

Choice Neighborhoods

RESIDENT NEWSLETTER

February - March 2025

Black History.

WE HAVE A STORY TO TELL!



Falling In Love with BLACK History!

Did you know:

Popo and Fifina: Children of Haiti by Langston Hughes and Arna Bontemps was the first children's novel written by and about black people. It was published in 1932.

Mark Your Calendars

- 1) Women Empowerment Series - Feb. 12th @ TCB, 1842 Michigan Ave 4:30-6pm. Join the roundtable and let's chat about things that concern you!
- 2) TCB House Party - For the LOVE of MONEY - Feb. 21st @ TCB, 1842 Michigan Ave 5-7:30pm. Come learn how to increase your cash flow & still have FUN!
- 3) Senior Focus Hope - Feb. 25th @ CKG Management Office
- 4) Tenant Council Meeting - Feb. 25th @ Left Field 3-5pm RESIDENTS BRING YOUR QUESTIONS & CONCERNS...THIS IS YOUR MEETING!
- 5) Seniors of CKG - Feb. 26th @ Left Field 1-2pm. Seniors this a time to fellowship and plan activities together!
- 6) Project Graduation - Mar 5th @ TCB office from 4-5:30 pm
- 7) First Friday's with IMS - Mar 7th @ CKG. Stay in the know with relocation!
- 8) Dr. Seuss Day @TCB - Mar 7th from 3:30-5:30pm
- 9) Men & Money: Financial Fade Series @ TCB from 12-2pm
- 10) Food Distribution - Mar 10th @ CKG from 1-3pm
- 11) Women Empowerment Series: The Round Table @ TCB 4:30 - 6pm
- 12) Seniors of CKG - Mar 19th @ Left Field from 1-2pm
- 13) Life & Legacy Planning - Mar 20th @ TCB 2pm

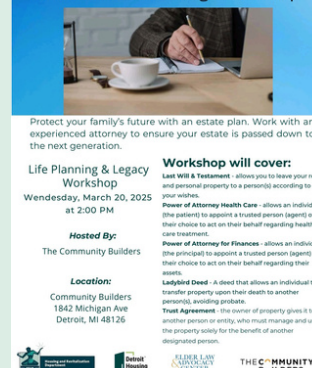
CKG Management Office - RECERTIFICATION

Residents who are within 30-days of their recertification date, make sure you submit all documents or contact the office to verify your status. You may visit during office hours or contact Amber at 313-965-5650.

Office hours: 8AM - 5PM - Mon, Wed and Fri
Office is close during lunch hour - 12-1pm



FREE Estate Planning Workshop



Protect your family's future with an estate plan. Work with an experienced attorney to ensure your estate is passed down to the next generation.

Life Planning & Legacy Workshop
Wendnesday, March 20, 2025 at 2:00 PM

Hosted By:
The Community Builders

Location:
Community Builders
1842 Michigan Ave
Detroit, MI 48126

Workshop will cover:
Last Will & Testament - allows you to leave your real and personal property to a person(s) according to your wishes.
Power of Attorney Health Care - allows an individual (the patient) to appoint a trusted person (agent) of their choice to act on their behalf regarding health care treatment.
Power of Attorney for Finances - allows an individual (the principal) to appoint a trusted person (agent) of their choice to act on their behalf regarding their assets.
Ladybird Deed - A deed that allows an individual to transfer property upon their death to another person(s), avoiding probate.
Trust Agreement - this source of property grants to another person or entity, who must manage and use the property solely for the benefit of another designated person.



Download the Esusu App!

Esusu renters see a +32 point average credit score increase. Download it today, you.

What you get in the Esusu App

- Credit Score Hub** - See your credit score, credit score factors.
- Financial Resources** - Get the resources to help you enhance your credit and financial goals.
- Financial Coaching** - Connect to personalized financial coaching.
- Hand-picked Offers** - Save money with vetted finance offers.
- Rent Reporting** - Get the resources to help you enhance your credit by paying rent.
- Tax Filing** - File your taxes quickly and easily.



THE FINANCIAL FADE

A CUT & CONVO

Men & Money
Fade Into Financial Freedom...
FREE EVENT!

