# BREWSTER HOMES COMMUNITY UPDATE

October 22, 2025

DHC
DETROIT HOUSING COMMISSION

# MEETING AGENDA

01 General Updates

02 Redevelopment Overview

03 Timing & Next Steps

# GENERAL UPDATES

# BREWSTER HOMES – *GENERAL UPDATES*

1. **Playground Installation -** Playground installation is complete.

2. **Occupancy –** DHC will continue planning, budgeting, and assessing units that may be made available.

3. **Development -** DHC's Real Estate Development Department is ready to kick off pre-planning and engagement for redevelopment of the site.






# *REDEVELOPMENT OVERVIEW*

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# WHAT DO WE MEAN BY REDEVELOPMENT?

- Exploring the replacement of old buildings with new, modern homes
- Exploring opportunities to create a mix of affordable and market-rate housing to build a stronger community
- Considering new parks and amenities
- Improving safety, accessibility, and energy efficiency



# WHY IS DHC Looking to BREWSTER?

1. DHC is planning to redevelop properties across its portfolio to create stronger communities and improve quality of life for residents.

2. DHC has identified Brewster Homes as one of the next sites to undergo redevelopment.

3. Redeveloping Brewster Homes will help:

    1. Build and maintain strong occupancy
    2. Address building conditions and operational challenges
    3. Integrate Brewster Homes into the greater Brewster/Brush Park neighborhood
    4. Create a vibrant, mixed-income, mixed-use neighborhood with increased density, diverse building types, and new common area amenities and public spaces

# WHAT ARE THE FIRST STEPS IN THE PROCESS?

Over the next few months, **DHC will be connecting with residents** to make sure your voices help shape the future of the community.

**Here's what to expect:**

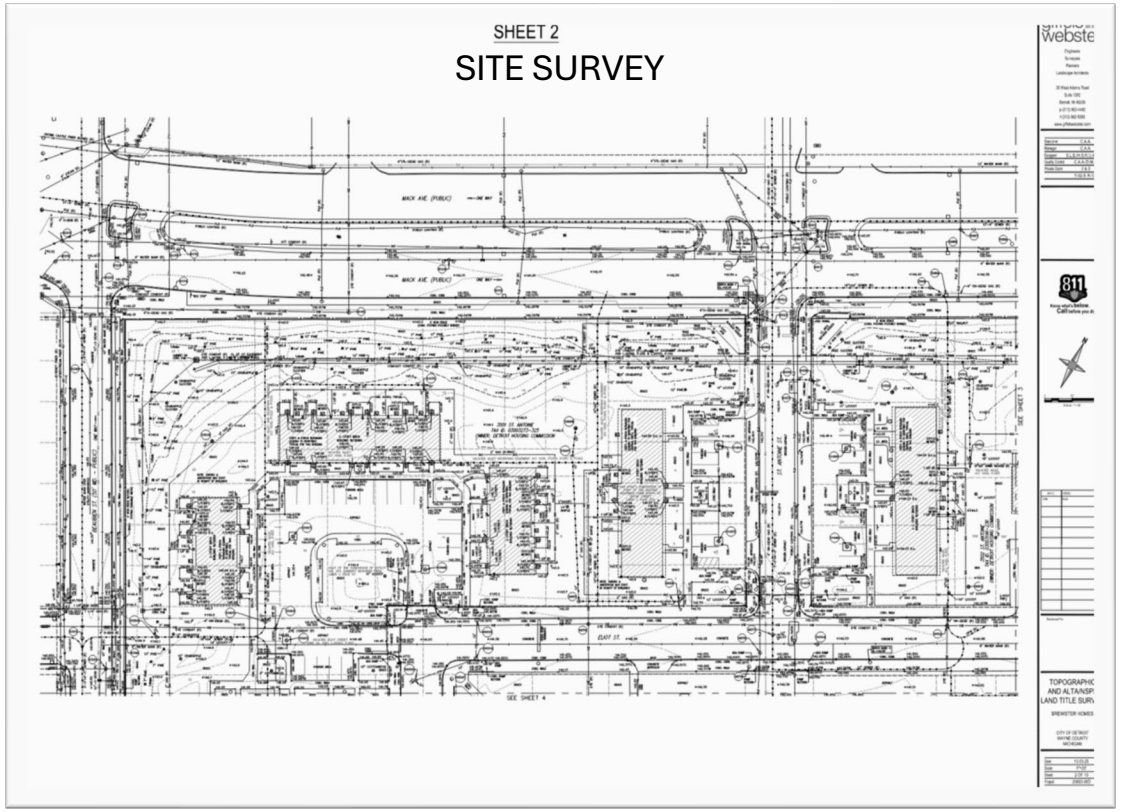
1. **Progress Updates:** We'll keep you informed about what's happening and next steps.

2. **Resident Surveys:** We'll ask for your input on what you'd like to see. For example, building design, amenities, and public spaces.

3. **Ongoing Communication:** You'll be updated throughout the process, including when potential development partners are identified.

