

DETROIT HOUSING COMMISSION

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MEMORANDUM

To: Friends of Parkside
Resident Council Members

From: DHC and GDC

Date: February 26, 2026

RE: Responses to February 19th, 2026, Written Questions

We write in response to your questions of Thursday, February 19th regarding the Wednesday, February 11th, 2026, Villages of Parkside Community Meeting. Sharing with both FOP as well as members of the former Resident Council for their continuity until the Council is re-constituted.

These answers are not intended to provide general information and clarity about the redevelopment and relocation process. These responses do not change lease terms or replace existing HUD, RAD, MSHDA, or property policies, and final determinations will continue to follow applicable requirements, resident eligibility, unit availability, and required approvals.

Annual Recertifications, Back Rent & Refunds

For general background, HUD requires housing commissions to complete recerts annually (within 14 months of the previous recertification date to report a completion to HUD/MSHDA). The residents will be made whole with respect to any administrative or timing-related impacts following a review of the records in accordance with HUD/MSHDA requirements. No one would be deemed not in good standing or ineligible if they submitted all required HUD/MSHDA documents within the 10-day notice period. For continued process improvement (time- and date-stamped submissions), DHC strongly recommends using Rent Café ([Login to Detroit Live Resident Services | Detroit Live](#)) for documentation submittals and rent payments.

1. **Written Policy Request:** Can the DHC provide formal, written documentation of the policy stated at the February 11, 2026, meeting which protects residents from paying back rent caused specifically by management delays in processing recertifications?



DHC will provide a reasonable accommodation to a qualified individual with a disability by providing modifications, alterations or adaptation in policy, procedures, or practices. Please advise us if you require a reasonable accommodation.



- a. Yes. See above for DHC response.*
2. **Refunds and Credits:** For residents who have already paid back rent due to these 2024–2025 management delays, what is the formal process to request a **full cash refund** or a **future rent credit**?
- a. Yes. See above for DHC response.*
3. **Account Audit:** Will the DHC conduct a comprehensive audit of all Parkside resident accounts to automatically identify and reimburse those incorrectly charged back rent?
- a. Yes. See above for DHC response.*
4. **"Good Standing" Confirmation:** If a resident is currently on a compliant payment plan for back rent, does the DHC officially consider them in "good standing" for the move into brand-new housing?
- a. Yes. See above for DHC response.*
5. **Receipt of Submission:** What system is being implemented to provide residents with a physical or digital "receipt" when they turn in recertification documents to prevent future claims of "missing paperwork"?
- a. See above for DHC response.*
6. **Impact of Delays on Eligibility:** Will any resident's federally protected **Right to Return** be jeopardized if their 2025 recertification remains unprocessed by management at the time of construction start?
- a. No. See above for DHC response.*

Relocation & One-on-One Meetings

7. **Support During Meetings:** Will the DHC officially confirm that residents have the right to bring a family member, friend, advocate, or legal representative of their choice to the one-on-one "Housing to Home" meetings? Residents may bring family, members, friends, advocates or legal representatives of their choice to one-on-one meetings.
 - a. **Yes. One-on-one meetings may include community advocates but must always include residents or legal guardians. This topic was addressed in prior Community meetings.**

8. **Scheduling Flexibility:** When in 2026 will these meetings begin, and will they offer flexible hours (evenings/weekends) to accommodate residents who work?
 - a. **Yes. One-on-One meetings will be scheduled at mutually convenient times for residents and Housing to Home staff.**

9. **Specific Unit Assignment:** During these sessions, will residents be shown the **exact floor plan** for the unit they have been assigned to verify it meets their needs before any agreement is signed?
 - a. **The One-on-One meetings will identify individual household needs and preferences. While floorplans of the typical units can be made available, the exact floor plan applicable to each household will be determined as a result of the One-on-One meeting based on availability and eligibility and not preference alone.**

10. **Move #1 Costs:** Will the DHC or developer cover **100% of moving costs**—including packing materials, professional movers, and utility reconnection fees—for the initial move to Phase 1?
 - a. **The project will cover 100% of reasonable costs to relocate as permitted under the Relocation plan submitted with our RAD Application. The RAD notice and previous Community meetings also addressed this topic.**

11. **Move #2 Costs:** If a resident moves into an apartment for Phase 1 but chooses to move to a townhome in a later phase, **who is responsible for the costs of that second move?**
 - a. **The project will 100% cover reasonable costs to relocate as permitted under the Relocation plan submitted with our RAD Application, depending on the**

individual resident circumstances of an inter-campus move. This topic was addressed during prior Community meetings.

