

# CLEMENT KERN GARDENS RESIDENT NEWSLETTER

February 2023

## Mark Your Calendars

## Black History.

WE HAVE A STORY TO TELL!



## Falling In Love with BLACK History!

### Did you know:

Emeline King of Detroit was the first Black Woman car designer for Ford Motor Company. Ms. King designed the 1994 Ford Mustang interior, which won the car of the year. It was a dream she had ever since she was a little girl, after her father took her to his Christmas Party to design cars.

### CKG Management Office - Love Notes

Residents can now submit a maintenance work order and/or pay their monthly rent using the **ActiveBuilding** App. Below is a flyer with instructions on how to download, create an account, and submit a service request from the comfort of their home.

**NOTE: DO NOT** submit work orders for carpet or paint on the app. These services require inspection by IMS. Please visit the office or contact Amber at 313-965-5650 during office hours: 8AM - 5PM - Monday - Friday.

1) Seniors of CKG - Feb. 22nd from 1-2pm (happening every month) @ CKG Management Office - Senior Smack Talking!

2) Men of CKG Meet and Greet - Feb. 8th from 1-2pm (happening every month) @ CKG Management Office. Come out and fellowship with your neighbor.

3) Women Empowerment Series Part IV: The Why's of You - Feb. 9th from 4:30-6pm @ TCB (1842 Michigan Ave.) Ladies, this is an event you won't want to miss. This series is **JUST FOR YOU!** Link to register: <https://bit.ly/TCB-WES>

4) Home Buyers Education - Feb. 11th & 25th from 12-3pm @ DHDC (1211 Trumbull) Gain information needed to purchase your home.

5) Career Opportunity - Third Thursday's - Feb. 16th from 3:30-5pm @ CKG Management Office - Come learn about Construction & employment opportunities from Kimle Nailer.

6) Black History Game Night - Feb. 21st from 4:30-6:30pm @ TCB (1842 Michigan Ave) Come learn, share and have fun.

**EVERYONE IS INVITED !**

7) CKG Youth Initiative - Feb. 23rd from 4-5:30pm @ TCB (1842 Michigan Ave.) Come learn about your community offerings.

8) Food Distribution - Feb. 24th from 12:30-2pm @ CKG

9) Wayne Metro: Home Buyer Education - Feb. 16th, Feb. 23rd & March 2nd from @ 4-5:30pm @ TCB (1842 Michigan)

Take control of your housing rights!

10) Tenant Council Meeting - Feb. 28th from 4-6pm @ CKG **RESIDENTS BRING YOUR QUESTIONS & CONCERNS, THIS IS YOUR MEETING!**



*Co-Lead by  
Shandron McLendon*



**HAPPENING AT CKG:  
"Men of CKG"**

Men of Clement Kern Gardens, TCB wants to invite you to participate in an inclusive gathering JUST FOR YOU. We will be holding the first of its kind, a meet-up at the management office. Stop by for some comfort foods and enjoy each others company.

Resident Champion, Shandron, will be leading this initiative. He brings his knowledge and charisma to this group.

**HOPE TO SEE YOU AT  
CKG MANAGEMENT OFFICE  
Wednesday, February 8th 1:00-  
2:00 pm.**

**Have Fun, Play to Win or Stay Fit with HAP!**

**Crim Chair Yoga**

2/9/2023 @ 11:00-11:30 AM  
Zoom: <https://us02web.zoom.us/j/88074298858>  
Meeting ID: 880 7429 8858

**Bingo with HAP!**

2/16/2023 @ 3:00-4:30 PM  
Zoom: <https://us02web.zoom.us/j/84282806969>  
Meeting ID: 842 8280 6969

**Crim Mindfulness/Mat Yoga**

2/23/2023 @ 11:00-11:45 AM  
Zoom: <https://us02web.zoom.us/j/81889370129>  
Meeting ID: 818 8937 0129

**Extra, Extra, Read All About It:  
Report Card Roll Call!**

TCB has started making calls to families to share a copy of their children's report card. Please provide an image to your CL Service Coordinator and be entered to win prizes, a gift card or a pizza party. You will also be featured on the CKG Academic All-Star Wall in the Management Office, a chance to be spotlighted in the CKG Newsletter, and bragging rights!



