

Parkside Q&A

Questions received in May 2024

These questions and answers were received via parkside@dhcmi.org and will be posted online at <http://dhcmi.org/village-parkside> – the official DHC Parkside redevelopment page. Residents are reminded that they can submit questions at any time to the email address above. Residents may also ask questions by contacting the Resident Representatives.

1. If I owe back rent will it be an issue when I move?
 - a. So long as you are on an active, current, and compliant payment plan with DHC and meeting those obligations, you will be considered in good standing and would be allowed to move into the new Parkside development.
2. When will we know that the developer finance is in place?
 - a. There are a few different components to the developer's financing plan for the project. One is approval of the project's RAD application by HUD; another is public sources, such as money from the State of Michigan and the City of Detroit; another is a funding type called Low Income Housing Tax Credits; there may also be private-sector funding either as direct investments or as mortgage loans. Ginosko and DHC will notify the residents when funding for the project is complete, and when the RAD application has been accepted by HUD.
3. Why is the RAD program being brought up to use if there has not been an application submitted?
 - a. The RAD program will convert the current public housing subsidy at Parkside into Section 8 vouchers. Before DHC can submit an application, we had to hold the first two RAD public meetings. The DHC team is currently working on completing the RAD application and submitting it to HUD within the next month. There will be at least three more community meetings: two before the RAD financing application is submitted, and one before "closing" (essentially HUD's final approval). Ginosko and DHC plan to host more community events than the required minimum.
4. Does Ginosko have to submit any type of ideas or sketches when they submit the RAD app, and can we take a look at it?
 - a. Ginosko and their architecture team are planning to seek residents' inputs on design ideas. This will be part of their master-planning process for the full 52 acres that make up Parkside. The project team will notify residents when this opportunity is available.
5. Will the management company keep the current staff?
 - a. DHC procured Ginosko with their own property management company as part of the team for the new development. We anticipate the new development to be managed by the new company. However, no notice has been provided for the existing Parkside property to be managed by any new company.
6. Once the project is finished will we still have FOP? (He is a stakeholder)
 - a. As stated by DHC at the last RAD community meeting, DHC Resident Services will be providing Resident Services for The Villages At Parkside. Friends of Parkside (FOP) will be provided an opportunity to provide a "specific" supportive service to all DHC residents as all Service Providers do with all DHC properties.

7. Will the Friends of Parkside remain on the property?
 - a. Please see #6 above.
8. If the ACOP no longer exists, what would be in place of it, and can we have input?
 - a. ACOP stands for "Admissions and Continued Occupancy Policy." An ACOP is specific to the Section 9 public housing program. RAD will convert the public housing subsidy at Parkside into Section 8, so an ACOP will no longer apply. However, a similar document (governing topics like admissions and waiting lists) will be produced for the new Parkside – a Tenant Selection Policy/Plan (TSP). Once that document is produced, the project team will share it with current residents.
9. When you become a homeowner will you have an input on the design of your new home?
Ex: the amenities, master suite, number of bathrooms, kitchen appliances, square footage.
 - a. Because specific details of a homeownership program have not been defined, we do not have information on this at this point. We encourage residents to bring up these ideas at the upcoming community engagement meetings.
10. How many homes are going to be available to buy for first-time homeowners? Are vouchers going to be an option or available? How long are the vouchers available? Who qualifies and who doesn't qualify?
 - a. The specific number of for-sale homes has not been determined. As part of Ginosko's master-planning process for the full site, they will evaluate things like market conditions, demand for new for-sale homes, and utility and stormwater requirements for the site.
 - b. Households with a tenant-based voucher can use their vouchers for homeownership.
 - c. All current Parkside residents in good standing will have access to a voucher-assisted unit at the new buildings.
 - d. Because specific details of a homeownership program have not been defined, we do not have information at this time about eligibility and qualification requirements specific to homeownership at Parkside. For general Section 8 eligibility information, visit <https://dhcmi.org/rental-assistance> and <https://dhcmi.org/applicants> and https://www.hud.gov/topics/housing_choice_voucher_program_section_8
11. Are they going to fix on time everything in my house?
 - a. If you still have outstanding maintenance issues, please reach out to your current property manager directly first. **Concerns should initially be directed to the Parkside Management Office. If that outreach is unsuccessful, concerns should be directed to Lori Williams, Administrative Assistant, at (313) 877-8632. (Revised answer 5/20/2024)**
 - ~~b. (Original answer 5/17/2024) DHC is working to set up a maintenance phone number in case your unit's problems are still not addressed. As soon as that is ready, DHC will notify the Resident Representatives and post an updated Q&A sheet on the website.~~
12. Can maintenance put camera security around house?
 - a. There are no plans for security cameras at the current Parkside, but this is something that will be strongly considered for the redevelopment project.

13. Single house
 - a. Detached houses are being considered as a potential homeownership option in the redevelopment. No firm decision has been made about the design of rental units other than the first phase of replacement units.
14. Departed from house each other [laundry?] [be]cause when one house catches on fire I don't want it to move [and] cause next door fire.
 - a. The new units at Parkside will be designed with the latest state and federal requirements, including compliant fire-rated walls and means of egress.
15. Washing machine belongs in basement
 - a. Comment received and noted. The design and development teams will examine different options for laundry, including in-unit. We don't know yet whether there will be any units with their own basements in the future Parkside.
16. Will the townhouses keep the same configuration after RAD? Or redevelopment or construction?
 - a. The development team is planning to demolish all of the existing buildings. Ginosko and their architecture team are planning to seek residents' inputs on design ideas, including unit configurations and designs. This will be part of their master-planning process for the full 52 acres that make up Parkside. The project team will notify residents when this opportunity is available.
17. What's going to happen to the land/property once we are relocated after the redevelopment? Are we going to have the opportunity to come back after it's completed if that's an option and if available are we going to have an option to become first-time homeowners/buyers?
 - a. DHC and Ginosko plan to redevelop the full 52-acre Parkside site as a whole new neighborhood. We hope to turn all of Parkside to an attractive mix of housing, community amenities, and open space.
 - b. Residents in good standing will have a right to return to the newly developed Parkside.
 - c. Ginosko is working on opportunities to make homeownership opportunities available for current Parkside residents in good standing. They are still working on details.
18. If I leave with a voucher, will I have right to return to the new development?
 - a. If you choose to take a tenant-based voucher instead of moving into a project-based unit, you will be forfeiting your right to return to the new development.
 - b. Suppose the new buildings at Parkside have been built. A family living in the old building receives notice from DHC that they can either move into a project-based Section 8 unit in the new building, or take a tenant-based voucher and choose their own housing. If the family chooses to take a tenant-based voucher, then they would lose their right to return to the new buildings at Parkside without having to be placed on the waiting list. In other words, the only time that residents can exercise their right to return is when DHC first offers them the opportunity to move into the new buildings.