

DETROIT HOUSING COMMISSION

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MEMORANDUM

To: Villages of Parkside Residents

From: DHC and GDC

Date: March 3, 2026

RE: Responses to March 3, 2026, Follow Up to Responses to Written Questions

This memo is posted in response to emails received by the DHC with questions from Friends of Parkside.

In response to a request made of the DHC on March 3, 2026, we are providing this additional correspondence to further support transparency around the information shared in the February 26 memo. We are happy to answer resident questions.

Please note that going forward we will be striving to answer questions with answers posted on the website rather than solely through this correspondence.

Purpose of the February 26 Memo

The February 26 responses were prepared in direct reply to the written questions submitted on February 19 and were intended to provide a single, consolidated record of the information shared during the February 11 community meeting. The memo was also shared with members of the former Resident Council to maintain continuity until the Council is reconstituted.

As stated in the memo, these answers are intended to address questions about how the redevelopment and relocation processes operate under existing HUD, RAD, MSHDA, and property policies. They do not replace lease terms, alter regulatory requirements, or create new program rules; rather, they summarize what is in place today.

While providing a more detailed case by case response may be preferred, writing out answers in this way can lead to mistakes. If there are specific instances where a resident



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.



wants clarification, we are happy to provide that through the site manager or if needed additional DHC staff.

Reference to Existing Policies and Program Requirements

Several of the questions raised by residents are governed by long-standing policies within HUD programs and the Low-Income Public Housing (LIPH) program. As you know, the LIPH program is governed by DHC's written policies, including the Public Housing Agency Plan (PH Plan) and the Admissions and Continued Occupancy Policy (ACOP). These documents, which together span hundreds of pages, contain the complete set of policies applicable to recertifications, good standing, unit assignments, occupancy, reasonable accommodations, and more.

Residents and community partners can access these policies at:

<https://www.dhcmi.org/resources>

In many cases, the February 26 responses reference these existing policies rather than restating them. This approach helps ensure accuracy and avoids creating conflicting interpretations.

If you have more specific questions, please feel free to forward for review. I recognize that in many cases the questions have to do with specific, case-by-case circumstances. We are available to talk with you.

Why Some Answers Refer to Prior Meetings or Federal Requirements

Many questions involve topics that are either currently moving through formal HUD, RAD, MSHDA, or City of Detroit approval processes or were covered during previous community meetings. Our intention in referencing prior meetings is simply to remain consistent with the information already shared publicly, not to limit clarity.

The materials from those meetings included on the website provide evidence of what was discussed there and largely includes the dates of the meetings.

Where topics involve engineering approvals, relocation planning, or regulatory documentation still under review, we will continue to release details as they become finalized and ready for distribution.

The public documents from EGLE provide the requirements on environmental safety to which the project must adhere. They do outline numbers, timelines, or clear implementation details, where appropriate. We are in the process of placing the most recent documents on the website.

DHC's Ongoing Commitment to Transparency

We want all residents to feel confident that the information they receive is timely, accurate, and easy to find. As noted in the February 26 memo:

- Residents will be made whole for any administrative or timing-related recertification issues once account reviews are complete.
- No resident who submits required documentation within HUD's timelines will be considered out of good standing.
- Residents may bring a family member, advocate, or representative to support them during their Housing to Home meeting, but the resident must attend.
- Reasonable moving costs will be covered in accordance with the Relocation Plan submitted through RAD.
- Future updates will be provided as HUD, MSHDA, and City approvals are finalized.

To support transparency, many materials, including meeting handouts, presentations, and updates, are posted on the Detroit Housing Commission website. We will continue adding new content as it becomes available at <https://www.dhcmi.org/villages-parkside>.

Commitment to Continued Collaboration

DHC remains committed to providing clear and accurate throughout this process. As noted, the February 26 memo is intended to stand on its own as the written response to the questions submitted on February 19, and we will continue to make additional materials available as they are finalized and approved. We have consistently aimed to be transparent with the community, and all relevant documents, including broader program policies such as the PH Plan and ACOP, are publicly accessible on the DHC website.