Send image to Tracey @ 313-484-4816 or Melinda @ 313-484-4702.

**Resident Resources**

**Are you going through more food  
than normal these days?**



**Food Distribution** is held monthly on the last Friday of the month in front of the Management Office from 1- 3pm. Please text the CL Service Coordinators to be added to the list for pick up @ 313.484.4702. You can also sign up to join the next **Cooking Matters** Session, by texting the Education & Resource Manager @ 313.484.4709. (see flyer below)

**Next Distribution - Feb. 25th**

**HEALTHY LIVING FOR YOUR BRAIN AND BODY WHILE LGBTQ  
Webinar | Tuesday, Feb. 7 | 11 a.m. - noon  
(call 313-484-4709 to request meeting link)**

**WANT TO LEARN ABOUT THE 10 WARNING SIGNS OF  
ALZHEIMER'S DISEASE**

**Learn to recognize common signs and  
symptoms of Alzheimer's disease  
in yourself and others.**

**Hybrid | Tuesday, March 7 | 11 a.m. - noon  
(call 313-484-4709 to request meeting link)**



**Family Success Plans Are Happening Now!  
Sign Up TODAY!**

Are you ready to set goals for you and your family? If so, the time is NOW to reach out to Community Life Service Coordinators, Melinda Smith & Tracey Rucker! They are ready to help you get connected to the tools and resources to CRUSH the GOALS you set for you & your family.

**Call 313.653.4445 TODAY to get CONNECTED!**



**CKG Youth Initiative**

Do you know how FAFSA works? Or how to search for scholarships? Looking for work over the summer? Come & learn with TCB staff Melinda & Christina. We will meet Thursday, Feb. 23rd @ 4-5:30 pm.

**BRING A FRIEND & HAVE FUN!**



United Community  
Housing Coalition

# Join Us for the February Tenant Council Meeting!

On Tuesday, February 28th, Clement Kern Gardens Tenant Council will hold its monthly meeting on the grounds of CKG from 4 to 6PM. Food will arrive shortly after 4PM so make sure to come hungry and on time. We will have Mike Essian from American Community Developers (ACD), will speak about the progress at Left Field and what to expect at Clement Kern Gardens. Jeff Beam from The Community Builders (TCB), will give an update on the plan for their development sites, Preserves on Ash, Preserve Estates, and the Bridge. Sheila Cockrel, our friend & neighbor, will give an update on the Corktown Neighborhood Association and the community.

Claudia Sanford from United Community Housing Coalition will speak about opportunities to be involved in the tenant council and field any questions residents may have. As always, here is your opportunity to raise concerns you have or make an announcement to your fellow CKG residents. We look forward to seeing everyone at the end of the month.

If you have any questions before the meeting you can reach Claudia at 313-570-0992, csanford@uchcdetroit.org or Meg at 313-261-4709, mmarotte@uchcdetroit.org.

## Welcome to the Team!



### Tracey Rucker

The greatest SUCCESS we'll know is HELPING others Succeed & Grow-Gregory Scott-Reid.

Let's continue to Succeed & Grow together. TCB is here to help.  
tracey.rucker@tcbinc.org  
(313) 484-4816



### Melinda Smith

THANK YOU to all the residents who welcomed me into their space, I am truly thankful! I will not take your trust and my responsibilities lightly, and the CL team is here, if ever you need us.

melinda.smith@tcbinc.org  
313-484-4702

## CKG Career Coach's "Team Huddle"



Kimberly Cooley

CKG's Career Coach wants to connect with YOU! Call/Text at 313.586.7495 or email kcooley@detroitatwork.com to schedule time TODAY! Learn about FREE Resources, Training, Services & Support just waiting for you!

