility in the design of the overall, 52-acre Parkside neighborhood. Please be assured that the initial draft conceptual design was used as a tool for resident feedback is still ongoing. Our plan for this whole campus has always been a mix of multiple types of buildings including townhomes, stacked flats, single-family homes, and multi-story buildings. A multistory apartment building is the most efficient and fastest way to bring new housing options to the campus, which helps to address the current living conditions sooner than other types of homes that will be built on the campus and that’s why
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		preliminary plans have slated one or more multi-family buildings as some of the first buildings being built. But as we've said, we will continue looking at the plans with an eye toward addressing resident input and including community feedback along with production timing and financial considerations.
2	<p>Question:</p> <p>This is for Ginosko. Is there a possibility that you can build some of the townhomes that you said were going to be available along with making the apartments, or do you have to build the apartments first? That's a bit of a confusion for us. If you are going to do townhouses and single-family homes on that property over there, why can't they be done at the same time? Is it possible that they can be done at the same time?</p>	<p>Response:</p> <p>As stated above, there is flexibility in the overall site plan and the process of solicitation of resident feedback is ongoing.</p>
3	<p>Question:</p> <p>When we started off, you never said anything about apartment buildings. But now all of a sudden, [this is what's being offered]. You always said that we'd have some input into these. We didn't put anything in about apartment buildings – did y'all say anything? Do y'all want apartment buildings? [Several residents decried "no" in response.]</p>	<p>Response:</p> <p>See responses to Questions 1, 2, 4, 5, 6 and 7.</p>
4	<p>Question:</p> <p>If you all are asking about resident feedback, and we're giving it to you, but still you turn around, and it's like you all already really have got it mapped out. Why are we here to tell you anything? Because it looks like you already have it mapped out.</p>	<p>Response:</p> <p>Note, the plan for the property is not all mapped out. While we have a plan to start with apartment buildings, which has been our plan all along, we are hearing your comments. All the feedback that you have given to date has been documented, and it has been handed to our design team for consideration. It has been considered in the</p>

		<p>style, placement, amenities and features of building that we’re constructing.</p> <p>All the comments that you have given us are valuable and they are being incorporated into our plan for the overall campus.</p> <p>Resident input will continue to be requested and considered at all appropriate states of the development process.</p>
5	<p>Question:</p> <p>I brought up the question last time about these apartments, because at first, I thought it was a good idea until my co-people here changed my mind. I’m concerned about what age group is going into these apartments. If they’re senior citizen apartments, are we going to be able to get down the stairs in case of a fire? You can’t take the elevators. My whole mindset changed, because I was looking at the graphics that you all had, and I said, “ooh, that’s beautiful.” But then when I started listening to everybody, it’s like, we’re being [inaudible]! Senior citizens do not need to be in an apartment building. We need to be on a single floor. That’s one of the things that in my opinion must be a “must” – that has to happen. You can’t throw us in an apartment building and expect us to get down the stairs in a fire, because you know you can’t take the elevator.</p>	<p>Response:</p> <p>Please also review the answer provided for Questions 1 and 2 above.</p> <p>Ginosko has heard the strong need for having ground level units to help accommodate seniors and individuals with disabilities and those ground level units will definitely be in our plans. We can discuss this issue in detail in future meetings with our entire design team.</p>
6	<p>Question:</p> <p>If we’re living on the second or third floor, are you going to come upstairs and transport us down? If you have a dialysis machine, and need to get downstairs, and the elevators are broken, what’s going to happen with us? We matter too, you know? We have worked all our lives, and you’re going to put us in these buildings, and things do break down. You’re not going to put everybody on the first floor.</p>	<p>Response:</p> <p>As stated above, the project team continues to listen to the needs of the residents, and we will continue to incorporate those into our plans to the extent possible. At the next resident meeting, we anticipate having our architects at that meeting to also hear the residents’ concerns. All buildings constructed will be accessible consistent</p>

	<p>How many senior citizens are out here that you're going to put on the first floor? You're not going to move us around everywhere. We matter too. Give us some consideration, okay? Thank you.</p>	<p>with Federal, State and City guidelines, resident, and market needs.</p> <p>We can discuss this issue in detail in future meetings with our entire design team.</p>
8	<p>Question:</p> <p>I'm not running up and down stairs when the elevator goes out.</p>	<p>Response:</p> <p>Any buildings with elevators will be designed with redundant systems to minimize any potential elevator outages.</p>
9	<p>Question:</p> <p>Some of us may not be senior citizens, but some of us have disabilities that won't allow us to function like others. Every now and then I have to use my chair, my walker, or my cane. If I'm in closed areas, a lot of times I get anxiety really bad, and my anxiety turns into a seizure. I think a lot of times, when you all say what you have in plan for us, it makes us feel like our suggestions, our desires, and our needs are taken into consideration, and what we're saying means absolutely nothing. So, I think we need some reassurance that whatever needs that we need met are met, and for the senior citizens that definitely are fearful of the apartments, and I do understand why, we need to have something different for them, so that they can get around with no problem and be able to function. They're doing ok in their homes, but then to be pretty much thrown into an apartment building, it gives them great fear and great anxiety.</p>	<p>Response:</p> <p>The needs of both seniors and individuals with disabilities or other unique limitations will be addressed in our plans. We can discuss this issue in detail in future meetings with our entire design team.</p>
10	<p>Question:</p> <p>Ginosko said that there are going to be duplexes for first refusal. Will there be enough duplexes for all that would like one?</p>	<p>Response:</p> <p>The project team aims to provide multiple unit types to accommodate a variety of household sizes. The team's top priority is to provide enough right-sized affordable apartments in the first phase to move households out of the substandard</p>

