

**RESIDENT Q&A ADDENDUM: Additional questions received via the City of Detroit**

*The City of Detroit staff members who attended the June 26, 2024 Friends of Parkside meeting took down the following questions and comments as a supplement to the ones published earlier and forwarded them to DHC. DHC and Ginosko have prepared the responses below.*

1	Where exactly is Parkside in the redevelopment process timeline?	DHC and Ginosko have received approval from DHC's board to enter into a Master Development Agreement for redevelopment of the Parkside site. contract, which will give Ginosko permission to build on vacant Parkside land once they finish securing funding for construction. The DHC team is continuing to prepare an official application to HUD's RAD program for construction of new housing on the vacant land of the former Village I.
2	What will the new buildings look like?	Please visit <a href="https://dhcmi.org/villages-parkside">dhcmi.org/villages-parkside</a> and navigate to the Zoom video for the May 29, 2024 community engagement event; the developer showed some conceptual ideas of potential building designs and styles being considered. (We must reiterate that <u>all designs shown are conceptual</u> . They are all very much subject to change. The intent of the illustrations was to show some general architectural styles being considered.)
3	When does engagement begin between DHC/Developer and Parkside residents?	Engagement around the redevelopment of Parkside has been ongoing with the Parkside community since October 2022, when DHC asked the residents to select representatives willing to sit on the RFQ evaluation committee and participate in the selection of Parkside developer. In addition, below is a list of all the engagement events that have taken place in 2024 and the topics that were covered: <ul style="list-style-type: none"><li>• February 7, 2024: Resident survey distributed, updated developer timeline shared, overview of a few programs (Family Self-Sufficiency, Youth Build, and Generational Wealth), high-level market analysis, amenity survey voting, and maintenance</li><li>• April 3, 2024: First required RAD meeting, explaining the RAD conversion program to transition Parkside's public housing units onto the Section 8 program</li><li>• April 17, 2024: Second required RAD meeting, and also timeline updates from the developer</li><li>• May 29, 2024: Neighborhood and building design</li></ul>

		<p>All residents were mailed notices prior to these events occurring, including information on how to attend the events remotely via Zoom. Please note that a non-DHC-sponsored community event occurred June 26, 2024 as well. DHC attended that meeting and has also prepared feedback to questions and comments that residents raised at that meeting (including this document).</p> <p>For more information, see <a href="https://dhcml.org/community-engagement-meetings">https://dhcml.org/community-engagement-meetings</a></p>
4	What will this engagement process look like?	<p>The engagement will continue as it has been going: periodic community meetings that will be accessible both in person and on Zoom, where residents will be able to hear updates from DHC and Ginosko as well as raise questions and provide comments. Residents will continue to receive notices by mail ahead of the meetings. Notices and typed versions of the Q&amp;A will continue to be posted both on the Parkside website (<a href="https://dhcml.org/villages-parkside">dhcml.org/villages-parkside</a>) and in the binder in the 5000 Conner (community center) lobby. Residents will continue to be able to email the project team directly at <a href="mailto:parkside@dhcml.org">parkside@dhcml.org</a> at any time.</p>
5	Can a resident representative attend the regular meetings between DHC and developer?	<p>DHC has weekly meetings with Ginosko as its contracted vendor, but those meetings are for DHC and Ginosko and not for residents or others to attend. That said, DHC and Ginosko value and will continue to solicit residents' input. As the Ginosko representative explained at the May 29 meeting (see Question 31 of that transcript), the intention of the Parkside community meetings is to share project updates and obtain resident feedback, which then informs the planning of the project going forward. If residents have comments, questions, or concerns between these meetings, they can contact the project team via <a href="mailto:parkside@dhcml.org">parkside@dhcml.org</a>.</p>
6	Where can residents find presentations, site plans, and other materials previously shared by the development team? Can these materials be shared more consistently throughout the process?	<p>Materials will continue to be posted on DHC's official Parkside website at <a href="https://dhcml.org/villages-parkside">dhcml.org/villages-parkside</a> as soon as they become available. To ensure accuracy and consistency, several project team members review those materials before they are posted, so it may take a few days for them to appear online. However, this means you can trust those materials as an accurate representation of the project's process. Inside the Community Center building, there is a binder with printed copies of all these materials. Residents are encouraged to take photos or make photocopies of these. If you do not have access to the internet at home, public computers are available at the Chandler</p>