### February's Third Thursdays!

Kimle Nailor



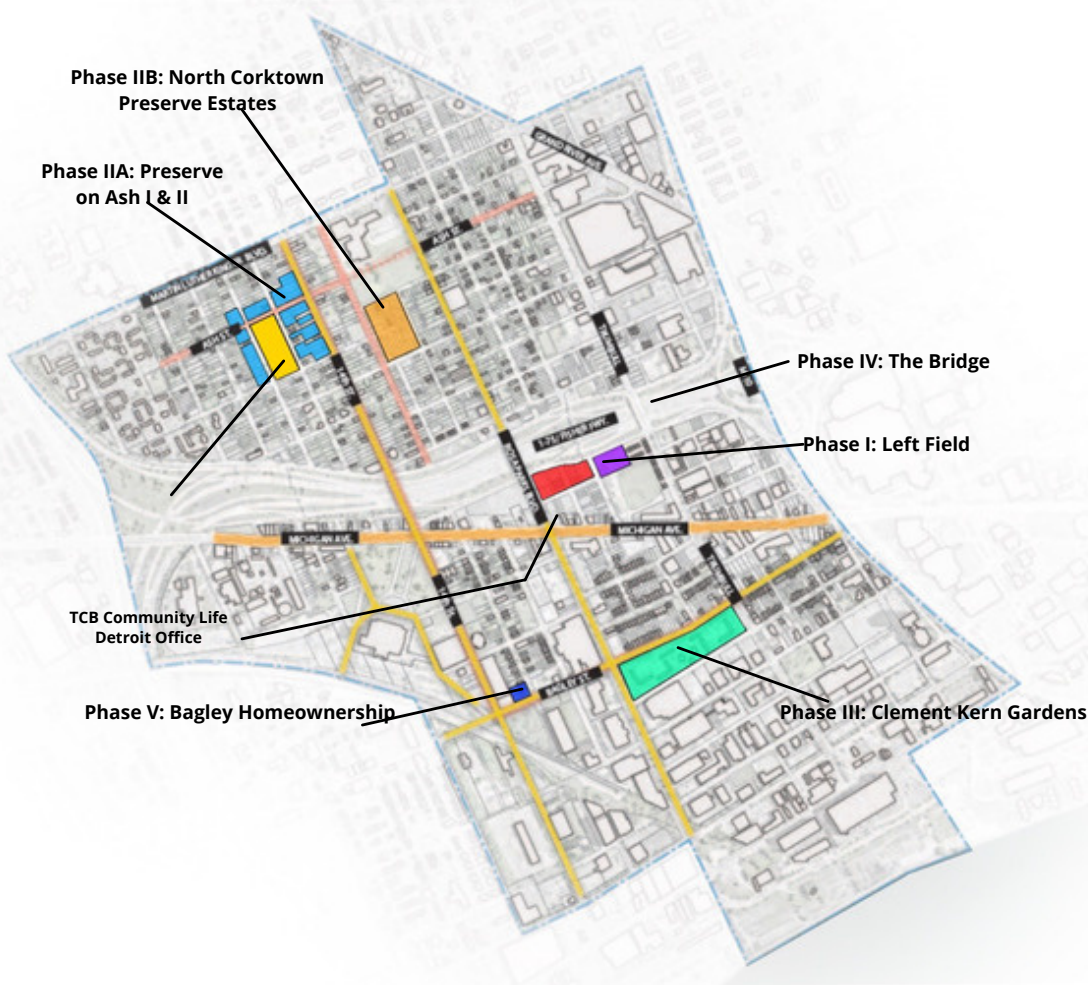
On **February 16th** from **3:30 - 5:00 pm**, you're invited to connect with Kimle Nailor! She's the former President of the National Association of Black Women in Construction (NABWIC), Owner Nail-Rite Construction, and newly mentored Stellantis Diversity Supplier. She'll share her story, introduce Women (Men too!) into the field, and share employment info. **LOCATION - CKG Leasing Office - with refreshments!**

### Coach's Playbook - "New Year, New Career!"

1. Money vs Passion - Yours?
2. Skills vs Dreams - Inventory!
3. Experience vs Training - Need?
4. Current Job Market
5. Open Opportunities
6. Get Coaching & Plan!