		<p>conditions of the current Parkside into high-quality, modern, and well-managed apartments.</p> <p>The plan for the campus will have ample lower density units (townhomes, cottages or duplexes) to accommodate desires of the current residents. We can discuss this issue in detail in future meetings with our entire design team.</p>
11	<p>Question:</p> <p>You also need to take into consideration those who have children, because older children in an apartment is not a good combination. You have people over you and under you, and kids can make noise, so that would cause a disturbance. So, I don't know how it would be better, especially for the elderly and those who have children.</p>	<p>Response:</p> <p>The design team is carefully considering how to decrease noise throughout the apartment building including (1) increased insulation, (2) use of noise-reducing construction materials, (3) using modular construction and (4) other industry-standard noise reduction strategies.</p>
12	<p>Question:</p> <p>I was also concerned about [this] – we also have Friends of Parkside, and they do a lot of activities for the young people as well as the senior citizens. We want to know: is that going to be a continuous thing for us? It gives a lot of seniors something to do, to get out of the house, be able to feel a part of something, participate in something, have extracurriculars, something to do, whether bingo, arts and crafts, going on field trips. They have taken us on plenty of trips and we've really enjoyed ourselves. The young people need more activities as well, but we don't want this to be taken away from us because this is what helps us in times when we really need to come down and be part of something. So, I just want to know: is Friends of Parkside going to be part of the Villages at Parkside?</p>	<p>Response:</p> <p>DHC's position on Service Providers in general is that if one child or one person is helped, and if a Service Provider is doing that, then we welcome all to the table. Currently DHC has sixty-nine Service Provider partners across its portfolio. So, we have partners for youth programming, for the disabled, and for workforce development. In addition to DHC's general services, medical services are also provided through Wayne State, which has a mobile medical unit that visits the community. DHC does not intend to take any services that are provided through Friends of Parkside away. The DHC is one of the few housing agencies in the State (if not the Country) that has incorporated childcare services into some of its communities.</p>

13	<p>Question:</p> <p>Is the daycare still going to be here? My kids still go to the daycare.</p>	<p>Response:</p> <p>We are committed to designing an appropriate space for daycare on the campus.</p>
14	<p>Question:</p> <p>If [Friends of Parkside] doesn't sign the Service Provider agreement, will [Mr. Rowe and his team] continue to be able to continue offering [their] services?</p>	<p>Response:</p> <p>DHC has a standard contract for all Service Providers at its properties. A contract will be required to provide services at the property. This requirement is in place to protect the DHC, the property, and most importantly, the residents.</p>
15	<p>Question:</p> <p>At Friends of Parkside, we provide computer training for a lot of seniors within this room. Will it continue?</p>	<p>Response:</p> <p>We anticipate that areas for these services will continue to be available throughout the development process and in the long-term.</p>
17	<p>Question:</p> <p>When will the Resident Representatives have access to the office?</p>	<p>Response:</p> <p>The office remains open during regular hours and the Resident Representatives are always welcome to use those areas.</p>
18	<p>Question:</p> <p>Mr. Rowe [of Friends of Parkside] is an asset because he [inaudible], so he will be an asset to the Villages at Parkside.</p>	<p>Response:</p> <p>DHC has a standard contract for all Service Providers at its properties. A contract will be required to provide services at the property. If Mr. Rowe wishes to continue to provide services, through Friends of Parkside or otherwise, he will continue to be provided the opportunity to do so.</p>
19	<p>Question:</p> <p>Friends of Parkside is more than a Service Provider. We are a community organizer and</p>	<p>Response:</p> <p>DHC appreciates the variety and impact of the services that Friends of Parkside offers.</p>

	<p>an advocacy organization. We advocate for you guys [the residents] and we organize the community. So just be careful when folks are trying to pigeonhole us as a Service Provider. We do more than just provide a daycare; we do more than just provide internet. We are here. We've been here.</p>	<p>Becoming a DHC-registered Service Provider does not limit Friends of Parkside's ability to conduct activities such as community organizing. Moreover, it opens the opportunity for Friends of Parkside to provide its services and programs to a broader constituency of public housing residents across DHC's portfolio. DHC's position is that formally registering as a Service Provider is a net benefit to Friends of Parkside.</p>
20	<p>Question:</p> <p>Hot off the press is our latest Community Connection newsletter. What it covers is: we went to the Detroit Housing website and pulled down all the questions and answers, and a lot of the questions and answers are right here, so you don't have to go to the website unless you really need to. There's a resources guide in here as well.</p>	<p>Response:</p> <p>The project team reviewed the Community Connection newsletter and really appreciates Friends of Parkside's efforts in assembling the materials and distributing them to residents. DHC's official responses to any and all issues shall be posted on the website. Any non-DHC approved materials should not be considered to reflect the position of the DHC or Ginosko.</p>
21	<p>Question:</p> <p>My mother stays over here. If she's not available and I want to be part of the Community Advocate team, and if I'm not a resident here, is it okay for me to stand in on her behalf?</p>	<p>Response:</p> <p>Unfortunately, HUD guidelines require Advocates to be residents only.</p>