BREWSTER HOMES COMMUNITY MEETING

Development Project Update

April 22nd, 2027

DHC
DETROIT HOUSING COMMISSION

BREWSTER HOMES – Discussion Topics

01 ***Environmental Update***

02 **Pr*evious Meeting Recap* -** *3/11/2026*

03 ***Local Project Spotlight***

04 ***What Happens Next?***

05 ***Resident Feedback Survey***

06 ***Questions?***

ENVIRONMENTAL UPDATE

BREWSTER HOMES – Environmental Update

4/21/2026

Onsite work to complete soil replacement is scheduled to start on **April 27th and continue through mid-May.**



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PREVIOUS MEETING RECAP – 3/11/26

BREWSTER HOMES – RAD RECAP

WHAT & WHY

1. **RAD** – Rental Assistance Demonstration Program

2. Converts Public Housing to Project-Based Section 8 Housing

3. Existing Public Housing is in adequate for properly maintaining existing units.

Desired Outcomes

1. Preservation of existing Affordable Housing

2. Access to funding for major construction project costs.

3. Provide existing residents with quality, safe, and affordable housing.

BREWSTER HOMES – RAD RECAP

7-Step Process





Nine Resident Rights

1. **Right to Remain and Right to Return**
2. **No Rescreening**
3. **Relocation**
4. Alternate Housing
5. **Post Conversion Resident Rents**
6. Resident Self-Sufficiency Programs
7. Section 3 & RAD
8. Resident Procedural Rights
9. Choice Mobility

BREWSTER HOMES – RAD RECAP

Right to Remain and Right to Return

Most conversions do not involve relocation	Residents will remain in place and cannot be rescreened when admitted into the Section 8 program
When relocation is necessary	Residents have a right of return to a unit in the project

No resident may be permanently or involuntarily displaced

BREWSTER HOMES – RAD RECAP

Resident rents remain affordable after conversion

Post Conversion Resident Rents

Under the Section 8 programs, residents pay 30% of their adjusted gross income in rent. **This is mostly true for public housing residents except those paying a "flat rent."**

If tenant rent would increase by more than the greater of 10% or $25 per month, the rent increase will be phased in over 3 or 5 years.

BREWSTER HOMES – RAD RECAP

Relocation

Where relocation is necessary, PHAs must provide residents with:

- Resident notices
- Moving assistance
- Benefits and assistance per the "Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)"

Relocation cannot begin until HUD approves the Financing Plan and issues the RAD Conversion Commitment (RCC).

PHAs should maintain a resident log for all impacted residents, which should be provided to HUD upon request.

