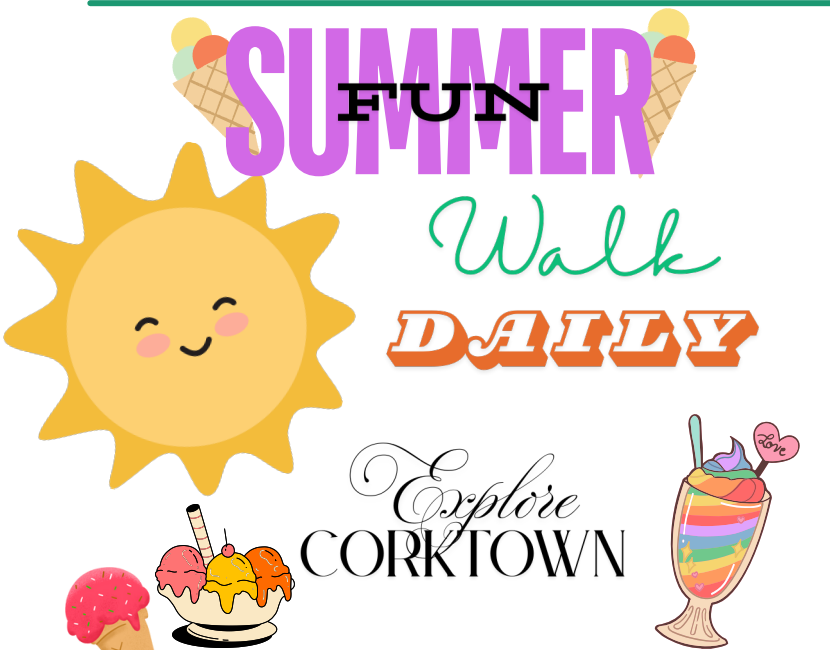




# CHOICE NEIGHBORHOODS

## RESIDENT NEWSLETTER

### July/August 2025



Join the  
Corktown Summer FUN!

- **FREE JAZZ NIGHTS** @ The Main Library  
5201 Woodward Ave. on Tuesdays from  
6-8 pm
- **FREE CONCERTS, Arts & Crafts, Story  
Time, Jewelry Making, Teddy Bear  
Making & so much more** @ Bowen  
Library 3648 Vernor Highway  
Call and register for these  
FREE EVENTS @ 313-481-1300
- **Movie Night In the D** @ Campus Martius  
1000 Woodward on Fridays from 7-9 pm  
**FREE**

#### July/August Activities - Mark Your Calendars

- 1) July 14<sup>th</sup> @ CKG - **Food Distribution** at 1 pm- Receive nutritional food items and recipes while supplies last.
- 2) July 16<sup>th</sup> @ TCB - **Seniors of CKG** at 1 pm
- 3) July 16<sup>th</sup> & 17<sup>th</sup> @ Left Field - **Make Cents Youth Financial Literacy Camp** from 1-4 pm ALL AGES WELCOMED and from 5-7 pm - Free Music, Free Refreshments, Free Fun
- 4) July 25<sup>th</sup> @ TCB Office - Storytelling & Scavenger Hunt from 1-4pm - The Last Gate of the Emperor
- 5) July 29<sup>th</sup> @ CKG - **Tenant Council Meeting** from 4-6 pm

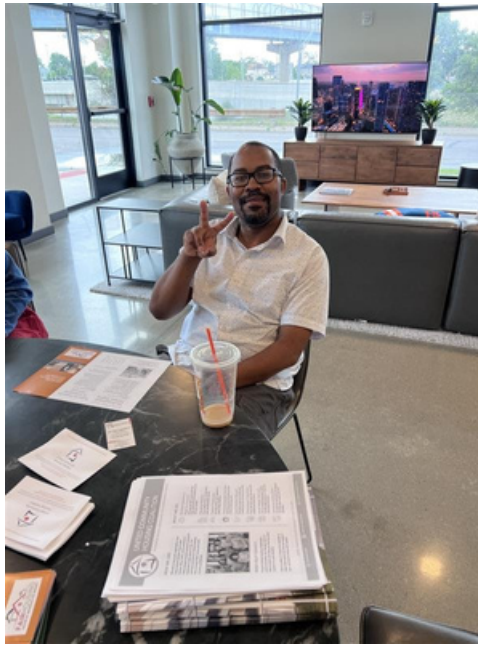
Explore GreenPath's free Learning Lab—sign up to start building a stronger financial future today.

