

CHOICE NEIGHBORHOODS

RESIDENT NEWSLETTER

April / May 2025

APRIL SHOWERS

BRING MAY FLOWERS

Spring Into Financial Health with CLSC/FPC Tracey Rucker!

Here's 3 ways you can improve your financial health!



1) Join the On-Time Rent Payment Challenge & earn \$250 to apply towards your rent payment.



2) Attend 4 financial literacy workshops between April 1 - June 30 and participate in 3 coaching sessions with your FPC.



3) Open a new checking or savings account with PNC Mobile, attend and complete homebuyer education classes, and participate in 2 coaching sessions.

Contact Tracey to sign up and for additional details!
313.484.4816

Need support with your financial goals? Have questions on how to become a home owner? Visit the TCB Office (1842 Michigan Ave) every **Thursday** from 2-3:30pm or Call Tracey at 313.484.4816!

Hop Into the Mix - Mark Your Calendars

4/12 - 12-2p - Financial Fades Men's Series @ Trend Setters

Beauty & Barber Salon- 14366 Gratiot Ave. Det. MI. 48205

"Come Get Faded"

4/14 - 1p - Gleaners Food Distribution @ CKG near the

Management Office, while nutritional food items last!

4/16 - 1-2p - Seniors of CKG Fellowship @ CKG

Management Office

4/25 - 5-7p - Paint, Sip & Save @ TCB 1842 Michigan Ave.

Who Says Learning To Save Can't Be Fun!

4/28 - Focus Hope Distribution for Seniors @ CKG

4/29 - 4-6p - Tenant Council Meeting @ Left Field. ALL

ARE INVITED & WELCOME Share your community concerns by working together to find solutions to help all. A great way to get to fellowship!

5/2 - 9a-12p - First Fridays - @ CKG Management Office -

Stop in and ask questions you may have regarding relocation.

Get first-hand information from Property Management and Owners.

5/7 - 4-5:30p - Project Graduation @ TCB 1842 Michigan Ave.

5/10 - 12-2p - Financial Fades Men's Series

5/12 - 1p - Gleaners Food Distribution @ CKG near the

Management Office, while nutritional food items last!

5/14 - 4:30-6p - Women Empowerment Series @ TCB 1842

Michigan Ave. There Is Healing In Story Telling ladies! Please join us in this safe space where you can be you!

Walkers & Wheelers comes back to CKG in May!



Resident Reminders

Visit the Management Office:

- RECERTIFICATION -

Residents at CKG who are within 30-days of their recertification date, make sure to 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 - Monday - Friday.

Office is closed during lunch hour - 12-1pm



- PROPER TRASH DISPOSAL -

Left Field residents **PLEASE** dispose of all trash properly. All trash must go down the trash shoots and ALL oversized items **MUST** be taken out to the dumpster. **DO NOT** leave trash in the hallways or trash room. Proper disposal will prevent common pest. Thanks in advance for helping to maintain a clean and safe building.



National Kidney Foundation of Michigan

Feel Better in 6 Weeks!

Learn to manage long-term conditions by participating in Group support. This FREE and anonymous 6-week online workshop helps you:

- lower blood sugar
- reduce anxiety and depression
- increase physical activity

To register: visit www.nkfm.org/HBPC or call (800) 482-1455

YOU ARE YOUR CHILD'S FIRST TEACHER!

It's your voice, face, & loving touch that means the most to your children. You are their Superhero!

Play, Sing, Talk, Read, Encourage, Hug

Doing these 6 things everyday will stimulate your child's brain & energize it for learning. No matter the age, children require support when learning & growing.

Working Together for All Children



[Month of the Young Child](#)
Detroit declared **April 27th** as Day of the Young Child in 2016. Organizations across the city will celebrate the city's youngest residents with activities and events throughout the month.

Events in your area are being hosted by:
Brilliant Detroit
Congress of Communities
Detroit Champions for Hope
Head Start Programs
PBS Detroit

Hope starts HERE
DETROIT'S EARLY CHILDHOOD PARTNERSHIP

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 1-3 pm, while supplies last. **Next Distribution is on April 14th.** Register for **Cooking Matters:** <https://nkfm.org/program-article/cooking-matters-at-the-store/>



COOKING MATTERS®
AT THE STORE



Do you want to save money on kidney-friendly food?

You're invited to a **FREE** virtual "Cooking Matters at the Store for Chronic Kidney Disease" workshop. This workshop is facilitated by a Registered Dietitian during which we discuss and share tips on saving money on healthy foods for a kidney-friendly diet.