BREWSTER HOMES – RAD RECAP

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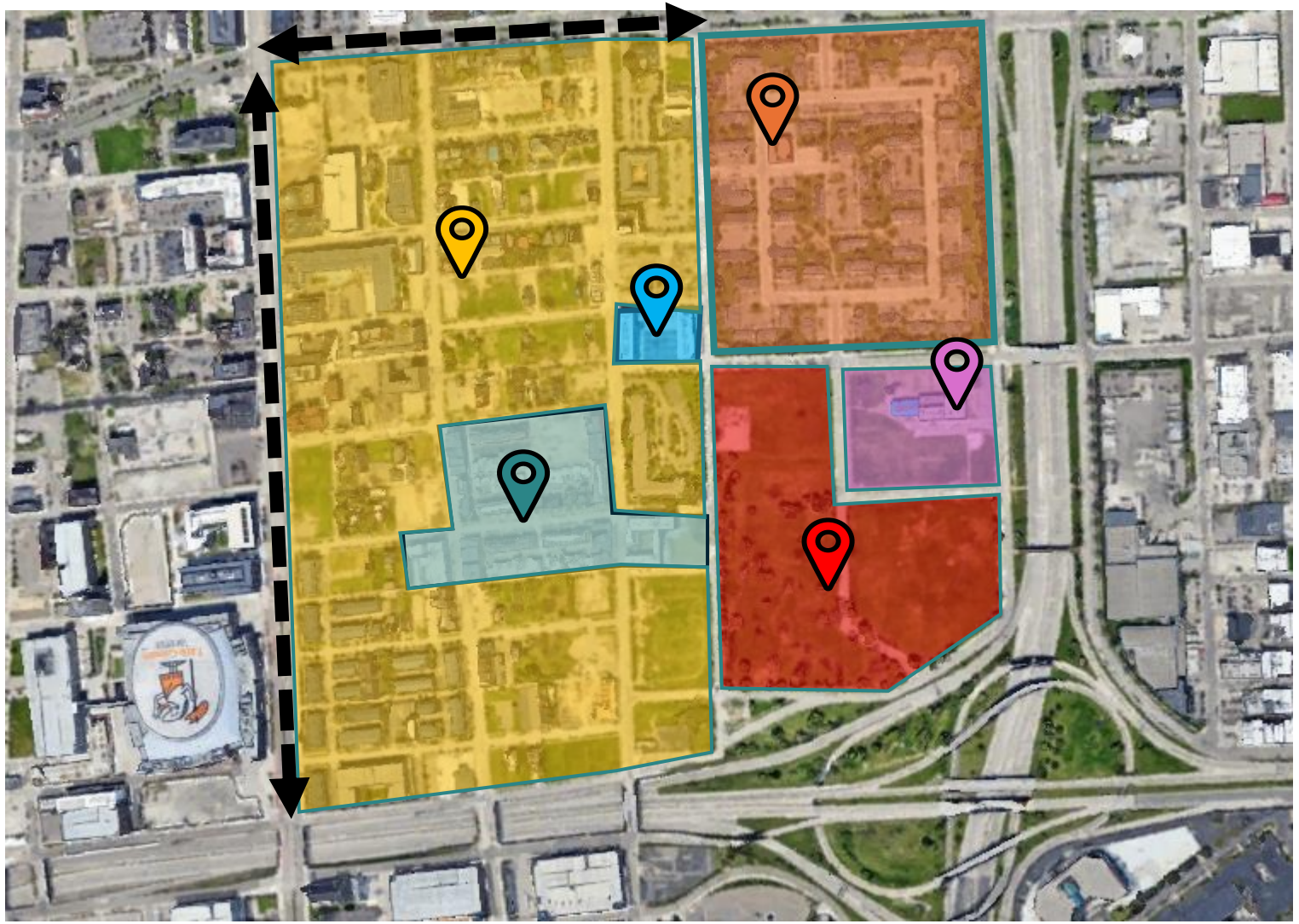
3. Provide existing residents with quality, safe, and affordable housing.

LOCAL PROJECT SPOTLIGHT

BREWSTER HOMES – Local Project Spotlight

Neighborhood Geography

- *Brewster Homes*
- *Brewster Wheeler*
- *Brush & Watson*
- *City Modern*
- *Brewster Douglass*
- *Brush Park*



