



CORKTOWN
CHOICE NEIGHBORHOODS INITIATIVE

CHOICE NEIGHBORHOODS

RESIDENT NEWSLETTER

May/June 2025

Spring into Fitness

Join Corktown Health for "Walkers & Wheelers" on Wednesdays!



Did you know that walking 30 minutes a day can increase cardiovascular fitness, strengthen bones, reduce excess body fat, boost muscle power & build endurance? Let's get moving!



Spruce it up this Spring with a Unit Care Plan!

1. Do you need help with tips to support your Spring Cleaning?



Call YOUR Service Coordinator!

2. Do you need help developing a Unit Care Plan?



Call YOUR Service Coordinator!

3. Seniors, do you need essential supplies to Spring into cleaning?



Call YOUR Service Coordinator!

May Activities - Mark Your Calendars

- **Women Empowerment Series - May 14th @ TCB**
1842 Michigan Ave - 4:30-6pm *"Join the roundtable conversation "Power over Poverty"*
- **Seniors of CKG - May 21st - 1:00-2:00 pm @ CKG**
- **Resident Council Meeting - May 27th - 4:00-6:00pm @ CKG ...THIS IS YOUR MEETING, SO PLEASE COME OUT AND DISCOVER WHAT'S NEW IN YOUR NEIGHBORHOOD.**
- **Focus Hope Distribution for Seniors - May 27th** *pick up @ CKG Management Office starting @ 1 pm.*
- **Project Graduation - June 4th @ 4-5:30pm @ TCB**
1842 Michigan Ave.
- **Estate Planning with Elder Law - June 5th - 2-4pm @ TCB** 1842 Michigan Ave - *Learn the difference between a Will & Trust.*
- **First Fridays - June 6th - 9:00am -12pm @ CKG Management Office - Stay in the know concerning relocation.**
- **Food Distribution - June 9th - 1pm @ CKG** & receive nutritional food items while supplies last.
- **Women Empowerment Series - June 11th from 4:30-6:00pm @ TCB** 1842 Michigan Ave - Join the roundtable conversation **"From Poverty to Prosperity"**
- **Financial Fade Men's Series - June 14th - 12-2pm** topic **"ACCESS."**



THE COMMUNITY
BUILDERS



ACD

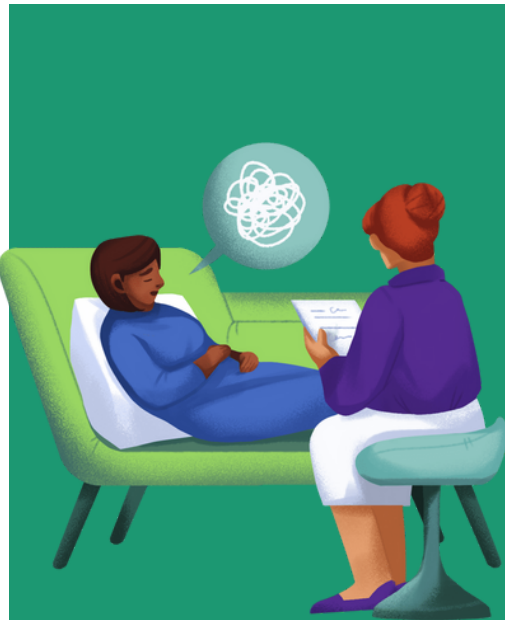


IMS



United Community
Housing Coalition

Mental Health Awareness Month



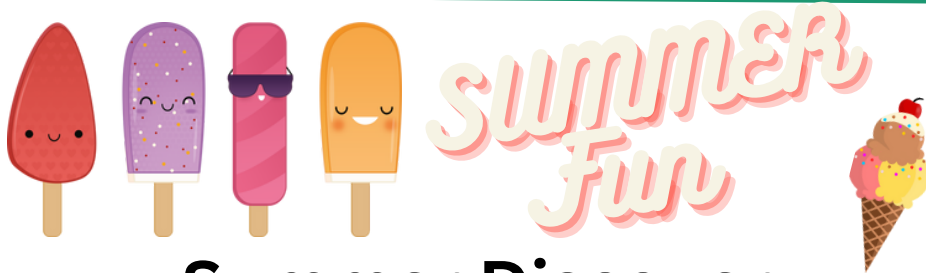
Tips to support mental wellness

- Eat to live
- Exercise at your own pace
- Rest well (w/o distractions e.g., tv, mobile devices)
- Relax (take the time out to do nothing)
- Identify your feelings
- Seek professional help (w/o shame)
- Allow yourself some grace
- Journal to release your thoughts
- It's okay to say when you're not okay

Walking is Good for You

- **Boosts Immune System:** Walking can help protect against colds and flu
- **Improves Mental Health:** Walking can enhance mood and reduce symptoms of anxiety and depression
- **Supports Weight Management:** Walking aids in weight loss and helps maintain a healthy weight
- **Enhances Cardiovascular Health:** Walking regularly can improve heart health and lower blood pressure
- **Promotes Better Sleep:** Engaging in regular walking can lead to improved sleep quality

These benefits highlight why incorporating walking into your daily routine is a simple, yet effective way to enhance overall health.