12. **Moving Assistance:** Will a dedicated moving coordinator be provided to assist elderly or disabled residents with the physical labor of the move?

- a. **Individual moving plans will be developed during the One-on-One meetings with Housing to Home. Professional movers will be utilized for moving residents' belongings to the new apartment. This topic was addressed during prior Community meetings.**

13. **Apartment Bedrooms (Phases 1A and 1B):** Will the proposed apartment buildings (not townhomes) in Phases 1A and 1B include three-bedroom and four-bedroom units? If not, how will larger households (currently residing in or in need of three- or four-bedroom units) be temporarily and permanently accommodated once their existing buildings are demolished

- a. **Yes. This topic was addressed during prior Community meetings.**

14. **Townhome Guarantee:** Will DHC provide a written guarantee that existing residents will be guaranteed the right to move into a townhome, or is it just a right of first refusal for townhomes?

- a. **Residents will be provided with a priority position on waiting lists for a townhome unit on the campus for up to one additional relocation move after the initial relocation. Each household will receive a written wait list number representing their position on the waiting list at or shortly after the one-on-one meeting. Subsequent moves will remain subject to standard property management and HUD waiting list requirements. This topic was addressed during prior Community meetings.**

Unit Design, Layout & "Gallery Day"

15. **Request for "Gallery Day":** Since residents have a legal right to see and provide input on proposed layouts, will the DHC host a "Gallery Day" where large-scale, finalized floor plans for every unit type are displayed for in-person review?

- a. **Residents do not have a legal right to provide input on proposed layouts. However, as accommodation for existing residents the**

floorplans can be made available during the One-on-One meetings previously discussed.

16. **Design Finality:** Is the current site plan considered **100% final**, or can changes still be made based on resident feedback regarding the layouts?

a. **The Phase I site plans have been submitted to and conditionally approved by the City of Detroit.**

17. **Single Adult Townhomes:** Will any townhomes be designed specifically for **single adults**, or are single-person households restricted only to the midrise apartment buildings?

a. **The townhomes will have two three-and four-bedroom configurations. Occupancy of the townhomes remains subject to the HUD rules of being right-sized to a dwelling unit. This topic was addressed during prior Community meetings.**

18. **Reasonable Accommodations:** Will single adults with documented medical needs (e.g., room for medical equipment or a live-in aide) be given priority access to 2-bedroom townhomes?

a. **Reasonable accommodation is considered based on the required medical provider information in alignment with HUD guidance and management best practices. This topic was addressed during prior Community meetings.**

19. **Under-Occupancy:** Will a single adult be allowed to rent a 2-bedroom townhome if they are willing to pay the associated rent, or do DHC standards prohibit "under-occupying" townhomes?

a. **Occupancy of the townhomes remains subject to the HUD rules of being right-sized to a dwelling unit. This topic was addressed during prior Community meetings.**

20. **Modular Unit Restrictions:** Are there specific weight limits or restrictions on wall-mounting furniture in the modular units compared to traditional builds?

- a. **All furniture, fixtures and equipment supplied by a resident must comply with all lease requirements and house rules. The planned modular is comparable to traditional construction standards.**

21. **Appliance Specs:** Can residents receive a handout specifying the dimensions and brands of the appliances (stoves, refrigerators, washers/dryers) being installed?

- a. **This information is not available at this time.**

Infrastructure, Amenities & Safety

20. **Security Technology:** Will the building buzzer system include video cameras so residents can see visitors before granting entry?

- a. **This will be determined based on the technology available at the time of ordering and installation of the equipment. It can reasonably be assumed that the system will have video functioning in the apartment buildings.**

21. **Buzzer Accessibility:** How will the buzzer system be made accessible for residents who do not own or use a smartphone?

- a. **Residents who do not have access to a smartphone will be provided with another means of utilizing the buzzer functions of the access control system.**

22. **Storm Water Management:** Can the DHC provide a diagram of the 500-year storm bioswale system to show how it will prevent the flooding issues seen in the current development?

