

Parkside Community Engagement Q&A and RAD Resident Meeting (Hosted by DHC and Ginosko)

Wednesday, January 29, 2025

Residents from Parkside Villages II and IV received an invitation via USPS mail, email, and posting on the Parkside website to attend a community meeting hosted by DHC and Ginosko on Wednesday, January 29, 2025, at the community center (5000 Conner St). This event provided a good opportunity for the project team to conduct a brief refresher of the RAD process via the HUD RAD 101 video, provide updates of the design, overview of the relocation process and answer any questions the residents had.

Nine members of the DHC/Ginosko project team attended, as well as 23 residents who signed in or attended via Zoom, one city planner from the City of Detroit, and two Friends of Parkside representatives. Residents voiced the following questions and comments, which were written down during the meeting. Residents and community members: you can read through project-related documents and follow the redevelopment progress on DHC’s website by visiting dhcni.org/villages-parkside at your leisure. If you would like to submit additional questions to the project team, please email parkside@dhcni.org and a team member will work on getting answers.

1	Question: Will Friends of Parkside have a formal role in the new development?	Response: The DHC/Ginosko team is open to having Friends of Parkside (FOP) play an ongoing role at Parkside. Over the last few years, FOP has been asked to become a service provider to many other social and supportive service providers for DHC’s various sites. To date, FOP has not agreed to DHC’s standard terms and conditions for service providers. DHC recognizes the importance of providing services to the Parkside residents. Since DHC regained full control over The Villages at Parkside II and IV (though related entities), DHC’s Resident Services Department is onsite providing resident services. In addition, a newly elected Resident Council has been established by the residents and is providing services.
2	Question: Will the clubhouse being developed belong to Parkside or Chandler Park?	Response: The clubhouse will be built and owned by the DHC/Ginosko entity that owns that phase. Access to and use of the clubhouse will be made available to Parkside residents and

		possibly other area stakeholders. DHC and GDC are collaborating with the Chandler Park Conservancy to avoid duplication of services and amenities as we understand that the Chandler Park Conservancy is in the process of developing similar amenities. The parties will work collaboratively to create complimentary programs and amenities.
3	<p>Question:</p> <p>In regards to the redevelopment process, if a resident wants to be relocated somewhere other than the Villages of Parkside, can they transfer to like Brewster as part of the redevelopment process?</p>	<p>Response:</p> <p>DHC and Ginosko are committed to making sure the redevelopment of Parkside and the relocation of all existing families at The Villages goes as smoothly as possible. In order to do that, we will select and engage relocation experts to guide and facilitate the process in accordance with all applicable RAD and Uniform Relocation Act (URA) requirements. While the general plan is to provide a new unit for each existing Villages of Parkside family, and once that unit is complete, for that family to move to that unit in Phase 1 or Phase 2, as RAD prohibits any existing resident to involuntarily displaced as part of the RAD conversion. That said, once the relocation consultant(s) are selected, the plan will be for them to meet with each resident to discuss options, including alternative housing options and the like. As part of the process, and in part based upon discussions with residents, an overall relocation plan for Villages II and IV will be created. As the plan is developed, the residents will be kept in the loop. The Relocation Plan will aim to limit disruption to residents while complying with all applicable RAD and URA requirements.</p>
4	<p>Question:</p> <p>Do we have to wait 30 to 45 days to get relocation assistance, or can we get it now?</p>	<p>Response:</p> <p>It is not anticipated that relocation will be necessary until well over a year from now</p>

		when the new units are built. That said, once the relocation consultant is hired, it will begin meeting with residents to discuss the relocation process.
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