

VILLAGES AT PARKSIDE

Questions and Answers from RAD Meeting #2

April 17, 2024

1. **Question:** Haven't we seen this before? Shouldn't we continue to go on to the next step, and then at the end can catch everybody up?

[RAD requires two meetings prior to application submission.]

DHC: So short answer, yes, this is a repeat from two weeks ago on April 3. We are required to have at least two meetings to tell everybody at Parkside about RAD. Some of you have seen this already two weeks ago, some of you have heard parts of it even beforehand in some of the community meetings, and some of you are new, first time at this meeting tonight. Our goal and our requirement and our task, and what we want to do, is to make sure that as many people as possible in the community hear about what's going to happen, and they're not waiting until the eleventh hour until the last minute to go, "Oh, I didn't know," which is why we're doing this meeting, because we're required to have at least two.

[Another two RAD-specific meetings are coming up prior to the financing plan being submitted to HUD.]

You also heard we're required to have two more meetings when the financing structure is ready to go, before we send it to HUD. Our intention, as we said two weeks ago, is to have many more meetings, but the one two weeks ago and this one are the kickoff, the official meetings to start the RAD process.

We're doing a RAD process now – and we've been working with HUD –, not that we're going to move the people right now, but the way in which this sort of hybrid deal has to work, HUD has advised that we start a RAD process now. Then, you saw properties on 1A and 1B will get built out on Village I. There will be enough units and the right configuration for people to relocate literally from where you are now on the site over to 1A and 1B when it's built out. At that point we will demolish Villages II and IV to make way for the rest of the build-out over subsequent years.

So yes, this is a repeat; we will continue to repeat. That's why we're going to post on our website. It's why we're doing questions and writing them down, and writing the answers down: so people will not be able to say they didn't know. We want people to know. We want them to ask questions. We want them to understand it. We want to make sure that they feel that they've been able to ask every single question that they've got.

2. **Question:** I have a four-bedroom, but my daughter is grown now, so I was just wondering, once the process starts, is there a way that she could get her own? She has kids, and I have a son of my own, so is there any way that we could get split up?

DHC: So the question is, you've got a what we would call a double-dip household – you've got two heads of household. *[Resident: Yes.]* And you want to know if you're able to split their households so that you maintain one and your adult child (in this case your daughter with your grandchildren) get another.

[Resident: Yes.]

[A survey will be carried out to identify tenants' needs.]

The short answer: Yes. There's a survey that's going to be done prior to relocation, and prior to building out. We need to make sure we're building out the right number of units to accommodate the number of people, the families that are already here. So a survey's going to be done to see who needs what, who's got doubled-up families, who's overcrowded, who's a single person in a three bedroom (which means a single person should go to a one-bedroom), who's in a two-bedroom but has got enough people to fill up a four bedroom... and we're going to have to accommodate for that as well.

[DHC's intention is to right-size households' apartment size in the new Parkside development.]

So, yes, we'll take all of that into account for people as this process moves forward, so that you're going to move into the right-size unit ultimately when 1A and 1B are built out.

3. Question: Is the old ACOP that Detroit currently has in place going to transfer over to be included in the final document?

[ACOP has to do with public housing units, but the new units will not be public housing. There will be a similar document governing admissions, though.]

DHC: The short answer is probably not, because the ACOP (Admissions and Continued Occupancy) right now talks about public housing units. These will not be public housing units when they are redeveloped and rebuilt. So there will be a similar document that will govern about admissions. There'll be something that will talk about how people get selected, how you get on the waiting list, how you come off the waiting list – very much like the process now and it'll apply specifically to Parkside.

4. Question: So in the meantime, are we going to get guys to fix up [our units?] How about our apartments now? When do they come in and give us new paint, give us new carpet?

DHC: So the question is, while waiting for the new project to get built and for you to move, what happens to the current property that you're living in right now, when does that get repaired? And so that, while you're waiting, your units are in better shape than they are now?

Ginosko: So what we're doing right now is: a team has walked a lot of the units, not all of it yet, but as walking through the units to really triage and figure out what are the things that are needed immediately right now. Things that can't wait. So if we're trying to redevelop in July of 2026, there are things in this apartment that can't wait to be repaired for that long. So what we're doing is we're putting together a list of all the critical-need items that need to be done, and we're calling it the triage list. Then what we're doing is we're working with Detroit Housing Commission together to figure out how they can pay for that, and then sustain that until you get into new units.