Summer Discovery

Enroll your child for Summer 2025!

Summer Discovery will help your children explore their interests, engage in the community, and discover their potential through robust enrichment and academic programming. This is a **FREE** program that provides fun learning experiences to support your child in their educational journey and life beyond the classroom.

Summer Discovery serves students completing grades K-8 in spring 2024 (Rising 1st – Rising 9th graders).

Visit www.summerdiscoverymi.org



Property Management Office - Updates

NEW! Temporary office hours for CKG Management Office
Monday, Wednesday, & Friday 8 AM - 5 PM

If you have any maintenance concerns, Maintenance will be on site M-F from 9 AM - 5 PM, please knock on the Maintenance Office door or call the after hours maintenance line at 877-774-5298.

Office is closed during lunch hour - 12-1pm

Looking To Save Money

Join SaverLife

Get Rewarded for Saving



Join over 600K SaverLife members who have won over \$4.5 million in cash rewards and accelerated their savings to reach their financial goals!

[Click here:](#)

https://www.saverlife.org/en/users/?utm_source=detroitthrives&utm_campaign=129&utm_medium=email

Choice Neighborhoods Website

Visit the Choice Neighborhood website TODAY!

detroitmi.gov/choiceneighborhoods

Do you receive the Greater Corktown Choice Neighborhoods Initiative Newsletter? Sign up here:

https://public.govdelivery.com/accounts/MIDETROIT/subscriber/new?topic_id=MIDETROIT_252



HAPPY BIRTHDAY

Brittany Adams
Damarion Treadwell
Devon Porter
Ebony Johnson
Jacob Dawson
Ja'Mani Greer
Jeremiah Legreair

Jeremiah Legreair
Journee Johnson
Kiana Hyche
My-Esha Handberry
Syncere Hutchins
Melinda Smith (TCB)

A'Niya Green
Carmen Robles
Christopher Ballinger
Jaiden Paynes-Hebron
Maricela Burke
Tameka Dawkins
Virgil Pullins Iv

Career Coach's Corner

Need help with your new or existing job?

Contact Malikia McGee for Support Services to help with - car repairs, transportation, uniforms, work tools, ticket fees, driver training, License fees, etc.

You can **Call** her at 313.962.9675, Ext. 1699 **or** send an **Email** to mmcgee@detroitatwork.com. She is your Ser Metro Career Coach. Also, learn about **FREE Training Opportunities** and funded **Certifications**.

Employment Opportunities! Now!

What's holding you back from Employment or Training?

Connect with Gloria Messenger for 1:1 job services. **Call or Text** - 313.377.1067 **Email** - gmessenger@detroitatwork.com

For Additional Support - Your TCB Education & Resource Manager, Kimberly Cooley is always ready to serve! **Call or Text** - 313.484.4709 **Email** - kimberly.cooley@tcbinc.org

Dear Residents -

As you may have noticed, recent updates regarding relocations and move-outs have been communicated.

To ensure that all the necessary documentation is complete and your transition is smooth, we are requesting all residents who have received a notice of relocation or a move-out date within the last 90 days to meet with the IMS Team to sign an Acknowledgement Waiver for their Notice of Eligibility. This waiver serves as confirmation that you have been informed of your eligibility and understand the terms of your relocation.

Have questions about when your building is scheduled to be relocated? Wondering if there have been any changes to the timeline for when your household will need to vacate your unit? Please reach out by #1 - visiting the CKG Leasing Office on Friday, June 6th from 9a-12pm, #2 emailing choicerelocation@imsteam.net, or #3 calling 313-650-6850.

RELOCATION INFORMATION

THE **COMMUNITY**
BUILDERS



ACD

IMS



United Community
Housing Coalition

Notice of Eligibility for Relocation Assistance



[insert resident name]

Clement Kern Gardens

[insert street number] Bagley Street

Detroit, Michigan 48216

Dear *(Clement Kern Gardens Resident)*:

**Have you have received this form?
If so, please reach out to the IMS Team to ensure
you've signed an Acknowledgement Waiver.**

On May 21st, 2022, we notified you that American Community Developers, a nationally known provider of quality, affordable housing, submitted an application to the U. S. Department of Housing and Urban Development (HUD) to redevelop Clement Kern Gardens. As you know, we are planning to demolish the existing apartment buildings and in their place, construct new housing.