Brought to you by:




Fade into it:
 Sat, Feb 8, 2025
 12:00 pm
 8347 Jefferson Ave
 Detroit, MI 48214

Refreshments & Street Parking

Contact Us
 313.635.4401
 theresa.mitchell@TCBINC.ORG

 Goal Getter 1/11/2025	 Cash Flow 2/8/2025	 The Art of Saving 3/8/2025	 Credit Check 4/12/2025	 Rent or Own 5/10/2025	 Access 6/14/2025
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Bye Bye Couch Potato!

Try these indoor activities to stay fit!

- Dancing
- Active housework (vacuuming and sweeping)
- Mall walking
- Bowling
- Roller skating
- Yoga or other fun group classes at your local gym, studio or community center
- Stair climbing

LET'S GO... YOU GOT THIS!!!!!!

Resident Resources

Are you going through more food than normal these days?



Food Distribution is held monthly on the second Monday of the month in front of the Management Office from 1- 2pm.

Next Distribution February 10th

RELOCATION INFORMATION

Relocation, Relocation, Relocation!

We're thrilled to announce that preparations are underway to begin the redevelopment of Clement Kern Gardens. As we move forward, it's important to discuss your housing options during the construction phase.

Residents of building 8 can expect to hear from IMS soon to schedule a meeting about your housing needs. During these discussions, we'll also address any questions you have about the redevelopment and its potential impact on your household.

If you have any questions or concerns, please reach out to IMS via email or phone.

ckern@imsteam.net
 313.965.5650


BUILDERS

From Our Doors to Yours

A Wealth and Housing Innovation from The Community Builders



RENT REPORTING FOR CREDIT BUILDING

Enrolling 3,000+ families in Esusu to establish and build credit scores



ESCROW SAVINGS ACCOUNTS

Recapturing rent increases in resident escrow savings accounts



DOWN PAYMENT ASSISTANCE

Connecting families to homebuyer down payment assistance partners



FOR SALE HOMES AND AFFORDABLE APARTMENTS

Growing a pipeline of new starter homes and affordable apartments



From Our Doors to Yours is a TCB innovation that opens a new door to the American Dream of homeownership and generational wealth through our portfolio of affordable apartments and starter home pipeline in Chicago, Detroit and Richmond.

TCB Community Life coaches help residents through a housing journey that boosts their credit scores with the Esusu platform, recaptures rent increases with HUD FSS escrow savings accounts, and connects with down payment assistance.

January Tenant Council Meeting Recap!



United Community Housing Coalition held a tenant council meeting on Friday, January 31st in the leasing office of Clement Kern Gardens. Snacks and community resources were provided to tenants who attended the meeting. Tenants also completed a short questionnaire to UCHC to understand their knowledge on upcoming relocation related news.

Tenant Organizers were present in the office to answer questions. They also held a small discussion about concerns related to relocation and construction plans. Amber from IMS and Alexis Alexander from the City were also present to answer residents' questions directly. TCB staff were in attendance to provide support for tenants.

We want to hear from you as well. You should have received a questionnaire on your door with a return envelope. Please use this opportunity to let us know any questions or concerns you have or just any ideas you have for the tenant council. We look forward to hearing your thoughts. Thank you!

Make History & Fall In Love With Goal Setting!



Tracey Rucker
313.484.4816



Melinda Smith
313.484.4702

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

Are you ready to set goals for you and your family or update your current ones? If so, the time is NOW to reach out to the 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.

Sign up TODAY to get CONNECTED!

Workforce Development Opportunities

Gloria Messenger is your new source for employment! Meet with her one-on-one and she will match or find opportunities for you. She can connect you with many resources including training. Call or text her at 313.377.1067. Send an email to gmessage@detroitatwork.com to begin your brighter future!

Marriott - They will be hiring for positions throughout the Metro area. Pay rates range from \$14-\$20 per hour based on position and experience. Contact Gloria for dates and times!

Don't miss out if you are interested!

Education and Resource Support

Resource of the Month!

Gloria Messenger and her assistant, Britney Arroyo! They have relationships with companies in many fields - Manufacturing, Hospitality, and much more that can ensure your employment.