5. **Question:** About two Christmases ago, we had really bad rain, and it came down in the back [of my unit]. They came and fixed a wall, and never completed it. Meaning they never came and put the fan back, so the fan has been hanging there over the past two years. So I have called at least once a month for my work order. Why does it take so long for them to come and put it in working order?

Ginosko: So there was rain in the apartment, and people came to repair the wall, and they didn't finish what needed to be done on the ceiling, and two years ago that happened, and the problem still exists.

Resident: Yes.

DHC: So I'll take your information down, and we're going to follow up with it. Your unit number and name.

Resident: Why does it take so long?

Ginosko: Sure. You're absolutely right. What I can do is speak to how the properties that I own, and that we manage. Really, the objective of this meeting is to talk about, of course, what can we do to triage things now, but then the real intention of meeting is to talk about the redevelopment process, and then what happens afterwards.

[When Ginosko takes over, response times for work orders will be tracked as a key performance indicator. Property management will not be paid their full fee if they underperform.]

This is how we would handle a work order like that in the future. I can't speak to the people that are doing it now. What we'll do in the future is we track work orders, and how long work orders take every single month. That is tied to a score that [the Director of Asset Management] then takes to the regional and the property managers, and [asks] the maintenance staff about that exact metric: how long? Why is it taking so long for you to do the work order? Honestly, when we have our management team in place, that management company, with the fee that they get, they will not get their full fee if they don't take care of the work. That's how we'll manage it in the future.

I can't really speak to why work orders are taking a long time now, but I can tell you that that's how we'll address those, and we can track that every single month; the property management staff will have that, and in all honesty, you could probably take a look and see why it's taking so long. And we would be able to understand that.

Resident: *[Resident then described putting pans underneath where the water enters into the building.]* I can see where it's tearing ...

Ginosko: Right. And I believe [Ginosko's head of asset management] might have already have your address. Have you already given him that?

DHC: Irene [the interim CEO as of April 22, 2024] is going to get them again.

[DHC has notified the current property management company of outstanding work orders and repair issues.]

Ginosko [Asset Management]: If you've spoken with me and given your address, I have provided those to DHC with comments, but I believe that [...] the current manager [has] to address those problems, so can you give me that [so that information can be relayed again.] I would absolutely advise you to advocate for yourself [as well].

6. **Comment: You know, the residents are living here and now, and they have real problems right now. There are problems that have not been addressed in the here and now. The expectation is that we would finish – we would not only like you to address the problem, but we would also like you to complete the problem when you actually do come and fix it.**

[DHC and Ginosko acknowledged the comment. Please see the response to question #5.]

7. **Question: Will there be air conditioning in the units?**

Ginosko: Yes, there will be air conditioning. *[Residents applauded.]*

8. **Question: Finally they started working on my kitchen. But the majority of the mold is in my basement. So to me, I don't understand why they started in my kitchen, and there's [still] so much mold in my basement.**

[A DHC staff member in the audience asked the resident to note down her unit number.]

DHC: HUD's been out at least twice in the past 60 days seeing this property. The State Housing Finance Agency has been out as well. We've approved some roof work to be done at some of the units. So if you have a maintenance issue, raise your hand at some point and say it's a maintenance issue and Irene will come hand you a book, and have you put down your name and your address so that we can convert that to work orders. Someone will be able to work through that with Fourmidable.

9. **Question: Are you all still going to be shut down more and more every day? Because it's been shut down constantly.**

[Vacant units will not be occupied with new tenants at the current buildings. Residents could be relocated within the site if a better unit is found, though.]

DHC: If you mean we're going to leave it closed as opposed to re-occupy, then the answer is yes. We are leaving it closed and are not going to reoccupy units that are now vacant anywhere, whether they're in Village II and Village IV.

Resident: So what's vacant is staying vacant?

DHC: What's vacant is staying vacant.

Resident: Nobody's going to come in?

DHC: Not to our knowledge. The only thing we might do is if somebody is in a difficult unit here now and we've identified that a unit might be easier to fix up, but generally we're not moving new people new into this property because that doesn't seem to make sense. We're going to have to relocate everybody anyway. You all will get first dibs.

[The resident then asked a question about the work order notebook being brought around the room.]

DHC: Work orders have already gone in and this is a follow up, but please see Irene. We'll make sure we'll follow through with Fourmidable and we'll send our own DHC staff out to do work as well.

10. Question: I had a question concerning the new buildings. Now, in the booklet, it says all residents in good standing will have the option to remain at Parkside in a new building. So can you explain good standing?

DHC: The question is: residents who are in good standing have the right to return or remain at Parkside. So the question is to explain what that means: what is good standing?

[Good standing means that a household is complying with its lease agreement.]