BREWSTER HOMES – Local Project Spotlight

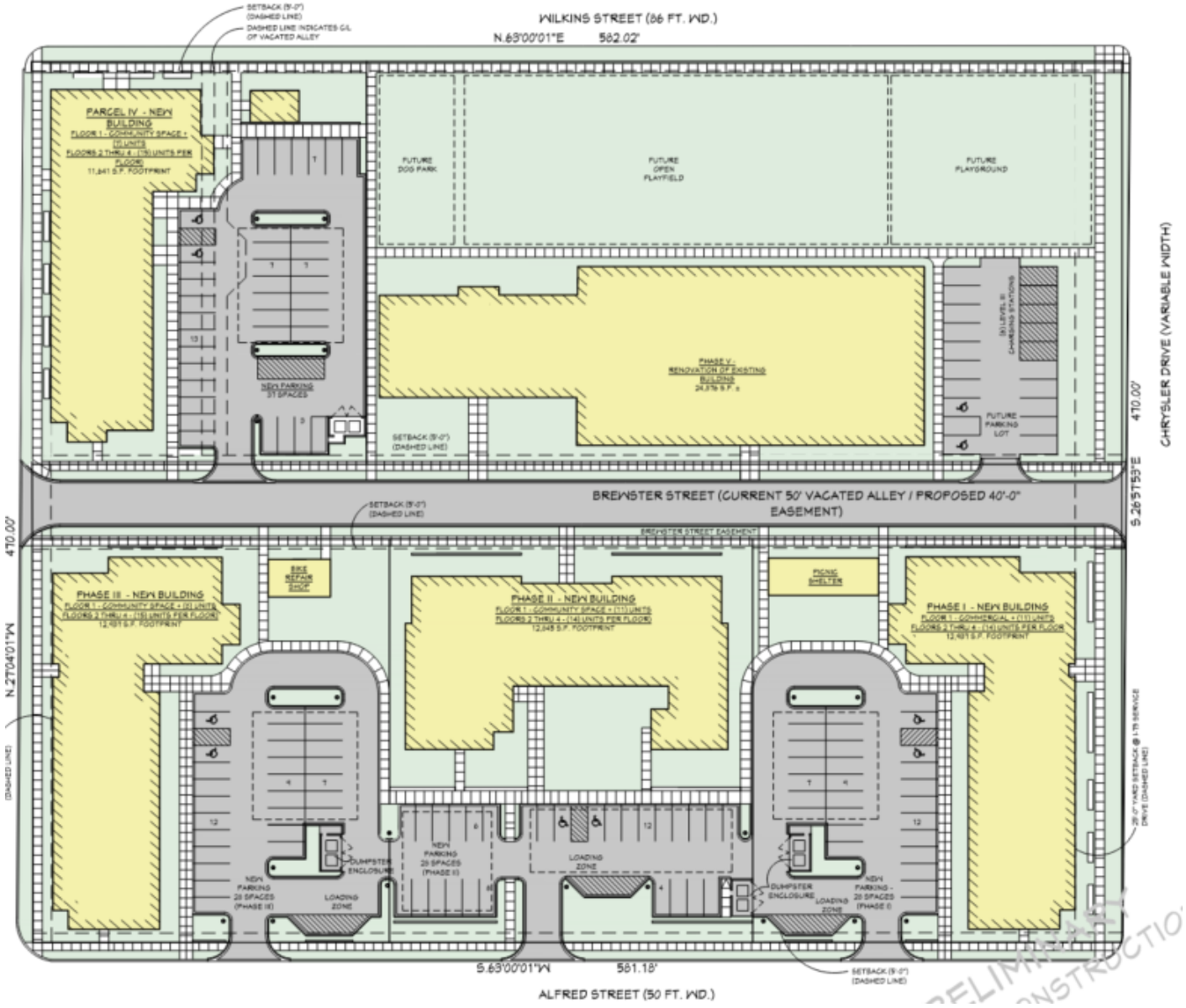
Brewster Wheeler

Developer: MHT Housing

Building Typology:
- Mixed-Use Multi-Family
- Rec-Center

Housing Units: 211

Income Range:
- Affordable Housing (30% - 80% AMI)
- Permanent Supporting Housing



BREWSTER HOMES – Local Project Spotlight



BREWSTER IV RENDERING (FOR REFERENCE)



DOG PARK



PLAYGROUND



COMMUNITY ROOM

BREWSTER HOMES – Local Project Spotlight

Brush & Watson

Developer: American Community Developers (ACD)

Building Typology:
- Mixed-Use Multi-Family
- Rec-Center

Housing Units: 308

Income Range:
- (160) Units - Affordable Housing (30% AMI, 60% AMI, 80% AMI)
- (148) Units - Market Rate