**Let's partner to explore and achieve!**

**Housing Phases by Location:**



**Phase I: Left Field**

2610 Cochrane St, the Southeast corner of Cochrane and Fisher Service Drive. Directly North of the former Tigers Stadium

**Phase IIA: Preserve on Ash I & II**

Several blocks along 14th and Ash St, just South of Martin Luther King Jr. Blvd

**Phase IIB: North Corktown Preserve Estates Home Ownership**

Directly East of Preserve on Ash I & II, West of Wabash St along Ash St.

**Phase III: Clement Kern Gardens**

Located on Bagley St, between Rosa Parks Blvd and Trumbull Ave

**Phase IV: The Bridge**

Between Rosa Parks Blvd and Cochrane St, directly West of Left Field

**Phase V: Bagley Homeownership**

Northwest corner of Bagley St and Wabash St, about two blocks West of Clement Kern Gardens

**TCB Community Life Detroit Office:**

1842 Michigan Ave.

# **CKG Community Resources**

**SENIOR SMACK TALK**  
 AN EXCLUSIVE CLUB FOR RESIDENTS 60 & OVER!  
  
**FEB 22, 2023**  
 FROM 1-2PM  
**CKG MANAGEMENT OFFICE**  
 COMFORT FOODS. WATER. GOOD CONVERSATION.  
 RSVP by text to Norlene CKG Resident Champion @ 313-238-9263

**HOUSING COUNSELING & EDUCATION**  
  
**HOSTED BY WAYNE METRO COMMUNITY ACTION AGENCY, HUD CERTIFIED HOUSING COUNSELORS**  
 Be empowered by Wayne Metro's workshop series as you learn the fundamentals of finances to taking control of your finances.

**WAYNE METRO SERVICES**

**CLASSES OFFERED IN-PERSON**  
**REGISTER NOW**

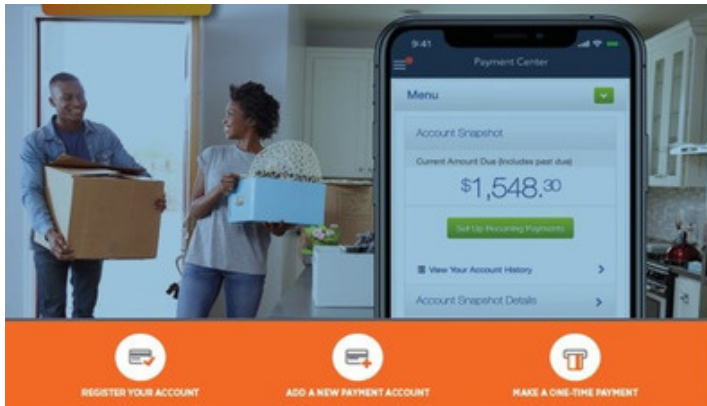
**CLASS TIMES**

- RENTING RIGHT 4:00-5:30PM, FEBRUARY 16, 2023
- FOUNDATIONS OF WEALTH BUILDING 4:00-6:00PM, FEBRUARY 23, 2023
- HOMEBUYER CLUB 4:00-7:00PM, MARCH 2, 2023

**OR VISIT: <https://bit.ly/WayneMetro-HBECub>**

**MEN OF CKG HAVE A VOICE**  
 IF YOU ARE 19YR- COME JOIN US ON WEDNESDAY, MARCH 8TH @ 1-2PM AT CLEMENT KERN GARDENS MANAGEMENT OFFICE  
 WE WILL HAVE COMFORT FOODS, WATER & \$500 CONVERSATION.  
 IF YOU HAVE ANY QUESTIONS PLEASE CONTACT SHANDRON-TCB RESIDENT CHAMPION @ 313-685-7577

