

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

Wednesday, January 15, 2025

Residents from Parkside Villages II and IV received an invitation via USPS mail, email, and posting on the Parkside website to attend a community meeting hosted by DHC and Ginosko on Wednesday, January 15, 2025, at the community center (5000 Conner St). This event provided a good opportunity for the project team to conduct a brief refresher of the RAD process via the HUD RAD 101 video, provide updates of the design, overview of the relocation process and answer any questions the residents had.

Eleven members of the DHC/Ginosko project team attended, as well as 25 residents who signed in or attended via Zoom, a Public-Private Partnership Specialist from the City of Detroit, elected representative from the City of Detroit, and one Friends of Parkside representative. 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 dhcmi.org/villages-parkside at your leisure. If you would like to submit additional questions to the project team, please email parkside@dhcmi.org and a team member will work on getting answers.

1	Question: Will each resident have the option to sit down with the relocation team for their individual circumstances?	Response: Yes, each current resident in good standing will have a one-on-one meeting with the Relocation Manager to develop a relocation plan that addresses the household’s needs.
2	Question: What would make a person first priority for relocating?	Response: The priority for resident choice of apartments at the new development is still being determined. We welcome your thoughts on the priority and process. Examples of priority could be based on Duration of Tenancy, Lottery/Random, Household Size, Family Needs/Accommodations, combinations hereof, or something different.
3	Question: When will the one on ones happen with the relocation team?	Response: The Relocation Manager will be selected In the next 30 to 45 days. After the Relocation Manager is selected a schedule for meeting one-on-one with each family will be confirmed.

4	<p>Question:</p> <p>Will the single-family homes be affordable? How much will they be?</p>	<p>Response:</p> <p>Single family home floor plans and pricing remain under development. It is anticipated that the homes will cost at least \$150,000 to build. Final pricing will be determined based on income qualifications and market pricing.</p>
5	<p>Question:</p> <p>Can I combine the moving incentive with the first-time homebuyer's program?</p>	<p>Response:</p> <p>The DHC Homeownership program has eligibility requirements that must be met to begin the purchase process, and there are steps to help everyone interested in becoming eligible. Once eligible, any monies saved for the purchase of a new home can be utilized.</p>
6	<p>Question:</p> <p>Will the four-story building be near Connor or in the back?</p>	<p>Response:</p> <p>In response to feedback from the Resident Engagement event on September 25, 2024, the four-story buildings will be along Connor and Frankfort. This strategic location will increase the security of the campus and provide for a quieter, neighborhood scale development closer to Chandler Park.</p>
7	<p>Question:</p> <p>Will they have elevators, have you accounted for accessibility?</p>	<p>Response:</p> <p>The multistory apartment buildings will have elevators. Funding requires that at least 5% of the units will be fully accessible and the goal is for at least 10% of the units to be fully accessible. It is anticipated that all units will be built such that they can be easily adapted for accessible features without significant modification.</p>
8	<p>Question:</p> <p>Will there be basements?</p>	<p>Response:</p> <p>No, given the current challenges with basements at The Villages at Parkside we</p>

		are not planning to incorporate basements into the new project.
9	<p>Question:</p> <p>Will there be a laundry room?</p>	<p>Response:</p> <p>There will be washer and dryer hookups in every single unit. <u>Also, in</u> each apartment building we are planning to offer a common laundry room. In addition, the current laundromat in the clubhouse will <u>also be</u> a feature of the clubhouse in the new <u>development</u>.</p>
10	<p>Question:</p> <p>What happens with residences that have basements that have extra furniture?</p>	<p>Response:</p> <p>The hope is that when you are right sized to your new apartment unit, the furniture that you have will fit. We are also exploring options for storage in the multistory apartment buildings that can be rented for a monthly fee.</p>
11	<p>Question:</p> <p>Will there be a daycare?</p>	<p>Response:</p> <p>The current daycare will remain in place until the new community building is ready for occupancy. The new community building will include space for daycare. It is our goal that the daycare services will never be interrupted.</p>