They also have support for employment barriers - High School Diploma or GED Class Referrals, Transportation Referrals and Resources, Funding for Uniforms or Supplies, Industry Tools, Laptops, etc. Use these resources wisely!

Partner Spotlight



Corktown Health and Gleaners provide amazing services, and many of them come directly to YOU!

Corktown Health provided “Walkers and Wheelers” and the “Healthy Heart Ambassador” programs. They brought free testing supplies, first aid, and unique swag to our “3rd Annual Health Fair.” Residents that attend the “Made With Love Cooking Class” twice monthly, can participate in Smoking Cessation classes, obtain services tailored for the LGBTQIA+ community, and receive many free or low-cost medical and health services. They also provide transportation for most sessions. Be sure to find the right fit for you!

Gleaners offered on-site nutrition classes and cooking demonstrations for adults, youth, and children. The “Cooking Matters” series offers 6 sessions for participants and they learn how to cook nutritious meals on a budget and support decreasing food insecurity among families, by providing groceries to prepare meals at home. We had 10 CKG families complete the series and 12 families to complete “Cooking Matters At the Store,” and they received a \$10 gift card. Gleaners also provides monthly food distribution on the 2nd Monday of each month, providing 25 households with 50lbs of food to ensure no one goes to bed hungry. **All classes and distributions are FREE!**

Contact your Community Life Service Coordinator or Education and Resource Manager for details!

CKG Community Resources

NEXT STOP: FINANCIAL WELLNESS

WE'RE ROLLING IN TO HELP YOU MOVE FORWARD.
At PNC, we're committed to making a difference in your financial life by offering more convenient and personalized service.



WE'RE RIGHT ON SCHEDULE.
Stop by the PNC Mobile Branch every other Friday from 10:00 a.m. to 3:00 p.m. **THURSDAYS FEB. 6TH & 20TH NEAR THE MANAGEMENT OFFICE 10AM-3:00 PM**

THE COMMUNITY BUILDERS
1641 Bagley St.
Detroit, MI 48216
313-768-1135

For more information and availability, please contact The Community Builders.

WHAT YOU CAN EXPECT

ONE-TO-ONE BANKING
Our Mobile Branch gives you the opportunity to meet with a personal banker for financial guidance and support. Get assistance with setting a budget, saving successfully, managing debt and handling other financial opportunities.

MOBILE BRANCH SERVICES
Apply for checking and savings products, receive or replace your PNC debit card on-site, apply for a credit card, discuss lending options and more.

MOBILE ATM
Deposit cash or checks, withdraw or transfer funds, check balances, and set personal preferences such as preferred language, last cash and receipt selections.



TQ25 THE COMMUNITY BUILDERS

Will or Trust:
WHAT DO I NEED?

Terrence G. QUINN, ESQ. Theresa MITCHELL

Saturday, February 8th, 2025
11:00 am – 1:00 pm
1842 Michigan Ave
Detroit, MI 48216

Have you ever wondered:

What will happen to your children and assets? If you cannot make decisions for yourself, who will make them for you and what will they decide?

2025 WAYNE METRO WORKSHOPS

ALL 2025 WORKSHOP DATES:

- HOMEBUYERS EDUCATION: 10:00AM-2:00PM**
1/21, 2/18, 3/18, 4/22, 5/20, 6/24, 7/22, 8/19, 9/16, 10/21, 11/18
- FOUNDATIONS OF WEALTH: 2:00PM-4:00PM**
1/22, 2/19, 3/19, 4/23, 5/21, 6/25, 7/23, 8/20, 9/17, 10/22, 11/19
- RENTING RIGHTS: 10:00AM-11:00AM**
1/22, 2/19, 3/19, 4/23, 5/21, 6/25, 7/23, 8/20, 9/17, 10/22, 11/19
- MAINTAINING THE DREAM/KEEP MY HOME: 10:00AM-1:00PM**
1/23, 2/20, 3/20, 4/24, 5/22, 6/26, 7/24, 8/21, 9/18, 10/23, 11/20

REGISTER AT WAYNEMETRO.ORG/HOUSING/

THANK YOU TO OUR PARTNERS!