		Park branch of the Detroit Public Library (12800 Harper, at the intersection with Dickerson, about 1 mile north of Parkside), which is open 10am-6pm on Mondays, Wednesdays, and Fridays, and 10am-8pm on Tuesdays and Thursdays.
7	Will there be dedicated space for children’s activities in the new development?	Yes, there will be space for children’s activities through creation of new playgrounds, space for a new day care center, and other common areas that can be used for children’s activities and services.
8	Can residents weigh in on amenities that will be included in new units (e.g. number of bathrooms, bathtub vs. shower, private access)?	Residents have been invited to submit their feedback on amenities at several meetings hosted by Ginosko Development Company and DHC. In addition, residents have been encouraged to provide similar feedback through the Resident Reps and/or to the email address for the project ( <a href="mailto:parkside@dhcmi.org">parkside@dhcmi.org</a> ). Any feedback provided will be greatly appreciated and taken into consideration by the development team.
9	How long will residents have to wait for repairs / maintenance requests to be addressed in current units?	DHC understands the need to provide high-quality property management now, in addition to the future construction project. As of July 1, Parkside’s new property manager is Pamela Bright; residents can reach her at <a href="mailto:rm@thevillagesatparkside.com">rm@thevillagesatparkside.com</a> and (313) 822-1477. DHC’s expectation is that maintenance should occur in a timely manner. Residents should continue to contact the property manager with any maintenance needs and concerns, and if needed, escalate issues to Tiffiney Beard ( <a href="mailto:BeardT@dhcmi.org">BeardT@dhcmi.org</a> ) who is DHC’s Program Operations Coordinator.
10	How will DHC ensure that its Resident Representatives & development team (Ginosko) are held more accountable for consistently providing information, holding meetings, and communicating with residents?	DHC has consistently invited Resident Representatives to Zoom meetings with them and the Ginosko team. The Resident Representatives are meant to facilitate communication between the residents and the project team. Still, please know that the Parkside website at <a href="http://dhcmi.org/villages-parkside">dhcmi.org/villages-parkside</a> contains a wealth of detailed information both about the project and about the RAD program. Please see Question #3 above for a description of all the past and ongoing community engagement efforts.
11	There is a lack of community engagement from development team / DHC	We are sorry to hear you feel this way. Please see above for all the community events that have already occurred. DHC and Ginosko will continue to hold community engagement events throughout the project, and residents will receive printed notices inviting them to those events.
12	Lack of printed material and information from the DHC / Ginosko Community Engagement	DHC heard this comment at an earlier meeting and took it to heart. All material from the Parkside website is now available in a print format in the lobby of the

	<p>Zoom meetings and presentations. Residents and stakeholders have not received requested copies of presentations made during virtual meetings. While the DHC's Parkside website is a valuable resource for some, it presents a barrier for those without digital access.</p>	<p>community center building (5000 Conner). Residents are encouraged to photograph and photocopy material in the binder. Additionally, residents needing materials in languages other than English can ask DHC for the Parkside materials in other languages. This is advertised in English, Spanish, French, Arabic, Bengali, Polish, and Chinese (all common languages in metro Detroit) on the front cover of the binder as well as on the website. If you do not have access to the internet at home, public computers are available at the Chandler Park branch of the Detroit Public Library (12800 Harper, at the intersection with Dickerson, about 1 mile north of Parkside), which is open 10am-6pm on Mondays, Wednesdays, and Fridays, and 10am-8pm on Tuesdays and Thursdays.</p>
13	<p>Residents would like Friends of Parkside to advocate for residents throughout the process.</p>	<p>Friends of Parkside is a valuable Service Provider. At the same time, DHC and Ginosko want to hear from residents directly. According to the Roles and Responsibilities chart on the Parkside website, "A Service Provider is a formal organization that offers services and activities to support residents' well-being, quality of life, and access to opportunity." The goal is for every Service Provider organization to submit a Service Provider Application to DHC. DHC also encourages residents to advocate for their interests directly with the project team by emailing <a href="mailto:parkside@dhcmi.org">parkside@dhcmi.org</a> and/or voicing their comments and questions at the community engagement meeting.</p>
14	<p>The design of new development is important to residents.</p>	<p>The DHC and Ginosko team strongly agrees. This is why we dedicated the May 29, 2024 meeting solely to design. We heard your comments and have shared those with the architects so that their design is informed by the community's opinions. We will give residents more opportunities to comment on building and neighborhood design as the planning and design process moves forward.</p>
15	<p>Large glass windows make residents feel vulnerable; also susceptible to damage near play areas</p>	<p>Safety is a paramount concern for the project team. These options will be discussed in more detail at future community engagement meetings with the design team. As was shared at the design meeting on May 29, the amount of glass shown was for conceptual drawings of buildings in a modern style. However, more traditional designs were also shown, since none of the design is set in stone.</p> <p>This comment was also addressed at the May 29, 2024 meeting. Please also refer to Question 40 of the May 29 Q&amp;A transcript, available at <a href="https://dhcmi.org/villages-">dhcmi.org/villages-</a></p>