This is a **Notice of Eligibility for Relocation Assistance**. To carry out the project, it will be necessary for you to move from the property. However, you **do not** need to move now.

You will not be required to move without at least ninety (90) days advance written notice of the date by which you must vacate. And when you do move, you will be entitled to relocation payments and other assistance in accordance with Federal regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) of 1970, as amended.

The effective date of this notice is February xx, 2025. You are now eligible for relocation assistance, including:

- Counseling and Other Advisory Services
- Payment for Moving Expenses. You may choose one of the following:
 - 1) American Community Developers directly pays for all reasonable moving expenses;
 - 2) Reimbursement of your actual reasonable moving and related expenses; or
 - 3) Receive a fixed moving expense and dislocation allowance of *(insert amount based on number of rooms with furniture)*.
- Replacement Housing Payment

You may be eligible for a replacement housing payment to rent a comparable, replacement apartment. The payment is based on several factors, including the cost of a “comparable replacement apartment,” the monthly rent and average cost of utility service for your present apartment, and 30 percent of your average gross household income.

Listed below are the “comparable replacement homes” that you may wish to consider:

Address	Rent & Utility Costs	Name and Telephone No. of Person to Contact
XXXX	XXXX	XXXX

We would be pleased to provide you with transportation to tour and inspect these apartments. We believe that the units at XXX are the most representative of your present apartment. The rent and the estimated average cost of utility services for that unit is based on 30% of your annual gross income.

Contact us immediately if you do not agree that XXXX is comparable to your apartment. We will explain the basis for selecting this unit. And, if necessary, we will find other units. We will not base your payment on any unit that is not a "comparable replacement apartment."

We are enclosing a brochure entitled, "Relocation Assistance to Tenants Displaced from Their Homes." Please read this brochure carefully. It explains your rights and some things you must do to obtain a payment. For example, to obtain a replacement housing payment, you must move to a decent, safe and sanitary apartment within one year after you vacate your present unit. Therefore, do not commit yourself to rent a unit until it has been inspected.

We want to make it clear that you are eligible for assistance to help you relocate. In addition to relocation payments and housing referrals, counseling and other services are available to you. **Erin Rogers**, a representative of Independent Management Services, our property manager, will contact you soon to determine your needs and preferences. At that time, we will explain your rights and help you obtain the relocation payments and other assistance for which you are eligible. If you have any questions, please contact: Erin Rogers, Relocation Specialist at (313) 650-6850.

Remember, **do not move** before we have a chance to discuss your eligibility for assistance. This letter is important to you and should be retained for your records.

Translation Services Available Upon Request.

Phone # for the Hearing Impaired TTY/TTD 711

Sincerely,

Erin Rogers
Relocation Specialist

CKG Community Resources



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-12:00PM**
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/](https://waynemetro.org/housing/)

THANK YOU TO OUR PARTNERS!

THE COMMUNITY 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.

tcblnc.org

Need support with your financial goals? Call Tracey at 313-484-4816!

Esusu

Download the Esusu App!

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

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](https://esusu.com) 929.269.8032 rentsupport@esusu.org

April Resident Council Meeting Recap!

United Community Housing Coalition hosted the tenant council meeting at Left Field on Tuesday, April 29th from 4:00 – 6:00 pm. The event was held in the 1st floor community room. Snacks and refreshments were provided to residents.

UCHC invited the Detroit Parent Network to speak at the tenant council. In attendance were Dai'Jon Campbell, a Literacy Coordinator, and Anthony Young, who is the Parent Engagement Specialist. Their mission is to support families in Detroit, with a focus on childhood literacy programs, supporting healthy families with a focus on social and mental health, advocacy through paid fellowship programs for parents, and different parent training programs. If you want to reach out and learn more about Detroit Parent Network's events you can reach Anthony and Dai'Jon at dcampbell@detroitparentnetwork.org and ayoung@detroitparentnetwork.org.

Tenant Organizers with UCHC shared a questionnaire asking residents what they want to see in the tenant council. Let us know if you have a specific topic you want to cover, if you want to help plan a meeting, what time of day works best for you for a meeting. We host tenant council meetings at Left Field every other month, so we hope to see you in June!

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

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

Claudia Sanford (313) 963-3310 csanford@uchcdetroit.org