- a. **The stormwater management systems are designed, reviewed and approved by professional engineers. The plans are submitted to and approved by professional engineers at the Detroit Water and Sewerage Department (DWSD) who evaluate the system's design capability for successfully detaining the 500-year storm event. Construction of this system cannot begin until this has been reviewed and approved.**

23. **Noise Mitigation:** What specific structural materials are being used to mitigate noise from Conner Street for units closest to the road?

- a. **All buildings include thicker walls, enhanced insulation, facade materials and windows which are designed to reduce noise levels inside the dwelling units to acceptable levels defined by NEPA, which exceeds HUD requirements. This topic was addressed in prior Community meetings.**

24. **Laundry Facilities:** Will high-capacity laundry rooms be accessible 24/7, and what payment methods (card, coin, mobile) will they accept?

Common laundry machines will be located in rooms which may be activated by key fobs provided to residents at their lease signing. The laundry rooms will be available 24/7 and will contain leased machines from a professional laundry equipment provider. Most professional laundry equipment utilizes credit card or pre-loaded payment card technology, but the specific payment methods of machines planned for this building cannot be confirmed at this time. This topic was addressed during prior Community meetings.

25. **Barrier-Free Options:** Can you provide a breakdown of how many units across the townhomes and midrise buildings will be fully ADA-accessible?

- a. **The project has committed to meeting a minimum of 10% accessible units in Phase I. All Accessible Units are expected to be in mid-rise buildings as no townhomes have first floor bedrooms. Future phases will include low-density apartment options which will accommodate first floor ADA accessible units.**

General Project Updates

26. **Advance Material Distribution:** To ensure residents have sufficient time to review complex data and prepare questions, will the DHC commit to providing digital and physical handouts of all meeting materials at least 48 to 72 hours prior to all future community meetings?

- a. **Hard copies of meeting materials will be made available at future meetings. Digital copies have and will continue to be made available on the DHC website after the meetings.**

27. **Physical Handouts:** Will the DHC provide physical handouts of the meeting slides, site plans, and timelines directly to every occupied unit for those without digital access?

- a. **Hard copies of the meeting materials will be made available at future meetings.**

28. **Handout Availability:** By what date will physical packets of the February 11 presentation be available for pickup at the management office?

- a. **Digital versions of the presentation are already on the DHC website by Friday, February 27th, 2026.**

29. **Website Updates:** When will the audio recording and the "Q&A" transcript from this meeting be posted to the DHC website?

- a. ***They will be posted by Friday, February 27th, 2026***

30. **Modular Factory Visit:** Is there an opportunity for a resident committee to visit the modular factory near DTW to see the units as they are being built?

- a. **Modular production is considered a trade secret, and any guest of the modular factory must be fully authorized and approved for entry. Given this limitation, the development team is seeking alternative means to confirm modular production for residents.**

31. **Project Funding:** What is the status of the "at-risk" funding mentioned by the developer, and how does it protect the project if MSHDA approvals take longer than expected?

- a. **The Developer has secured its own capital to begin an "early start" of construction activities on site. The funding allows the weather-sensitive site work to commence at the beginning of the building season while final financial closings are taking place.**

Environmental Health & Safety

32. **Dust Management:** What specific dust suppression protocols (such as water trucks or chemical binders) will be mandated during site leveling to protect the respiratory health of residents living adjacent to the construction zone?

- a. **The project is required to prepare and secure approval of a construction management plan which addresses this topic.**

32. **Soil Contamination Response:** If contaminated soil is uncovered during the excavation for modular foundations, what is the immediate containment and disposal plan?

- a. **As stated earlier, the project is required to prepare and secure approval of a construction management plan which addresses this topic.**

34. **Infrastructure Protection:** How will the 500-year storm bioswale system be protected from construction runoff and sediment to ensure it remains functional once residents move in?

- a. **As stated above, the project is required to prepare and secure approval of Soil Erosion and Sedimentation Controls plans prior to construction commencing.**

35. **Independent Monitoring:** Will an independent environmental monitor be present on-site during Phase 1 to provide residents with transparent, air and soil safety reports? If not, how can residents access this information?

- a. **The City of Detroit as the independent Responsible Entity has legal responsibility for environmental compliance separately from the DHC. The City of Detroit may monitor construction activities to confirm compliance with the approved Response Activities Plan.**