		<p><a href="#">parkside</a>. A resident had noted that “glass façades are beautiful, but the glass is a security concern,” to which DHC provided a very similar answer to the one provided here.</p>
16	<p>Senior residents have concerns about living in a high-rise, apartment building vs. their current townhouse-style homes. Specific concerns expressed around accessibility, safety, preference for private entry to their unit, and improving maintenance time frames.</p>	<p>The apartment buildings planned for Parkside will be no taller than three or four stories. No high-rises are planned. The development team is also planning to offer a broad diversity of building types on the site in the future, potentially including townhouses, single-family homes, duplexes, and small multifamily buildings (such as only four units per building). A representative from Ginosko explained at the May 29, 2024 design meeting that apartment buildings require less infrastructure (such as underground utilities and roadways) than smaller building types. With smaller buildings, it would take longer to be able to provide enough new homes for all current residents.</p> <p>Given the poor condition of the current Parkside buildings, apartment buildings are planned for the first phase so that residents can move into high-quality residences as soon as possible. However, the team would make every effort to allow for transfers or moves to other units once additional units/phases are built.</p>
17	<p>Long-time residents feel undignified not being included in decisions regarding their relocation</p>	<p>The relocation process has not begun yet. When it does, it will follow federal law strictly (namely, the Uniform Relocation Act). As the project team has communicated to the residents, this law requires that all residents receive a personalized relocation plan.</p> <p>The project team appreciates that moving involves a lot of change and logistical coordination, and we are grateful for residents expressing that relocation may lead to some level of discomfort during the process of moving and settling in. We know, though, that the higher-quality buildings that are being brought to Parkside will offer residents a higher level of resident experience and greater dignity than the current buildings on the site, which have extensive physical and maintenance issues due to their condition. As mentioned above, we will do all we can to minimize the disruption to all residents.</p> <p>The Parkside website has a lot of material that can help you understand the relocation component of RAD. Under the Community Engagement page, please watch the 27-minute video explaining the RAD program; the portions at 13:54-16:33, and 21:38 onward are</p>

		<p>specifically about relocation. If you do not have access to the internet at home, public computers are available at the Chandler Park branch of the Detroit Public Library (12800 Harper, at the intersection with Dickerson, about 1 mile north of Parkside), which is open 10am-6pm on Mondays, Wednesdays, and Fridays, and 10am-8pm on Tuesdays and Thursdays.</p> <p>On the Parkside homepage, you can also find a direct link to HUD Fact Sheets. For instance, Fact Sheet #9 is specifically about relocation. For ease of access, we have attached this Fact Sheet to this document as well, starting on the next page.</p>
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# FACT SHEET #9

## RAD and Relocation



*As a public housing resident, you have the right to live in the rent assisted property after a RAD conversion. In some cases, you may need to be relocated temporarily while repairs are occurring, but you have a right to return to an assisted unit at the property once rehabilitation or construction is complete.*



**YOU CANNOT LOSE RENTAL ASSISTANCE AS A RESULT OF RAD.**



## Will I Have to Move from My Home Due to RAD?

Most RAD conversions do not require relocation but in some cases you may need to move temporarily during or after the RAD conversion for repairs to take place. If so, you will receive advanced notice, must be provided temporary housing, and have the right to return to the rent assisted property.

### Special Cases

In some cases, a housing authority can propose to move the the housing subsidy (the rental assistance) to a different property so that another property becomes affordable instead of the one you have been living in. This is called a **transfer of assistance**. In this case, you will have the right to a rent assisted unit at the new property once any construction is done, though the PHA may also offer other affordable housing options.



## Can I Be Permanently Displaced?

**All residents have a guaranteed right to return to the RAD property. You may not be permanently moved against your will.**

If the public housing authority (PHA) proposes a plan for the property that would mean you could not return to the property (this scenario is rare), you must be given an opportunity to comment and/or object. The housing authority may offer you another affordable housing option, but you are not required to accept one of these other options. If you object because you want to return to the property the plans must be changed.