BREWSTER HOMES – Local Project Spotlight





BREWSTER HOMES – Local Project Spotlight

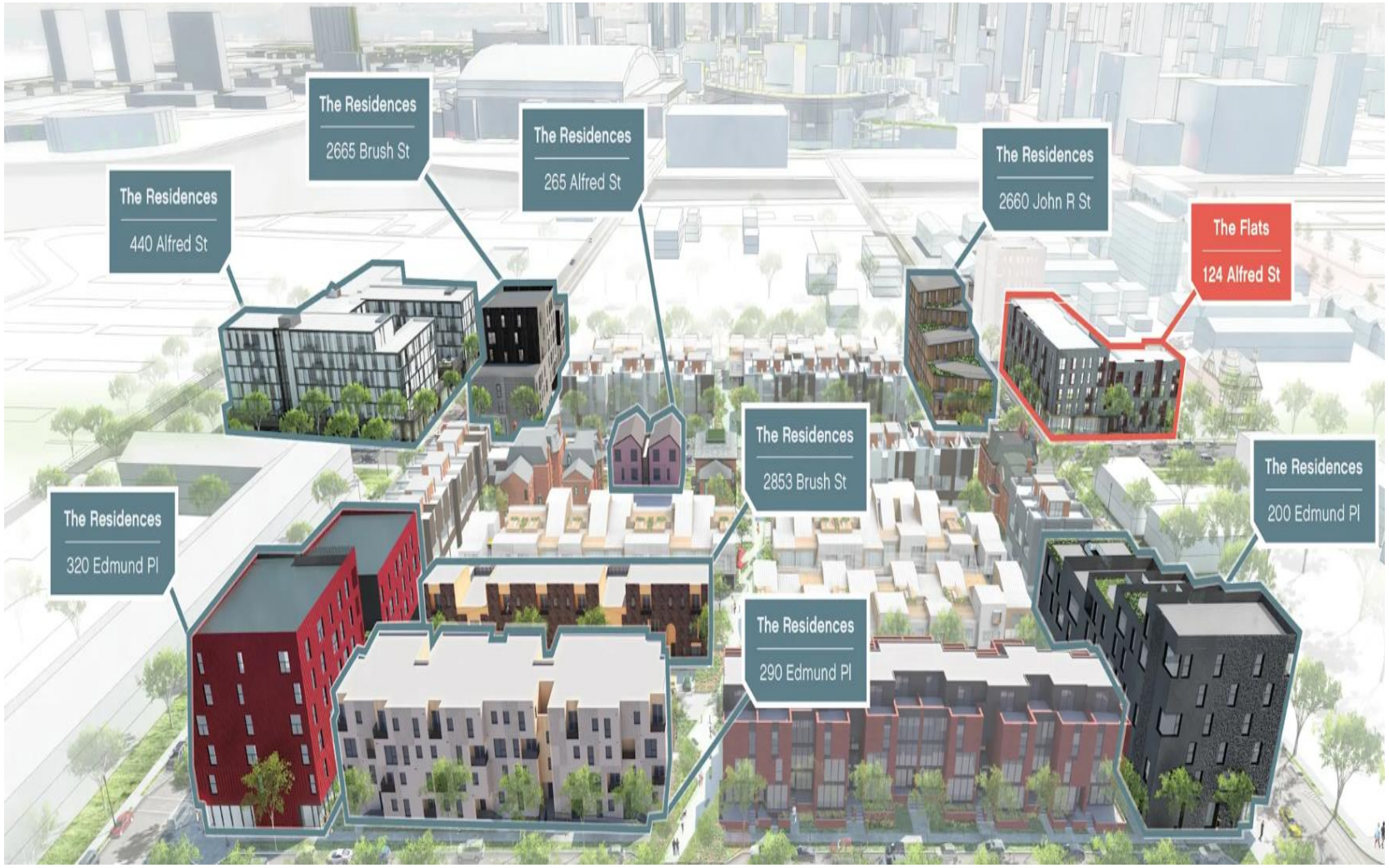
City Modern

Developer: Bedrock

Building Typology:
- Mixed-Use Multi-Family
- Multifamily
- Townhomes

Housing Units: 400+

Income Range:
- Affordable Housing (60-80% AMI)
- Market Rate



BREWSTER HOMES – Local Project Spotlight



BREWSTER HOMES – Local Project Spotlight



Brewster Homes

How do We React to what is Around Us?

The DHC Development Team is carefully considering the following:

- **How does surrounding development project impact Brewster Homes residents (Opportunities, Amenities, Challenges)?**
- **What each new development brings to the neighborhood including housing types, building typologies, and available amenities?**
- **How does redevelopment of Brewster Homes compliment the development in the surrounding neighborhood to fully integrate Brester Homes into a thriving, diverse, and safe community.**

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BREWSTER HOMES – Local Project Spotlight



Brewster Homes

What are we considering?

- **Mixed – Income Strategy:** Does the current neighborhood offer a balanced amount of affordable housing to all income brackets (30% AMI > Market Rate)?
- **Senior Housing:** Do existing and future residents have the ability to age in place?
- **Retail Uses & Community Benefit Programs:** What types of amenities and programing does the neighborhood not have or not have enough of?
- **Building Typologies:** What types of housing units and commercial spaces need to be built to support the above items?
- **Homeownership:** What type of rental and for sale housing opportunities are available in the neighborhood?

WHAT HAPPENS NEXT?

