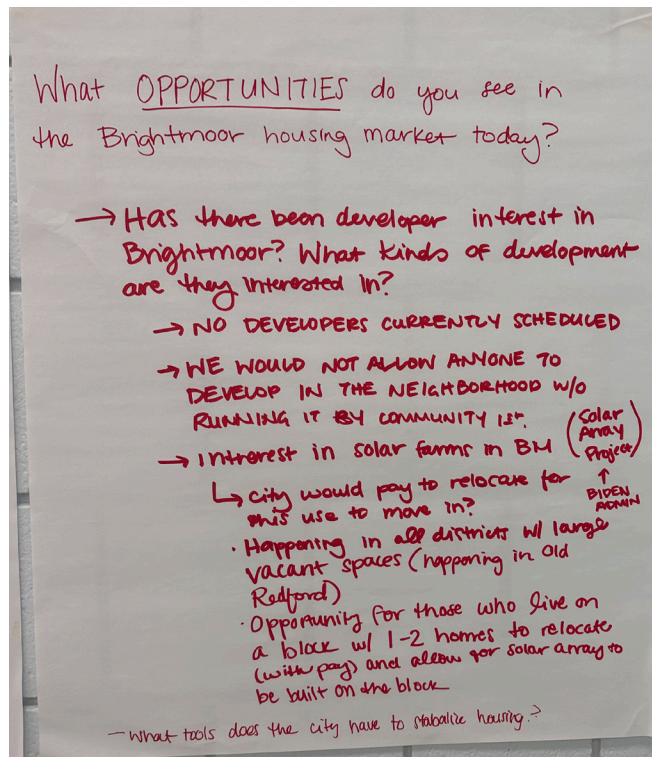
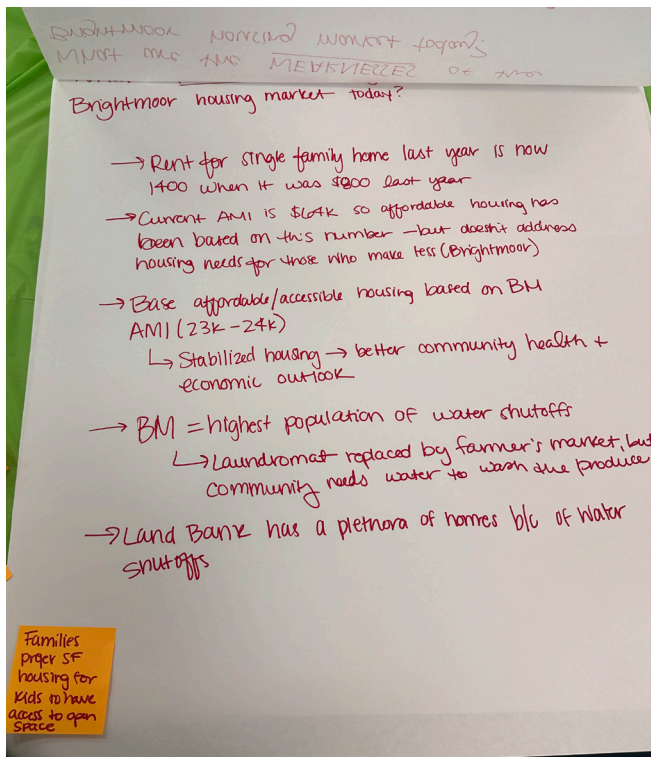