So it says in the video: we don't re-screen for criminal activity, you don't re-screen for eligibility like when you were first coming in as an initial move in. Good standing, however, is something that we're going to look at, that Ginosko and their management company are going to look at. Good standing means that you are not in violation of your lease, so what does that mean? That you are either current on your rent, or you're current on your rent payment agreement, that you're under an eviction action for some lease violation for you or for members of your household or a guest. That's a good standing means. So as long as you're doing that, then you can automatically come back in

However, if you're not in good standing, if your rent is behind, if you're not current on your rent payment agreement, or some other legitimate reason, then you are subject to not be able to return and you're going to have to move out, or you may end up ultimately being evicted, depending on what the lease violation is [unless] you can cure it, like get current on your rent. Does that make sense? Okay.

11. Question: In the new building, will there be layers and layers of shelving?

[New units will be built to contemporary standards and quality expectations, subject to cost.]

DHC: There will be sufficient closet space and storage space. These units will be built to today's building standards, not the standards that were in place in the 1990s when this property got done under HOPE VI. There will be sessions and meetings with the design team, the architecture firm that Ginosko has hired to be part of their team. They'll take a look at: what are those kinds of amenities? What kind of features do you want to have in those units? Again, tied to cost, but the design is still up in the air, subject to change, and subject to lots of conversations with you.

12. Question from Friends of Parkside staff: Just want to go back to this question about right to move or right to return. Some folks have been suggested that some folks in Village IV may be moved to Village II or off-site. So when did that right to return start?

[Right to return is available to residents who were on site at the start of the RAD process on April 3.]

DHC: Generally what happens on a relocation effort, particularly because you have to abide by the Uniform Relocation Act, the URA – the notion is there's a general Parkside-wide relocation plan that will say how are going to work generally. Then normally what happens is that there's a family-specific relocation plan, which takes into account things like if you're going to move off-site and where kids are going to go to school, whether you need your washer dryer hooked up again, what's your cable service... all of those things are individual services that surround the needs of a particular family. Included generally is the right to return. It's in writing; it's a guarantee. And the way in which that guarantee is not followed is if you're not in good standing, or if the family itself decides they do not want to return to the new Parkside. So those are two broad issues when people would not be able to come back to a new unit.

F.O.P: So if folks are going to be relocating, next let's say the next three to six months...

DHC: No, it won't be [three to six months], just so you know. The timing is that as the developer puts a financing plan together, and we get HUD sign-offs on all the things we're supposed to do, cross all the t's dot the i's, the projected shovel-in-the-ground start construction date of Phase 1A and 1B is March of 2025. It takes about 12 to 18 months to construct, so the units will not be ready for people to move into until mid-26.

FOP: I guess folks who are in the process of having to move because of an emergency; for example there's a resident who's on one street all by herself. So she's been told that she's going to relocate. Ideally she'd like to stay here, but she may be relocated off-site of Parkside. So in that case where it's an emergency relocation before all that happens, for that resident and other residents like her, will they have the opportunity to return even though it's not part of the Uniform Relocation Act?

DHC: The question is, if someone has to move off site now for an emergency condition, and there's not a unit for them here, and they've got to go someplace else, do they have the right to return to the new Parkside? I'm going to go out on a limb and say yes. And the reason I'm saying that is that April 3, two weeks ago, was the official kickoff for this RAD process, the formal RAD process. So while we might not have an individual relocation package for that family and the basket of services, they should have the right to return.

13. Question: If a resident has a family and has to relocate, will they have a 30-day notice or enough time to pack and get their stuff together and to move?

[Residents will receive plenty of notice and lots of information about the relocation process, in compliance with the federal Uniform Relocation Act.]

DHC: Absolutely. In fact, you're probably going to get way more than 30 days' notice because you're going to be part of understanding and going to meetings about what relocation planning looks like here generally, and then you'll have, as I said, a relocation plan just for you and your family. You'll get plenty of notice about having to pack. You'll know what movers we will be using. You'll know what things you need to pack and when. You might even know that there might be some things that the movers are going to want to pack for you instead. All that stuff will get laid out in advance and you will get plenty of notice to do that. We're not going to [knock on your door and tell you] "next week you have to move." That isn't going happen.

14. Question (FOP): A couple of times you've used this statement: "resident in good standing." Yet residents' units are not in good standing. So is there going to be a certain date residents have to be in good standing in order for them to be able to move to the new unit?