Topics include:

- Money-saving tips
- MyPlate food groups
- Reading nutrition facts labels
- Comparing unit prices
- Helpful resources



2025 Workshop Dates

- Tues. February 18
- Mon. April 14
- Thurs. June 5
- Tues. August 5
- Wed. October 15
- Wed. December 10

Resident Council Meeting Recap!



United Community Housing Coalition hosted the tenant council meeting at Clement Kern Gardens on Tuesday, March 25th from 4:00 – 6:00 pm. The event was held outside in the parking lot in a heated tent. Snacks and refreshments were provided to residents.

Heritage Works came to speak and share information about their Summer Arts Internship 2025. It is open to youth and young adults ages 14-24. To learn more, visit www.gdyt.org and use the code C1042 to join the Heritage Works intern team.

Jeremy Singer, from Wayne State University Detroit Education Research Partnership (DERP), spoke to residents about completing a community survey with Wayne State. For residents who participate are able to receive a gift card. For more information, email Jeremy at jeremysinger@gmail.com.

Shelby Howard from the City of Detroit's Planning and Development Department, spoke to residents about new neighborhood projects for the year. One project includes creating safer streets along school bus routes. Planning is currently underway to design safer streets in those locations for children. Different art installations are being created in the neighborhood. If you have any photos of you and your family in Corktown, you can send them to Shelby to be part of way finders in the neighborhood. You can connect with Shelby at howardshe@detroitmi.gov.

Aysha Boston from the City of Detroit spoke to residents and shared an updated Frequently Asked Questions about the relocation process happening at CKG. Currently, residents in buildings 8,9,10 (Units 1571-1619 & Units 1645-1659) have been contacted for relocation purposes. If you have any relocation questions, your first point of contact is Erin Rogers. You can email her at erogers@imsteam.net.

Thank you to everyone who attended. UCHC tenant organizers can be contacted at:

Pablo Marcos (313) 572-1401 jmarcos@uchcdetroit.org

Claudia Sanford csanford@uchcdetroit.org

Relocation Support



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

www.detroitmi.gov/ChoiceNeighborhoods

CKG Residents

As part of our commitment to keeping you informed, we have put together a Frequently Asked Questions (FAQ) document to help address any concerns you may have about the relocation process.

We encourage you to take a few moments to review it, as it covers key details, timelines, and resources available to support you.

If you have any additional questions after reviewing the FAQ, please don't hesitate to reach out and schedule an appointment with IMS. With the opening of Left Field, appointments are extremely important to schedule and commit to.

📞 Phone: 313.965.5650

✉ Email: ckern@imsteam.net

Clement Kern Gardens Relocation FAQ

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

A: Relocation is the process that happens when a developer decides to rebuild a property that people currently live in. When the development is funded with federal money, regulations like the Uniform Relocation Act (URA) guarantees rights for people being relocated, including covering their moving costs and 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 residents and future residents have a clean, safe, and affordable community to call home. This will require the developer to demolish the current Clement Kern Gardens and relocate you and your neighbors temporarily while it is being rebuilt.

See 24 CFR 511.14(g) and Paragraph 1-8 of HUD Handbook 1378.) B. Additional Guidance. Any permanent, involuntary move of an occupant of the project that occurs as a direct result of rehabilitation, demolition or acquisition for the project is a displacement that results in eligibility for relocation assistance.

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

A: 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 are already living. 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 further notified, stay lease compliant, and avoid eviction (this is what it means to remain a resident in good standing). The goal is to keep you in your home and your neighborhood, just with an upgrade.

Q: Where will I be able to move to while Clement Kern Gardens is being demolished and rebuilt?

A: 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 with 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. The Replacement Housing Payment, which could include a Tenant Protection Voucher, will provide options beyond rentals developed in the Choice Housing plan. The amenities you will have to access in your temporary unit will be based on where you choose to move.

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

A: This may be a possibility. If you are living in a unit that is slated 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 of moving elsewhere. Again, the focus of this grant is on *you* and your housing needs. The

Clement Kern Gardens Relocation FAQ

primary goal is to make sure you are happy where you are living and that this placement is as convenient for you as possible.

Q: Will the demolition process have an impact on my household?