For example, Ms. Smith is living in 4-bedroom apartment, which is the appropriate size based on the members of her family. Her housing authority proposes to change the 4-bedroom unit into a 3-bedroom apartment

and does not have another 4-bedroom apartment on-site to offer Ms. Smith. Ms. Smith may accept another affordable housing option offered to her or may object in which case the PHA must make a 4-bedroom apartment available to her at the property.



### If I Do Have to Move, When Would That Happen?

A PHA cannot begin relocation until HUD has issued a “RAD Conversion Commitment” (for more information, see **Fact Sheet #3: The RAD Conversion Process**) and after you have received a notice alerting you that you will need to relocate. The notice will provide you at least 30 days advanced notice, and in some cases 90 days, before you would need to move. You may choose to move earlier if the option is offered to you, but you cannot be required to move earlier.



### If I Do Have to Move, Where Will I Move?

Relocation can take many forms. Residents can relocate within the property or may be temporarily relocated off-site to another property. Alternatively, a resident may choose to accept an offer to permanently live somewhere else. In such a case, the PHA may not require you to live elsewhere and must get your written consent that you are accepting another housing option.



### If I Do Have to Move, Will I Receive Relocation Assistance?

In all cases, the PHA must pay for reasonable increases in housing costs, packing and moving assistance, costs associated with transferring utilities, and associated deposits.

If the relocation will be longer than a year, then you will have a choice of either temporarily relocating and keeping your right of return to the property or requesting permanent relocation assistance under the Uniform Relocation Act. This includes housing assistance and advisory support to find new housing.

Persons with a disability should receive any additional, reasonable moving expenses that are necessary. Accessible units, and any necessary accommodations, must be provided for persons with disabilities returning to the renovated property.



### Is There a Relocation Plan? What Are the Major Steps a Housing Authority Must Follow to Plan and Prepare for Relocation?

Proper relocation planning occurs over a long period, including notice well in advance that relocation might be needed, developing a plan, and then coordinating with residents about details and options:

- **Early Notice:** The PHA must let you know through a notice (the General Information Notice) before they submit the RAD application that they are considering a rehabilitation plan that could require resident relocation. This notice will let you know that if there is a need for relocation you will be eligible for

## Fact Sheet #9: RAD and Relocation

assistance. There will not be specific information yet and there is no need for you to take any action. You and your neighbors should consider any questions and feedback you have regarding the tentative plans. (For more information, see [Fact Sheet #3: The RAD Conversion Process](#))

- **Engagement:** You and your neighbors are encouraged to ask questions and ensure you understand your rights and the relocation process. After the property is permitted by HUD to participate in RAD, the PHA must have additional meetings with the residents before converting. Each resident meeting is a good opportunity to ask any questions you may have about relocation, though you can submit questions to the PHA at any point in the process. You will receive separate notices and likely have further discussions with the PHA to go over relocation options. (For more information, see [Fact Sheet #5: Resident Engagement and Consultation](#))
- **Written relocation plan:** The PHA must always conduct relocation planning and typically creates a written relocation plan so that the relocation process can be established and communicated clearly. HUD requires a written relocation plan if relocation will last longer than 12 months or if the housing subsidy will transfer to another property.
- **Notice of Relocation:** If the construction plans for your home require relocation, you will receive a “Notice of Relocation” which will give you a time frame for relocation. It must give at least 30 days’ notice for relocation that will last for a year or less or at least 90 days for relocation lasting more than a year.
- **Beginning relocation.** Relocation cannot begin until HUD issues the “RAD Conversion Commitment” approving the PHA’s conversion plans or the PHA gets special permission for early relocation.



### Can I Choose to Permanently Relocate?

**A resident may accept an option to permanently relocate elsewhere.** The PHA must inform you of your right to return and give you at least 30 days to decide whether to accept another housing option. A PHA cannot use any tactics to pressure you into agreeing to permanently relocate. The PHA must give you information about the relocation rights and payments you are entitled to, any additional benefits or payments you might receive if you choose to accept the alternative, and advice so you can make an informed decision. If the PHA offers you an alternative housing option, it is your choice whether to permanently relocate or to retain your right to return. If you agree to permanently relocate, you will be asked to sign a consent form stating that you have chosen not to return to the property.



*Philadelphia, PA: Resident Keith Washington.*