

**Questions Captured During University District Neighborhood Meeting on
October 3, 2023, Regarding Gesu's Proposed Development Project**

1. What data do the developers/investors/Gesu have that there is a demand for senior housing in the UD neighborhood?
2. Where was this data captured, and over what course of time?
3. If there is no (or little) demand from the UD neighborhood for senior living, where does MHT/Continental Management anticipate residents will come from?
4. Why was the UD neighborhood chosen for this project by MHT and Continental Management?
5. Is the sole basis of this development to benefit Gesu financially?
6. What are the benefits of this proposed development to the community, specifically to the UD residents?
7. Will there be an opportunity for any community space that will be open to the residents of the UD neighborhood in this proposed development?
8. What opportunities are available for UD residents with the proposed development project?
9. Who are the stakeholders who stand to benefit from this deal? List all partners for this proposed development, including the financing deal, by organization name and personal name. In other words, please disclose all those who stand to financially benefit from this proposed development.
10. Who is representing Gesu? Please name all those involved and indicate their decision-making authority or their ability to impart the community's concerns in this process.
11. Who are the officers and principals of the MHT?
12. Who is on the advisory council for this development?
13. Why weren't community members made aware directly from MHT or Gesu that they could serve on the advisory council?
14. When did GESU come to the UDCA board and let them know about this project?
15. How many units are planned for the Development?
16. Is the Development going to be mixed-income project, or a low-income project?

17. If there are to be low-income residents, what percentage of the units will be for low-income applicants/residents?
18. What is the current market rent, and what will be the rental price per unit for this development?
19. What data was used to come to the Average Median Income (“AMI”) for rental basis?
20. What income criteria will be applied to applicants?
21. Will University District (“UD”) residents have preference when applying to live in the development?
22. Specifically, will there be preference given to seniors in the UD neighborhood?
23. If a UD resident has a senior family member currently residing out-of-state, will that resident have preference to apply for senior housing on behalf of their senior family member?
24. Is there a maximum number of occupants per rental unit? If so, what is the maximum capacity?
25. What is the exact size of each rental unit? Is 650 square feet the correct size?
26. What amenities will be available to residents of the proposed development?
27. What are the exact addresses of development, including descriptions of streets and intersecting side streets? Please provide clear physical descriptions without errors.
28. Why were streets and directions misidentified or otherwise cited incorrectly in documents provided to the City Planning Commission?
29. Are the addresses/locations of proposed development land the only land being considered? Might Gesu/developers/investors change the areas of land to be developed after an R3 zoning variance is granted?
30. Will the development involve the playground, garden, or other “green spaces?”
31. How will the development effect homeowners’ property value in the UD neighborhood?
32. Has there been an Environmental Impact Study (“EIS”) done regarding this proposed development project? If so, where are the results of the EIS, and where can members of the public access the results of the EIS? If an EIS has not been conducted, why not?

If an EIS has not been conducted, please accept this question as a request by the UD neighborhood that an EIS be conducted with the resulting report disclosed to the residents of the UD neighborhood thereafter.

33. The convent and rectory are to be raised or otherwise altered in this project. Did Gesu consider any other uses or other ways to improve these properties other than this proposed development project?
34. What rights do the residents besides the residents within 300 feet of the proposed development area have?
35. Is Gesu School on the verge of closing? Will Gesu be closing?
36. What is the real plan for Gesu and the properties it owns over the next five years?
37. What problems are Gesu really trying to address with this proposed project? If the issues are financial, where is the Archdiocese on that issue?
38. What infrastructure improvements will be required for the proposed Development?
39. Will there be updates to the existing infrastructure (electric, water, cable, and internet) to support these units? If not, is the existing infrastructure capable of supporting all the proposed development?
40. What is being done to ensure that the UD neighborhood does not experience utility service failures because of this project (e.g., power black outs or brown outs, backed up sewers or flooding, internet and cable outages, and water disruption, including change of water pressure and “browning” of water).
41. Can the UD neighborhood have its own micro-grid for energy?
42. How long will it take for the development to be built?
43. During construction, how will traffic be routed? Will any streets or entrances to the UD neighborhood be closed off or blocked off?
44. Will Detroiters be employed during the build of the development? If so, how will this be communicated to the community that Detroiters may have employment preference?
45. Will Detroiters be employed to work at the senior citizen home? If so, how will this be communicated to the community that Detroiters may have employment preference?
46. Are there any requirements for the development to hire Detroit residents? If so, how are the developers/investors meeting those requirements?
47. Will minority contractors/builders be engaged for this project?

48. What requirements must be met for minority contractors/builders to be considered, and how is MHT going to ensure that minority contractors/builders are made aware of this opportunity?
49. How will the Archdiocese be involved in this project before, during, and after any proposed development?
50. How will Gesu be involved in this project before, during and after any proposed development?
51. What are the terms of Gesu being involved during and after the build?
52. What happens if all terms by all parties are not met? Does Gesu stand to lose its ability to participate in the management of the development?
53. What happens if Gesu does lose its ability to participate in the management of the development?
54. Who will represent the community, specifically the UD residents', concerns?
55. Are residents at risk for having a half-built project in the neighborhood if all requirements and terms between Gesu/City/State/developers/investors cannot be met? What is being done to prevent this?
56. What happens if the R3 zoning variance is granted but the development is not finished? Will the property zoning revert back to R2?
57. What are the other property uses allowed under R3 zoning?
58. How will the development be governed? And, if governed by a five-person council, who are the five people?
59. Are there any alternate plans besides the senior citizen housing project that could assist Gesu or that have been discussed with the developers/investors?
60. Why hasn't it been considered for the developers/investors to purchase the land/apartments on 6 Mile Road to rehabilitate that property?
61. Will any taxes from this proposed development project be reinvested back into the UD community?
62. How will the building residents/developers/investors/Gesu pay into the UD Special Assessment District ("SAD") assessment?
63. If this property (or properties) is not going to contribute to the UD SAD, who will security, snow removal, and mosquito abatement be provided?

64. Where will the residents and their visitors park? Will residents be assigned parking spaces? Is there a plan for a parking lot? Are the developers/investors/Gesu relying on street parking to address resident parking?

65. How do the developers/investors intend to address increased traffic during and after construction?

66. Has a traffic study to examine the increase in traffic and its effects on the UD neighborhood been conducted by the developers/investors? If not, why?

If a traffic study has not been conducted, please accept this question as a request by the UD neighborhood that a traffic study be conducted with the resulting report disclosed to the residents of the UD neighborhood thereafter.

67. What issues did MHT/Continental Management encounter during their development at Blessed Sacrament? What is being done to prevent any challenges experienced there from occurring with this proposed development?

68. Do the residents of the UD neighborhood need legal representation to represent their interest?

69. What are the next steps outside of the community meetings scheduled for October 10th and October 18th at Gesu School?

70. How will residents of the entire UD neighborhood be made aware of the upcoming Public Hearing on this matter?

71. Where can UD residents easily access all information pertinent to the development, including the information that was presented to the City Planning Commission?

72. What other City of Detroit reviews/authorizations are needed prior to the development prior to going to City Council for approval in November 2023?

73. Please confirm all contact information for Gesu, MHT, Continental Management, and any other parties involved/developers/investors, including email addresses and phone numbers.

Current contact information captured by the UDCA: The City developer can be reached at cpc@detroitmi.gov. The applicant's contact information is James Hart, Director of Operations hart.j@gesudetroit.org. Father Snow of Gesu Parish can be reached at snow.l@gesudetroit.org, or 313-744-8592. MHT Housing can be reached at 810-247-6994.