# Make Your Next Monthly Rent Payment or Submit a Maintenance Work Order by Using the ActiveBuilding App **Create an account, NOW !**



## How to Pay with ActiveBuilding

### REGISTER FOR ACTIVEBUILDING

1. Open invitation email (Welcome to Property Name)
2. Click on the link
3. Complete the form

### CAN'T FIND YOUR INVITATION EMAIL?

1. Go to the property's ActiveBuilding URL (<propertyname>-activebuilding.com)
2. Click on New user? Get started now
3. Fill out the form
4. Click Continue

### HOW TO MAKE A ONE-TIME PAYMENT

1. Log in to ActiveBuilding
2. Go to Dashboard > Payment Center
3. For first-time logins, click Select a Payment Method, then Add New Payment Account
  - > Note: Enter your card number or checking and routing number for bank accounts
4. Fill out the One-Time Payment form
5. Select your option for amount to pay
6. If paying by credit card, enter your security code
7. Proceed to confirmation
8. Review details and click Confirm Payment



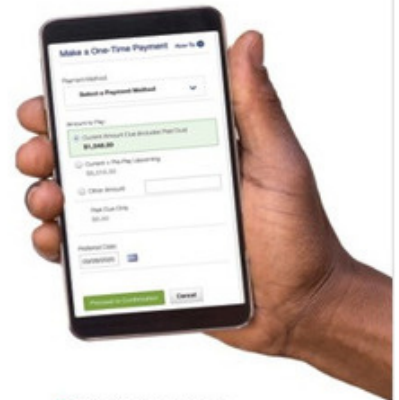
### ADDITIONAL INFORMATION

#### ADDING A NEW PAYMENT ACCOUNT

1. Login to ActiveBuilding
2. Under Quicklinks, click Make a Payment
3. Click Saved Payment Accounts
4. Click Add a new Payment Account
5. Select Payment Type
6. Fill out the information needed and click Add Bank/Card Account

#### SETTING UP RECURRING OR SCHEDULED PAYMENTS

1. Log in to the portal
2. Click Make a Payment
3. Select Set Up Recurring Payments
4. Click Schedule a New Recurring Payment
5. Enter a Payment Nickname
  - > Note: Adding a nickname for this account setup will allow you to easily distinguish this saved account from other saved accounts you may enter.
6. Select what Type of Recurring Amount
7. Select the Frequency
8. Select the Date of the First Payment
  - > Note: This is the date that your payment will process. In the event this falls on a banking holiday or weekend and you are paying from a bank account, the payment will process on the next banking business day. If the first payment is indicated to fall on the 30th of the month, each future payment will fall on the last day of the month.
9. Select the Number of Occurrences
10. Check "I agree to the Terms & Conditions"
11. Click Review and Confirm Payment



#### 12. Check the two statements:

- > I understand and agree that the amounts of my payments will vary, and that I may not receive advanced notice of those payment amounts.
- > By choosing to make a payment using your bank account, you are authorizing (property name) to debit your bank account for the total amount specified. If the debit is dishonored for any reason, you are also authorizing an additional debit for the state-allowed, returned-check fee.

#### 13. Click Submit

Download ActiveBuilding or Your Property's App Today!



NOTE: Payment options and applicable fees may vary



Contact your leasing office for more information.

© 2020 RealPage, Inc. All trademarks are the property of their respective owners. LAP-20-01 1/2020

ACTIVEBUILDING®



## MAINTENANCE PROBLEMS? NO PROBLEM!

It's never convenient when something doesn't function the way it should, but ActiveBuilding lets you place maintenance requests 24/7. You'll get an email, text or voice message to let you know the status of your request. Not home? You can also give maintenance teams permission to enter in your absence.\*

Please visit the office or contact Amber if you have any questions or need support with this at 313-965-5650  
Office hours: 8AM - 5PM  
Monday - Friday.