# **GETTING STARTED** – HIRING PROFESSIONALS

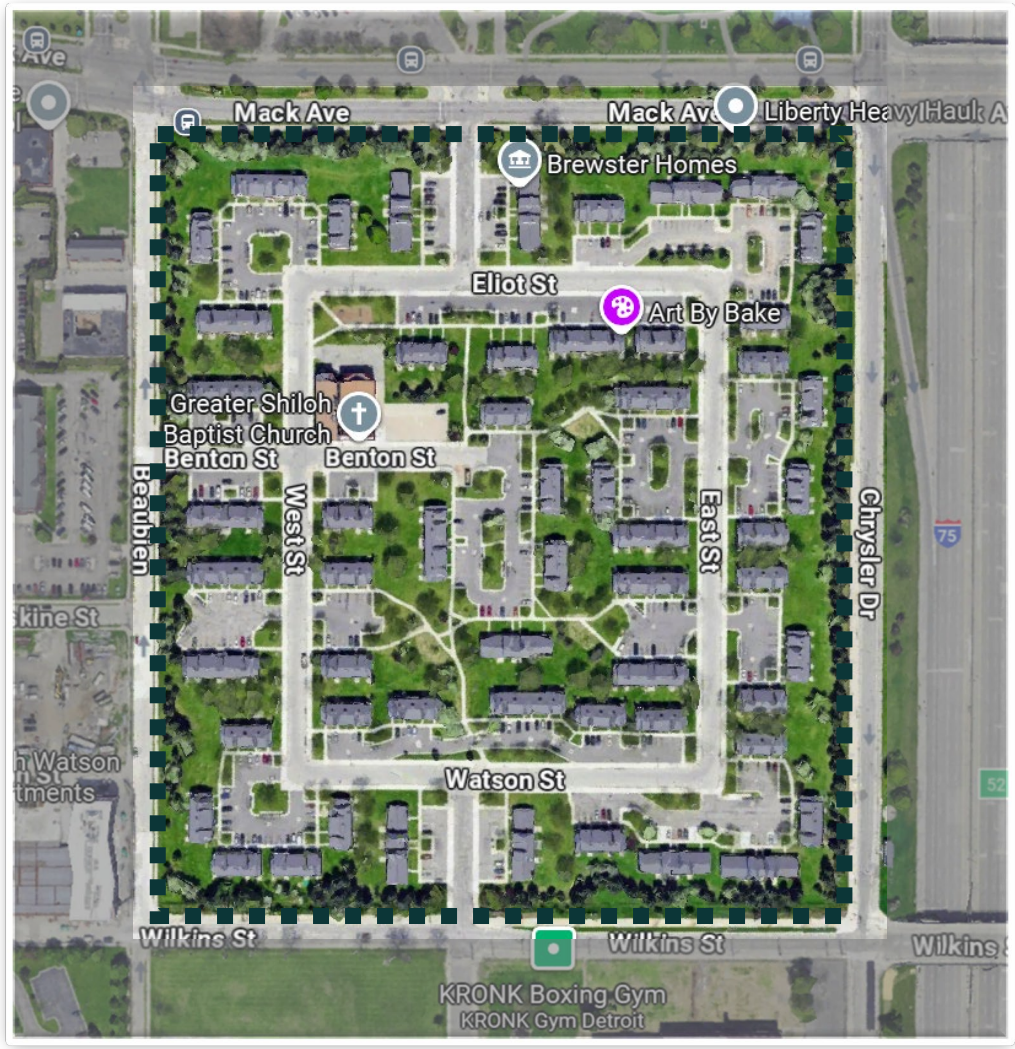
- **Site Survey** is one of the first steps to analyzing a site. It allows the architects and engineers to understand existing conditions like the locations of buildings, streets, trees, and utility infrastructure.
- DHC has hired **architectural and engineering firms** to help explore what's possible for redevelopment.
- Their work, along with **your feedback**, will guide the design of new homes and community spaces.



# HOW DOES THE PLAN GET CREATED?

**The site survey will help create a site plan to guide redevelopment** and answers questions like**:**

- *What kind of utilities are needed?*
- *Should we add density? If so, what housing typologies?*
- *Where should parks go?*
- *Which buildings should stay?*



# WHAT DO WE MEAN BY DENSITY?

## EXPLORING DIFFERENT HOUSING TYPOLOGIES



**LOW DENSITY**
SINGLE FAMILY



**MEDIUM DENSITY**
TOWNHOMES



**HIGH DENSITY**
MULTIFAMILY/APARTMENTS

# **RESIDENT ENGAGEMENT IS CRITICAL -** WE WANT TO HEAR FROM YOU!

**DHC plans to engage residents at every step** to ensure site enhancements reflect our engagement discussions. Example questions might include:

1. What do you value most about your community today?
2. What types of housing (e.g., apartments, townhomes, senior housing) would best meet community needs?
3. How do you currently use outdoor spaces, and how could they be improved?



# TIMING & NEXT STEPS

# NEXT STEPS

## Environmental Review

DHC will work with the City and State to finalize an environmental plan that complies with all housing regulations.

## Playground Installation

Playground installation will be completed and open to the community in **November 2025**.

## Development

DHC will work with architects and engineers to continue predevelopment work.

## Engagement

DHC will begin collecting resident feedback to inform redevelopment plans. Engagement will continue throughout the entire process.

# UPCOMING ENGAGEMENT CALENDAR

1. **October 22, 2025 *(Today)*** - Community Meeting #1
2. **November 19, 2025** - Community Meeting #2
3. **December 17, 2025** - Community Meeting #3
4. **TBD -** Community Meeting #4

# TOPICS FOR NEXT MEETING

1. Environmental Updates
2. Redevelopment Recap
3. Redevelopment Overview pt. 2
4. Resident Surveys & Feedback

## How do I stay involved?

***Attend the next community meeting on November 19th. Invite your neighbors!***

***Come with questions and ready to participate in future development discussions.***

***Complete Development questionaries and surveys at each meeting to inform DHC Development next steps.***




# QUESTIONS?

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