DHC: So the question is: when does good standing start? And I don't know. The question you put aside was: the residents are supposed to be in good standing but their units aren't in good standing. In Michigan, as I understand the law (and correct me if I'm wrong – I believe there are some attorneys around, and you all know this better than I do) – if you're not going to pay your rent because of conditions in your unit, you're supposed to escrow it. I would say (with my property management hat on) good standing could include as well that you've done the right legal thing as a reason for not paying the rent. If you say, 'my unit is this and I'm not going to pay my rent because I'm putting it in escrow instead,' I would consider that this can make sense.

15. Question (FOP): In the handout that you sent out of all the rights that residents have, it's not clear to me who's responsible for enforcing those rights or making sure that those rights get honored.

DHC: Ultimately, HUD is going to be the adjudicator of all that. They're going to be the judge about whether we did it right or we did it wrong, or if Ginosko did it right or did it wrong. That's the backstop. HUD's the "Supreme Court," if you will – that's the definitive.

[Everyone, residents included, is responsible for making sure that everyone is keeping their word.]

However, it's up to DHC, it's up to Ginosko, it's up to the resident representatives – it's up to all of us to make sure that we're doing the right thing, that the relocation plan says what it's supposed to say, takes care of all your questions (or as many as possible). Then if anybody screws up along the way, it's incumbent on you to say to all of us, "stop, you've screwed up; back up; let's do it right." And if nobody listens, then you go to HUD. HUD is always the final judge in terms of the RAD process. And in fact, HUD's the backstop and the final judge for any [federally] subsidized property, whether it's public housing, or multifamily housing (project-based Section 8).

16. **Question:** So if your rent is zero, does it mean that you have nothing for escrow, therefore impact for bargaining to get the repair done, which is proposed with withholding until repairs are done?

DHC: Whether you're paying zero, \$50, or \$500 a month for rent, conditions have to be remedied ultimately in your in your apartment. If you are a zero-rent payer, then you're right, there's nothing to escrow. But it still means that we have to fix your unit, or at least get it to some semblance of where it's supposed to be. But it also means you're still in good standing.

17. **Question:** [Resident asked about receiving sufficient notice about everything happening at the property.]

[Residents will be constantly informed about what is happening in the redevelopment process.]

Ginosko: Here's what I hear at every single meeting. The underlying theme of every single meeting is: are you going to properly inform us and prepare us before anything happens? And the answer is absolutely, unequivocally, yes. We are trying to do everything that we can to prepare you. When it comes to all things relocation, we have to have this very long relocation plan that we will draft and then present to you guys before we make it official, so that you guys understand everything that that we plan on doing. If there's something missing or you have a question, we will amend the relocation plan that we have to get approved by HUD. That is a legal document, to ensure that I am doing what I said I would do, DHC is doing what they said that they would do, and that you guys are comfortable. That's why it is imperative as we move through this process that we want your input. It is my obligation to be as transparent as possible to tell you everything that's going on. And that's my intention.

Resident: How much time [for notice]?

Ginosko: At least 60 days.

Resident: Maybe we as a group could come together and go over the document ... and we'll show you ... and if you agree.

Ginosko: Right: we don't want this to be, "we're coming to this meeting and telling you what we're going to do." Now, what we have to do is: we have to come up with some of game plan, right? We can't just come to you every two seconds, you know what I'm saying? But the intent here is to not ask for forgiveness, or tell you what we're going to do. The intent here is to properly inform you with the decisions that we've made, tell you why, get your input, amend it so long as we can afford it, and if we say "hey, listen, okay, we can do that, but now we've got to *not* do this, because we can't afford it" – but that's a community-wide discussion that we want to happen.

We've had a lot of preliminary meetings before the official meeting, and we want to continue to have ongoing meetings when it comes to the site plan. I want to tell you, "hey y'all, what's underneath this property is no good." Right? And we're going to tell you what we're going to do to fix it all. We want you

guys to be a part of the team. We have resident reps that you can go to, but there's avenues on the web, y'all have people's numbers, and y'all can come here. We plan to be here for the long haul. I'm going to be here for the long haul. So I want to make sure that if I'm a part owner of this property, I want to make sure it's all done right. This will be a public-private partnership. My butt is on the line if this place is not maintained well.

18. Question: How can I be a partner of this property?

[The development team wants homeownership to be a part of the project.]

Ginosko: Like we've said before, we are looking to develop ownership opportunities for you. It's a good question. As we've said in previous meetings, it is our intent to provide homeownership opportunities. There was a survey that we gave you guys, three or four or five months ago, where it literally said that 30% or 40% of y'all wanted to investigate homeownership. So we're honoring that opportunity. We are working with the Detroit Housing Commission and the Resident Services team to provide an ownership opportunity for you. There's more to come. It's all still in a design phase so we don't have all the answers right now. But we do intend to come to you with a program that shows how you can either own your own home or maybe a duplex.