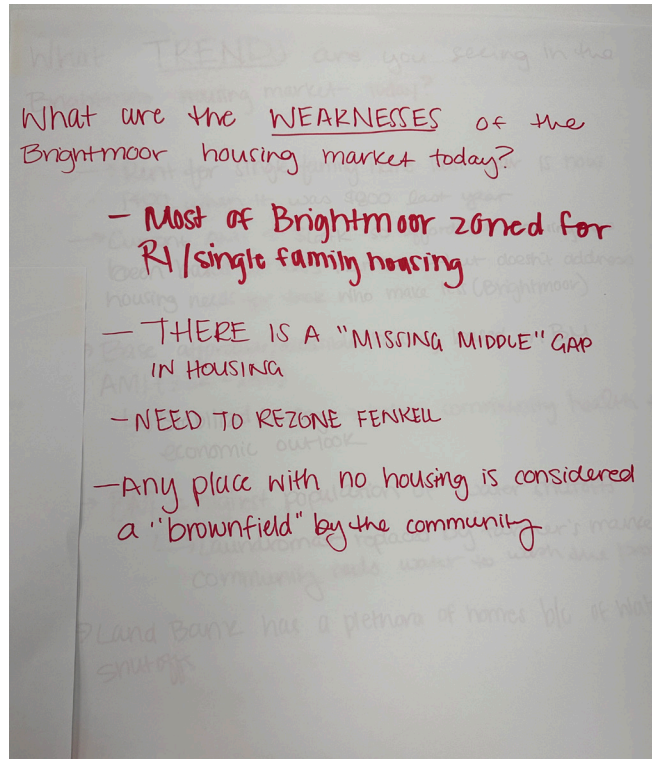
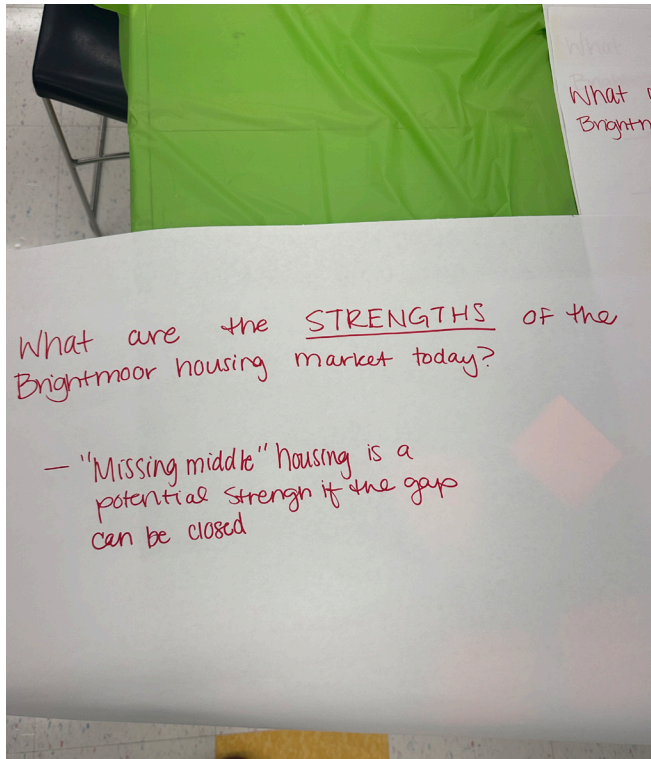