BREWSTER HOMES – Next Steps



Environmental Review

DHC expect to complete the remaining field work in **May 2026**.



Development Planning

DHC will continue to work with Rossetti to create a neighborhood Master Plan which **integrates Brewster homes into emerging opportunity.**



Resident Engagement

Development will meet with Residents in **June 2026** to provide an update on **RAD** and **Master Plan progress**.

BREWSTER HOMES – Next Steps

Next Meeting





RESIDENT FEEDBACK

BREWSTER HOMES – Resident Feedback Survey

NAME (First/Last) **:** _____ **EMAIL:** _____

1. Would you or one of your family members be interested in senior specific housing?

- ☐ **YES**, I like the idea.
- ☐ **MAYBE**, but I need to learn more.
- ☐ **NO**, I do not like the idea.

2. What types of activities would you participate in at a local park.

- ☐ **Exercise** (Sports)
- ☐ **Exercise** (Walk, Jog, Workout)
- ☐ **Sit and Relax**
- ☐ **Walk a Pet**

3. What types of retail stores and do you visit most often?

- ☐ **Grocery Store** (Ex. Aldi, Meijer, Whole Foods)
- ☐ **Restaurant or Coffee Shop**
- ☐ **Pharmacy**
- ☐ **General Retail** (Clothing, Furniture, Office Supplies Etc)

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QUESTIONS?

APPENDIX

BREWSTER HOMES – What does DHC mean by BUILDING TYPOLOGIES?