A: The short answer is that for the most part, there will be no direct impact on residents on the central and west portions (units 1661- 1791) of the CKG site. Construction fences and barriers will be placed around the active work zones and all of this activity will take place on the east portion of the site that will be vacated, as well as the area that will be vacated when we move the residents from buildings 9 and 10. Residents should expect noise, dust and/or dirt during the traditional working hours. Access and parking will remain available in the central and west portions of the CKG site, until further notice.

Q: How will you decide who goes where? And when?

A: Each household at Clement Kern Gardens will be interviewed about their preferences for moving. This includes where you would like to be, how many bedrooms your household requires, if you want to remain at Clement Kern Gardens during redevelopment, accessibility needs, transportation needs, and anything else that is important to you during this process. The interview process will begin in early 2023. Interviews will also be done in phases, starting with the East portion of Clement Kern Gardens. Your answers will be used to place you in the best position possible to be happy with your living situation at the end of this grant.

Q: How much is this going to cost me?

A: You will be connected to housing options that will be affordable to you using the same recertification process you have now at Clement Kern Gardens, so 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.

Moving expenses may include costs associated with packing supplies, the provision of team members to assist with packing, security deposit, and transportation of packed belongings to your temporary unit.

Q: Should I be planning to move now?

A: 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 helping you find a new place or paying your moving expenses. Residents in Buildings 11 and 12 (**Unit 1511-1567**) started receiving notices in the spring of 2024. In December 2024, these residents transitioned out of CKG into Left Field. In January 2025, residents in Buildings 9 and 10 (**Units 1571-1619**) started receiving notices related to relocation. In March 2025, residents in Building 8 (**Units 1645- 1659**) received notices related to relocation. Residents in Buildings 8, 9, and 10 are expected to move out of Clement Kern Gardens in late Spring, early Summer 2025. Residents in Buildings 5, 6 and 7 (**Units 1661-1695**) should anticipate receiving notices in the Summer 2025 and should be relocated at the end of 2025. Residents in Buildings 1, 2, 3, and 4 (**Units 1703- 1791**) are not anticipated to need to relocate any sooner than mid-2027. **Until then, sit tight.**

Happenings & HIGHLIGHTS



Dr.Seuss Day



Cooking Matters



For the Love of Money
House Party

Happy Birthday

Ja'Mani Greer
Journee Johnson
Christian Paynes
Damarion Treadwell
Justin Pickens
My-Esha Handberry
Demonica Jackson
Carnay Johnson
Kiana Hyche
Lashaunda Moore
Tomeka Humphrey
Shareese Maclin
Romeo Johnson
Syncere Hutchins
Kinnith Pines



CKG Community Resources

Download the Esusu App!

Esusu renters see a +36 points average credit score increase. Download it today on:

Good morning!

Summary Credit Score 705

Your score is good!

Updated by Experian (08/08/2025) at 10:00 AM

Reviewed by CREDITMATTERS LLC

What you get in the Esusu App

- Credit Score Hub**
See your credit score, credit score factors, and tips
- Hand-picked Offers**
Save money with vetted financial offers
- Financial Resources**
Get free resources to help you achieve your rental and financial goals
- Rent Reporting**
Get the credit you deserve! Build your credit by paying rent
- Financial Coaching**
Connect to personalized 1:1 financial coaching
- Tax Filing**
File your taxes quickly and easily

Esusu.com 920.269.8032 rentsupport@esusu.org

THE FINANCIAL FADE

A CUT & CONVO

Men & Money

Fade Into Financial Freedom...

FREE EVENT!

Fade into it:
Sat, April 12, 2025
12:00 pm
14366 Gratiot Ave
Detroit, MI 48205

Brought to you by:
THE COMMUNITY BUILDERS
GreenPath
msufcu

Refreshments & Street Parking

Contact Us
313.635.4401
theresa.mitchell@TCBC.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

GROW DETROIT'S YOUNG TALENT

REGISTRATION IS OPEN

Join us for a paid summer experience where you'll build job readiness skills, tackle STEAM projects, strengthen community bonds, and connect with the natural world around us — all while having fun!

Requirements:

- Live in the City of Detroit.
- Be between the ages of 14-24.
- Be eligible to work in the U.S.

Summer Program:

- July 7 - August 14
- Monday - Thursday
- 10:00am - 3:00pm

Apply now!

Go to gdytedge.com
Use referral code C1028

Want more news & updates, visit the Choice Neighborhoods website TODAY!
detroitmi.gov/choiceneighborhoods

THE COMMUNITY BUILDERS



ACD

IMS