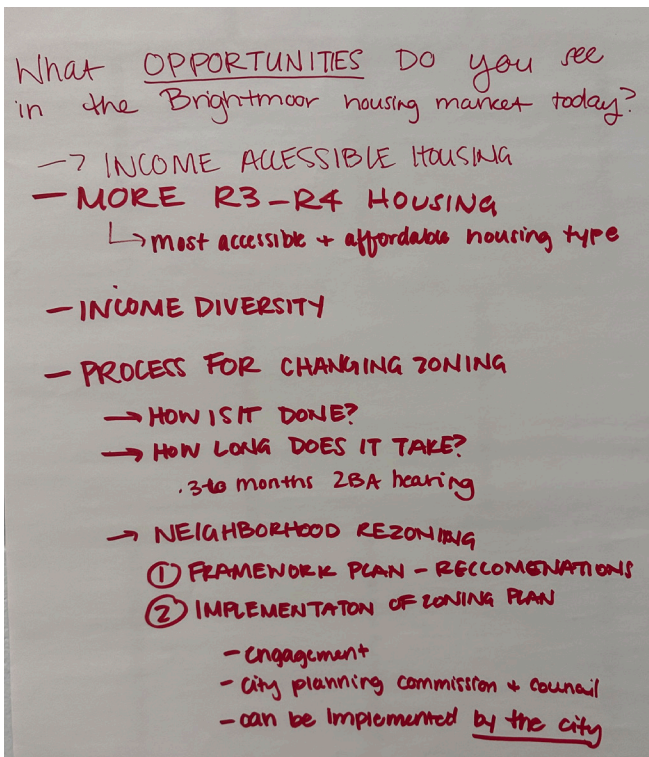
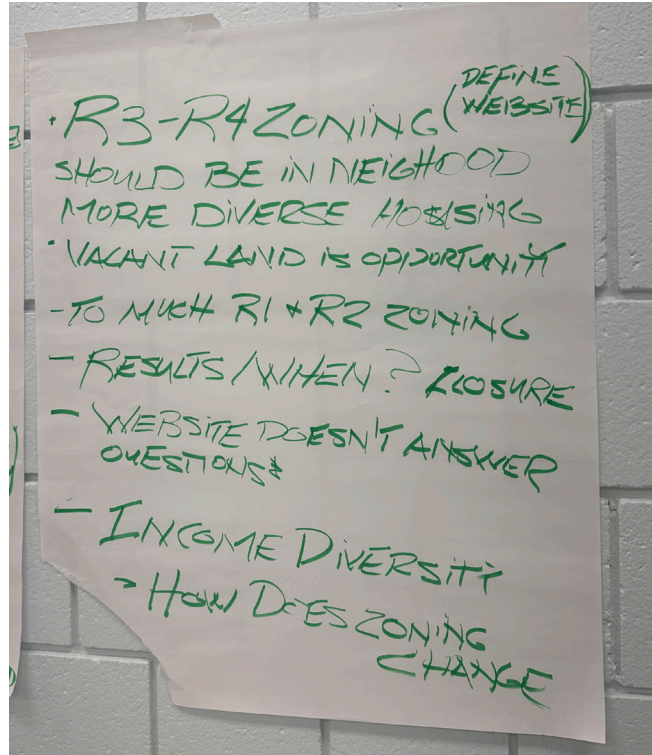
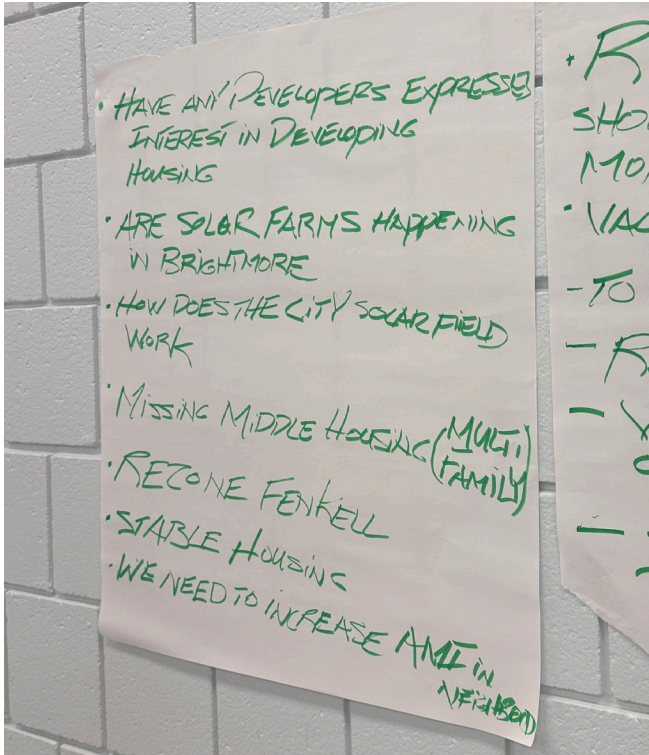
WHAT YOU'VE SHARED