Single Family Detached



Single Family Attached



Town House



Row House





Multi-family Apartments



Mixed Use Multi-family



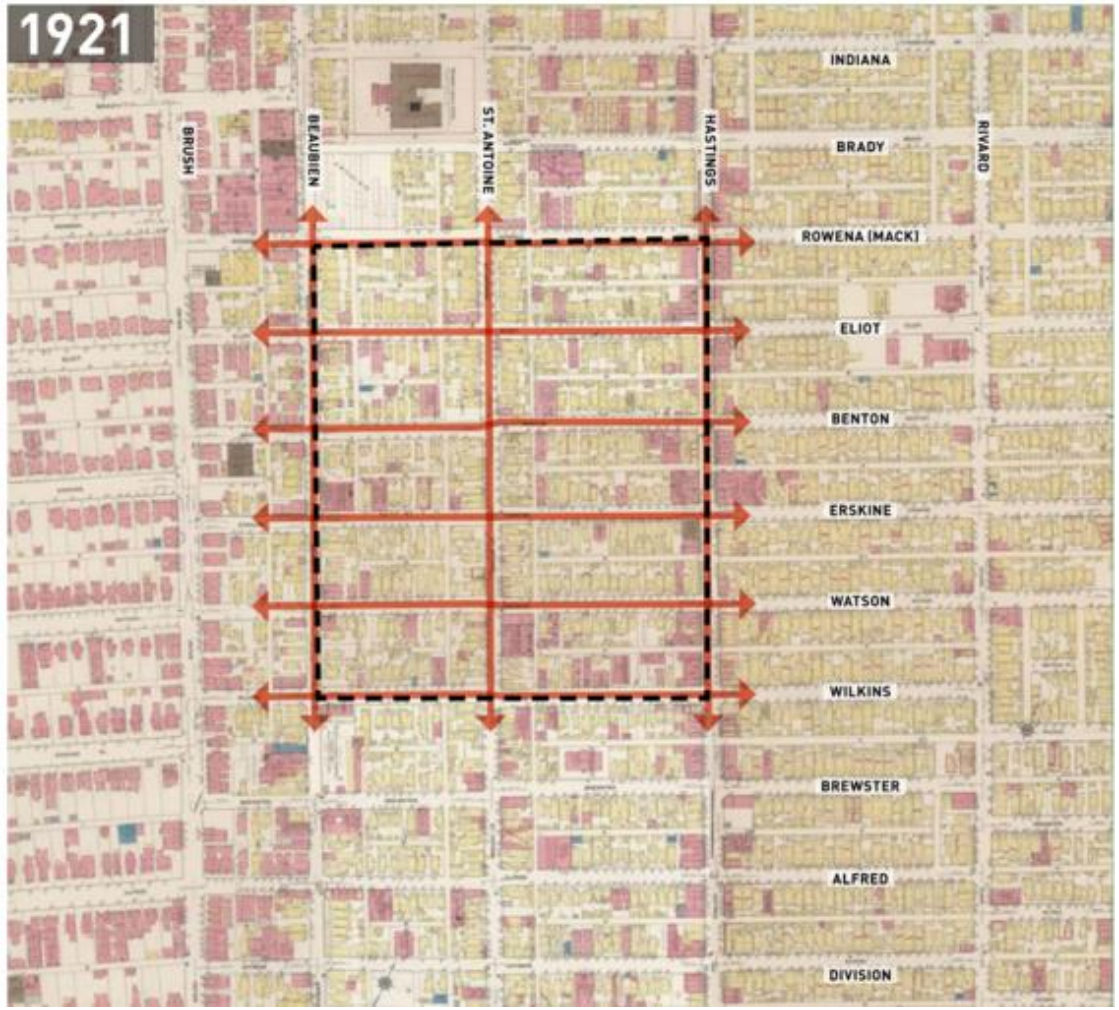
Mixed Use Office

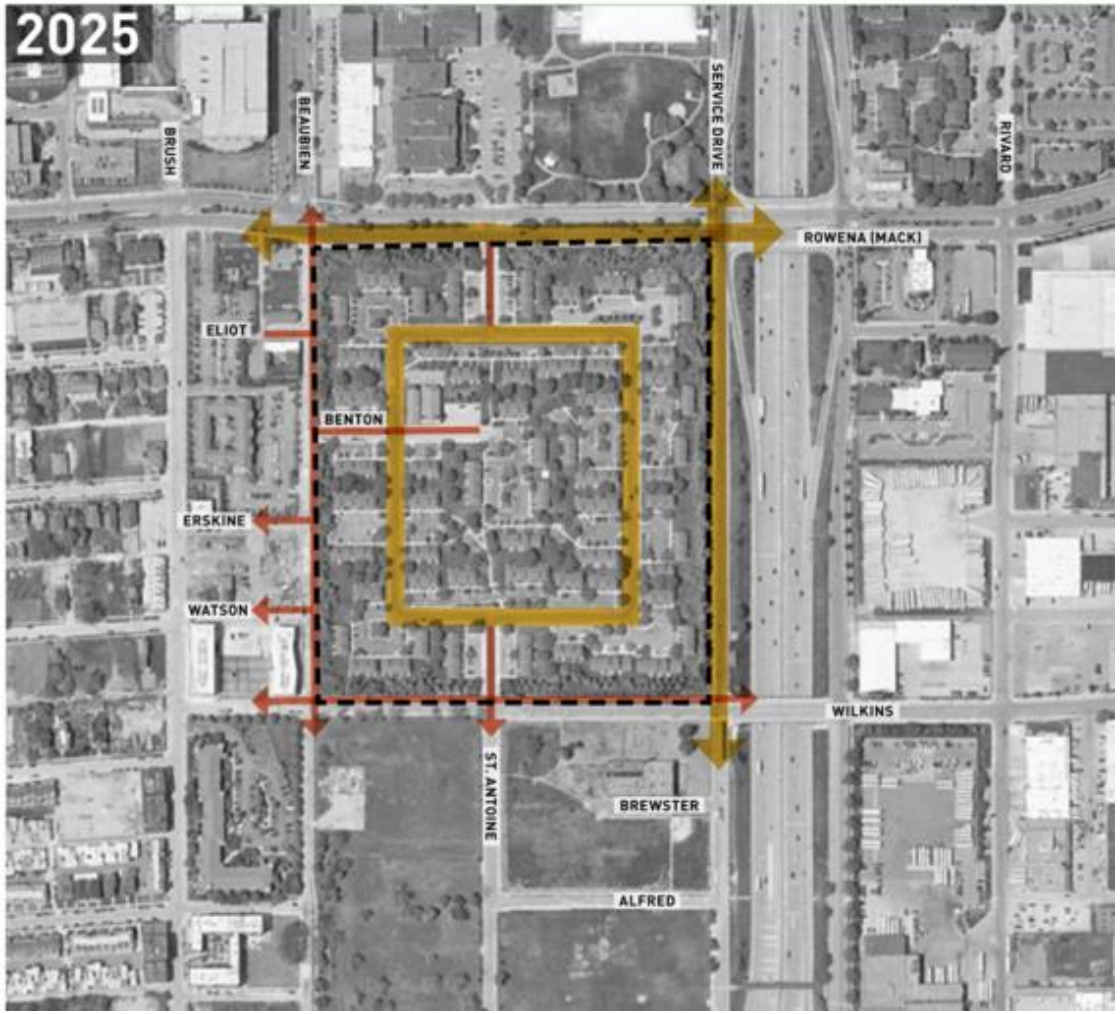


Educational Facilities



Neighborhood History

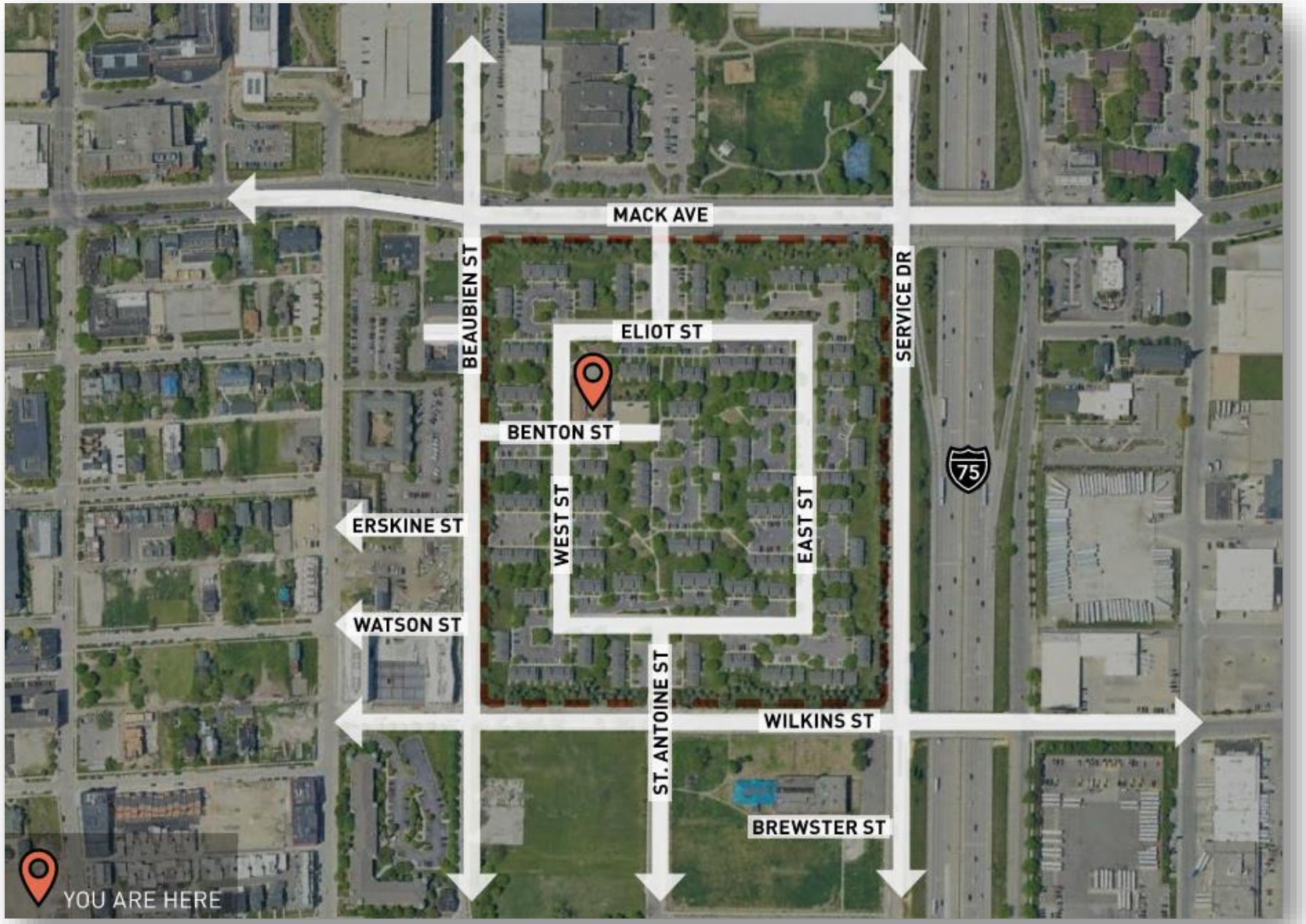




BREWSTER HOMES – Connected Street Grid Concept #1

Existing Street Grid

- **External Access Points:** (3)
- Street Types: (1)
- No defined neighborhood blocks and a large number of circulation stagnation points, reducing “eyes” on the street.
- Difficult for visitors, deliveries, and emergency services to navigate.
- Lack of external street and sidewalk connection is causing neighborhood isolation.