# Choice Neighborhoods Relocation FAQ

## What is relocation, and how does it apply to me?

Relocation is the process that happens when a developer wants to rebuild a property with people already living there. When the project is funded with federal money, regulations like the Uniform Relocation Act (URA) provide certain protections for people being relocated, including paid moving costs and assistance finding them new housing. Detroit was awarded a federal Choice Neighborhoods Grant in 2021 with the goal of rebuilding Clement Kern Gardens to make sure current and future residents have a clean, safe, and affordable community to call home. The existing buildings at Clement Kern Gardens will be demolished and new housing will be built in its place. You and your neighbors will need to temporarily move while the site is being rebuilt.

## Am I being kicked out of Clement Kern Gardens for good?

Absolutely not! The goal of the Choice Neighborhoods Grant is to make sure you and your neighbors have access to clean and safe affordable housing right where you already live. While you may have to relocate temporarily from Clement Kern Gardens, you will have the right to return to the new housing built at Clement Kern when it's completed (or you can choose to live in other new housing built through the Choice grant). In order to maintain that right, you must remain in your unit until you are future notified, stay lease compliant and avoid eviction. The goal is to keep you in your home and your neighborhood, just with an upgrade.

## Where will I have to move to while Clement Kern Gardens is being demolished and rebuilt?

There will be several options depending on where you live in Clement Kern Gardens. The Choice Neighborhoods Grant applies to the whole Greater Corktown area. The redevelopment of Clement Kern Gardens is just one of the housing phases being developed in the neighborhood, and you will be connected to affordable and accessible options within those phases that work for your household. The other new developments are being built in phases just like Clement Kern Gardens. Not every phase will have units available in time for every resident in Clement Kern Gardens to move into, however, your access to decent, safe, and sanitary housing that you can afford in the neighborhood is guaranteed no matter what.

## If Clement Kern Gardens is being rebuilt in phases, can I move to another unit in Clement Kern Gardens instead of moving somewhere else?

This may be a possibility. If you are living in a unit that is scheduled for demolition and there are units in another part of Clement Kern Gardens available, you may be given the opportunity to move into that unit instead we want to make those units available to you instead of moving elsewhere. Again, the focus of this grant is on you and your housing needs.

## How will you decide who goes where? And when?

Each household at Clement Kern Gardens will be interviewed about their preferences for moving. This includes where you would like to live, how many bedrooms your household requires, accessibility needs, transportation and needs. The interview process will begin in early 2023. Interviews will also be done in phases, starting with the East portion of Clement Kern Gardens.

## How much is this going to cost me?

You will be connected to housing options that will be affordable to you using the same qualification and certification process you have now at Clement Kern Gardens. Your rent will continue to be based on your income. Your moving expenses will also be paid. The goal is to make this as easy on you as possible, because at the end of the day, this is about your housing needs.

## Should I be planning to move now?

No. In May of 2022 you received the General Information Notice that tells you specifically not to move yet. If you move now, you may not be eligible for assistance with relocation or paying your moving expenses. Starting in the spring of 2023, residents in the East portion of Clement Kern Gardens will start getting another notice: The Notice of Eligibility (NOE) that will tell you more information about where and when you can expect to move.



CLEMENT KERN GARDENS

# LET'S TALK ABOUT HOUSING

## FIRST FRIDAYS

Please join us the first Friday of every month at the Clement Kern Gardens management office.

A member of the development team will be on site to talk with you.

## NO APPOINTMENT NEEDED

We encourage you to stop by the office every first Friday of the month between 9 a.m. and 12 p.m.



ASK QUESTIONS  
ABOUT HOUSING



SHARE CONCERNS WITH  
THE DEVELOPMENT TEAM



9AM TO 12PM

CALL OR EMAIL FOR MORE INFO



**313-881-8150 X129**



mike@acdmail.com