Brightmoor Area Framework Plan Community Focus Group: Housing August 2, 2023 and October 3, 2023



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Images of notes from Housing Focus Group #2 on October 3, 2023.

COMMUNITY EVENTS

The Housing Focus Group discussion began on August 2 where consultants shared information about the current state of housing in Brightmoor and then began a Q&A discussion. To continue the conversation and allow more time for community feedback, a second Housing Focus Group took place on October 3.

AUGUST 2, 2023

Agenda

- Welcome and Introductions
- Discuss your housing goals and values that should inform the plan
- Present questions and data that can inform housing goals and discussion
- Interactive discussion during and after the presentation

OCTOBER 3, 2023

Agenda

- Welcome and Introductions
- Resume discussions from previous focus group using Strengths, Weaknesses, and Opportunities

DISCUSSION

AUGUST 2, 2023

What housing challenges are you facing?

- The city has not done enough to provide affordable housing with good landlords
- Many homeowners who have been here for 30 + years need help with repairs such as roof, bathroom remodel and other various home improvements.
- Too many out-of-town sales to investors who don't care about the community. How do we make Detroiters the priority and they get first option or discounts for purchasing buildings within Detroit
- Too many evictions in the neighborhood. Apartment buildings regularly have boarded up buildings after they evict residents, and we don't know where these people go.
- We need a better process to purchase a home in Brightmoor or an apartment building. Too many investors that are artificially "jacking up" the price and the sales numbers don't match the quality of the building or units within
- We would like to establish a land trust in the neighborhood so we can control who purchases property both buildings and land in our neighborhood.
- We need to control the amount of urban ag on vacant land. Some people start a garden but then something happens to them either (health, or they move) and the lots become a nuisance in the neighborhood
- We need more programs that allow people to understand the process for developing or building a home after they purchase vacant land from the DLBA
- They neighborhood has too many absentee landlords who have purchased home leased them, and then evict their tenants with the intention of selling the home at an inflated rate. There are lot of "flip it" investors in our neighborhood.
- These out-of-town investors have inflated the MLS market and many if not most of the homes available for sales on the MLS have inflated selling prices.
- Very concerned that the folks who live in the neighborhood today will be displaced
- Want to better be clearly told in hard numbers what the City defines as mixed income or affordable housing, and know that it aligns with Brightmoor's community (for example, what will the monthly rent or

DISCUSSION

AUGUST 2, 2023

cost be for those types of housing)

- Believe that PPD has not fully delivered on their promises to the community, although there has been some improvement
- For example, would like to have notices about meetings come to the community sooner
- Zoom information should be provided sooner
- The AMI numbers in Brightmoor make it very difficult for housing to work - need donor funding. For a variety of reasons, taking on debt for housing is not an option for people who are poor
- Worried that upcoming changes will invite gentrification to the neighborhood
- Shared that the areas in Brightmoor shown on the census map as having lost population had many forced evictions occur there.
- “Knowledge Inequity” is a huge issue - people don’t have the baseline information needed to navigate the housing market and system (similar to the example that Cecelia shared). Community advocates try to fill some of the gaps, such as at Hesed Community Church.
- There are issues and challenges with appraisals that make loans difficult. Housing in Brightmoor doesn’t work when you need to work with banks that are all about making a profit

What keeps you here in the neighborhood?

- Grew up here as a child and my mother still lives nearby so family
- Have been here for over 40 years and raised my children here. I don’t want to move anywhere else because this is my home and my neighborhood.
- The sense of community I have with my neighbors...so COMMUNITY
- I am a senior and can’t be moving
- I love the City of Detroit
- There use to be stores and places to shop but we don’t have much of that, so the land and amount of land keeps us here.

DISCUSSION

AUGUST 2, 2023

What should Affordable Housing look like to you?