Integrated Neighborhood Concept #1

- **External Access Points:** (8)
- **Street Types:** (3)
- Strong integration of streets and sidewalks to adjacent blocks to eliminate isolation.
- Defined neighborhood blocks and reduced circulation stagnation points.
- Increased “eyes” on each street block and better lighting.
- Easier for visitors, deliveries, and emergency services to navigate.

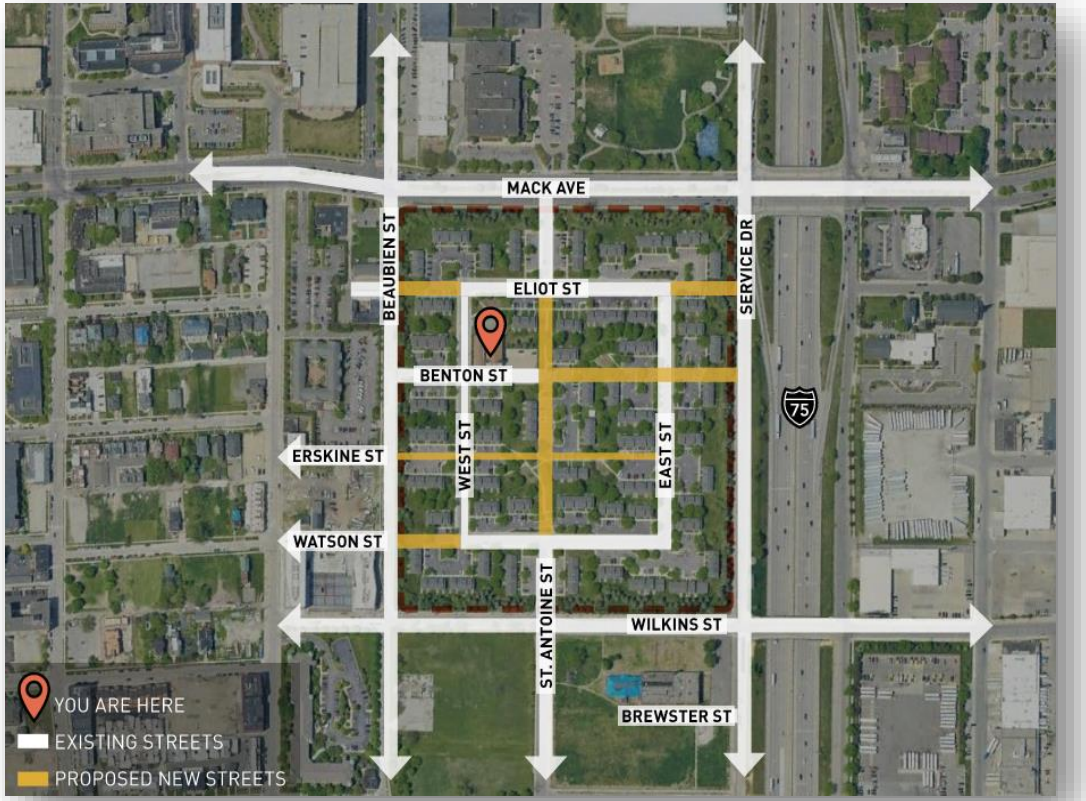


BREWSTER HOMES – Connected Street Grid Concept #1

Existing Neighborhood Street Grid



Neighborhood Street Grid *(Concept #1)*



Neighborhood Blocks Concept #1

- **New Neighborhood Blocks:** (14)
- Neighborhood Blocks of several different sizes offer flexibility to design a range of different building typologies and public spaces.



Neighborhood Blocks Concept #1 – Next Steps

1. Finalize Connected Street Grid Concepts
2. Start deciding what Building typologies should remain.