19. Question (FOP): Just want to clarify something you said a few minutes ago. Just so residents know: Villages at Parkside was affordable housing, was a private partnership owned by a group – Fourmidable is one of its owners, and it just came out [of that] two years ago. So just to know the Parkside has already been through that private ownership.

DHC: But what Parkside did not go through [in contrast to now] is that DHC will have a part of ownership [in the new project]. DHC will be partnered with Ginosko. It'll be more ownership on DHC to make sure this time that [the property is well maintained], so that's a lesson learned.

20. Question (FOP): Back to my question about the rights of residents. One of the rights of the residents is Section 3. Residents have the opportunities to get jobs with that kind of business. So Friends of Parkside is a Section 3-certified business, we're wondering how we play into the whole redevelopment.

DHC: While we're not sure what the relationship [between FOP and DHC] should be, our Resident Services Department is going to bring a basket of services here like we deliver to all our public housing properties. We are going to do it in concert with FOP. But the lead for social services here will be DHC's Resident Services department. Our department has been cited by HUD as an example of resident services delivery, not just in Michigan, but across the region, etc. There are things for women's empowerment, there are [programs for] men, [events] celebrating Mother's Day...

I know [FOP has events for] back to school and the holidays, so there's some overlap. We're not going to try and steal any thunder from FOP. But there are more things that we do: family self-sufficiency; homeownership; Jobs Plus; Youth Build for young people who can then get a GED, get a job, learn a

trade, and become a card-carrying union person. We're going to bring those kinds of things to supplement what was already going on here.

Friends of Parkside is a stakeholder here. They do provide services, like we have Resident Services and other stakeholders that have other properties that provide services. It'll be an expansion of those programs and there will be some programs that are going to be new. We need to figure out what that right relationship is. But the Resident Services department here at the Detroit Housing Commission will be the lead deliverer of resident services to expand what happens here at Parkside, and to mirror what happens at our other family sites across the city.

[Then an opportunity was made available for attendees by Zoom and phone to ask a question. No questions or comments were received.]

21. Question: What is the difference between tenant representatives versus the resident council?

[The resident representatives at Parkside emerged specifically in response to this redevelopment effort, but they are not a Resident Council as defined by HUD.]

DHC: That's a really good question. The tenant reps are here. There was the election held here in late 2022, and reps were elected. That election was open to everybody and we even extended the election period and had the voting boxes here in the office. Right now the difference is that the Resident Representatives were elected to actually begin to lead this process on behalf of Parkside residents, because there was, as we understood, no Resident Council here. Will it evolve into a Resident Council? It could possibly be because we see this in the long haul, because it's not just for this RAD [process]. It is for building out representation for this community as it moves forward after building.

Resident: Well, what would happen if a Resident Council formed all over again?

DHC: That's a good question. I think if the Resident Council was formed all over again, there would still be going to be some collaboration between the Resident Council and the Resident Reps.

22. Question: This question is for current Parkside management. Is there any way they could set up a website or make an account where we could pay rent electronically?

DHC: The question is, is there any way right now that we could move to an electronic payment or a web-based payment for rent? Well, a lot of apartment communities have that right now. I think the short answer is "no." I think the longer answer is "no until the management company changes." The transfer of knowledge right now is just a ton of information, and all [those details are] going to be pretty onerous. I think once the new management company is in, then that that would be an easier question to transition for them to be able to stop with all of you, because they're going to have the longer-term relationship with you.

23. Question (FOP): I just want to go back to your comment on resident services.

DHC: FOP is a stakeholder in this community; it's been here long-term. It's done a lot of great work and continues to do great work. Our Resident Services are going to work alongside and not try to co-opt you or [anything like that], and I don't want that to happen in the reverse either. But I think there's plenty of work to be done in this community. There's room for everybody to provide social services programming, and we won't step on each other's toes. In fact, hopefully it will be much more collaborative and cooperative as we put this all together.

24. Question: Why so many days, and why not just get the work started?

DHC: Because these are all federal programs, all of the rules set by the federal government, and we just need to follow them to implement this transition to RAD. We would love to just get permitting and drawings and start construction as soon as possible, but the governmental rules require that we engage in this the process, which will be fruitful too so that we can make sure that all the residents get the opportunity to share their ideas and get them incorporated into the design. The goal is for people to say, "look at the new Parkside. I want to call that my home."