- It should not be easily identifiable, and it should fit directly in the neighborhood
- It should be accessible and encourage more families to come to the neighborhood. We don't see many children anymore. We don't know where the kids come from who go to Gompers School
- Out of city Investors are causing people to move out of the neighborhood and because they are such bad landlords and don't keep the neighborhood looking nice.
- Investment Property owners sit on their properties and wait to drive up the cost of housing causing an unstable market and decreasing the opportunity for affordable housing. The rents they charge are very high and don't compare to the actual quality of the unit.
- So many evictions that it doesn't seem anyone really stays in the neighborhood as long
- There is a historic bank building on Burt and Fenkell and that building is owned by an investors who doesn't seem to have the community's best interest. There is no interest in developing that building.
- Want to see more projects like Maya Angelou Village - so many girls need opportunities like this offers
- Can we prevent outside investors from swooping in and buying up properties?
- Don't want to see land released and then just purchased by investors

DISCUSSION

OCTOBER 3, 2023

Zoning

- Community would like to be more informed about the process of rezoning and specifically would like to see more R3/R4 zoned areas in the neighborhood. (Multifamily)

Rezoning process:

- Detroit Planning and Development Department (PDD) holds a hold a public hearing about area to be rezoned
 - PDD submits application for rezoning
 - City Planning Commission (CPC) holds a public hearing – at this meeting, PDD would tell the story/narrative of the rationale for change
 - CPC writes ordinance
 - Detroit Law Department reviews the rezoning proposal
 - City Council holds a public hearing. If there is support, sends to PDD committee
 - PDD Committee reviews
 - City Council - full body for final vote
- Meeting attendees expressed a general sense that there was a lot that the city had already made decisions about that wasn't being shared with the public
 - Participants believed that they could not provide map-based feedback because the map did not show existing zoning/planned zoning which they felt dictated where certain housing could go
 - General comment is that there needs to be housing opportunities for a diversity of incomes throughout the neighborhood - but the city's current zoning doesn't reflect that

Housing Affordability / Accessibility

- Community underscored that accessible and affordable housing is needed for a variety of income levels.
- The “missing middle” was discussed extensively - highlighting that high rises and single family homes are the only options in Detroit
- On incomes, community wanted to emphasize that Detroit AMI (65k) is much higher than Brightmoor and inner city AMI (22-24k) so affordability is different for this community

DISCUSSION

OCTOBER 3, 2023

Trends

Commercial corridors

- Water shutoffs are the primary reason for vacancy in Detroit and Brightmoor has experienced the most water shutoffs
- Despite water shutoffs, Fenkell laundromat was replaced by a farmer's market
- "Access to fresh food is great but not when there is no running water at home to rinse the produce with"

Solar Array (program that pays people who are living on a block with only 1-2 homes to relocate and have their block replaced by solar field)

- There is a desire for more transparency here — Karla to follow up with community members with answers to questions regarding this effort
- Generally the community is concerned about their neighborhood becoming a solar field instead of more housing

Relocation Trends

- There were questions about the maps presented in the housing slide deck about population decline - Where are those people relocating to?
- Why is there a gap in the data for Brightmoor specifically?

Development

- Community suspects that there are developers who are interested in Brightmoor that the city has already made deals with and would like to know who those developers are and what kind of new development they are interested in
- City (Dave and Karla) clarified that there are no developers - this led to the solar array conversation

Transparency & the planning process

- The website meeting notes not providing answers but only questions
- Still a feeling that there is a lack of communication about meetings, their agenda and when they will take place
- Lack of clarity about this particular process, where we are in it and how many opportunities there are/will be for feedback and how it leads to implementation

DISCUSSION

OCTOBER 3, 2023

- Feeling that there are many exercises but no results or answers to questions
- Feeling that the folks present in the focus groups are not a representative enough group to provide feedback about Housing in Brightmoor
- Desire for an online forum for those who could not make the meetings to review what was discussed in the meeting, ideas that were shared by those present, and space for others to provide feedback