[greenpath.com/learninglab](https://greenpath.com/learninglab)

- 1) Aug. 6<sup>th</sup> @ TCB - **Project Graduation** from 4:30-6 pm
- 2) Aug 8<sup>th</sup> @ CKG - **First Fridays** from 9am-12pm
- 3) Aug. 11<sup>th</sup> @ CKG - **Food Distribution** at 1 pm
- 4) Aug. 13<sup>th</sup> @ TCB - **Woman Empowerment Series Roundtable** - from 4:30-6 pm "Don't Expect to See A Change IF YOU DONT Make One" Join Us today!
- 5) Aug. 20<sup>th</sup> @ TCB - **Seniors of CKG** at 1 pm.
- 6) Aug. 26<sup>th</sup> @ CKG from 4-6pm - Tenant Council Meeting
- 7) AUG. 29<sup>TH</sup> @ TCB - **BACK-2-SCHOOL FROM 1-4PM** - CNI YOUTH JOIN US FOR A DAY OF FUN, RESOURCES & SCHOOL SUPPLIES
- 8) Aug. 29<sup>th</sup> @ TCB - **Colors House Party** 5- 7pm



## June Resident Council Meeting Recap!



United Community Housing Coalition hosted the tenant council meeting at Left Field on Tuesday, June 24<sup>th</sup> from 4:00 – 6:00 pm. The event was held in the 1<sup>st</sup> floor community room and all the residents of the building were invited.

Tenant Organizers with UCHC spoke with residents to discuss any tenant issues, concerns and whatever they wanted to discuss. UCHC also gave residents the opportunity to complete 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, and 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 August!

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

Pablo Marcos (313) 572-1401 [jmarcos@uchcdetroit.org](mailto:jmarcos@uchcdetroit.org)

## Do You Know Your Credit Score?

**THE COMMUNITY BUILDERS**  
Rent reporting 101:  
**How can my rent payments impact my credit score?**  
*Clement Kern Gardens*

Help grow your credit score with rent reporting

**33pts+**  
Average Esusu renters with credit score increases grew their scores by 33pts in 12 months.

**667pts**  
Esusu renters who established credit for the first time reached an average 667pts in 12 months.

**839pts**  
Highest credit score build by an Esusu resident is 839pts.

**Your rent + Esusu**  
Esusu is building the one-stop shop for renter financial health. Traditionally, paying rent doesn't help your credit score. Esusu and your property are working to change that by reporting your on-time rent payments to the three major credit bureaus.

Pay your rent as you normally do

Esusu reports on-time payments to credit bureaus at no cost to you

Monitor your score online or on the Esusu app

Esusu.com | rentsupport@esusu.org | (726) 249-8032

### Your on-time rent payments are helping you build credit, this is how:

- CKG Management has partnered with Esusu to help you establish and grow your credit (for FREE!) with every on-time rent payment that you make.
- When you pay rent on-time, Esusu will notify all three credit bureaus to help improve your score.
- You can monitor your credit score online or on the app by visiting <https://esusurent.com/>
- Esusu offers tools for every step of the rental journey. Access the webpage to get renters resources and financial education tools.

*Part of the Our Door To Yours (ODTY) Program.*

### HEALTH & NUTRITION CORNER

#### Health & Nutrition Tips

- Stay hydrated: Drink plenty of water, especially in hot weather.
- Embrace seasonal produce: Incorporate fresh and local fruits and vegetables into your diet.
- Plan balanced picnics: Pack healthy snacks and entrees for outdoor gatherings.
- Practice mindful eating: Be present while eating and enjoy the flavors of your food.
- Stay active: Incorporate regular physical activity into your routine.
- Protect your skin: Use sunscreen and wear protective clothing to prevent sunburn.

# COMMUNITY SAFETY

## IS A SHARED RESPONSIBILITY, IF YOU SEE SOMETHING, SAY SOMETHING!



Theresa Mitchell  
Director of Community Life

- Call 911 or Make Police Report first.
- Notify the IMS team so they're informed of issues.

**From the Management Office:  
- CKG & Left Field Residents -**

**If you've recently been relocated from CKG to a new unit, please ensure you've read, acknowledged and signed off on your Notice of Eligibility for Relocation Assistance with the IMS Team.**

**Please see notice below for reference.**

## Healthy Food Resources

**Food Distribution** is held monthly, on the last Friday of the month in front of the Management Office from 1- 2pm. Please text the CL Service Coordinators to be added to the list for pick up @ 313.484.4702.

**Next Distribution - July 14<sup>th</sup> & August 11<sup>th</sup>**

**Find out if you are at risk for diabetes. Take the test, click link below or visit the website.**

Pre-diabetic Test Link:  
<https://doihaveprediabetes.org/take-the-risk-test#/>  
Or

Visit [www.nkfm.org/diabetes](http://www.nkfm.org/diabetes)  
Or

Call 734-222-9800

## Choice Neighborhoods Website

Check out the CNI website for updates, photos, and more! Find out more information on our People, Housing, Neighborhood & Resident Engagement strategies and even read the monthly newsletter(s) online! Head over to the website by clicking or typing in the link below:

[detroitmi.gov/choiceneighborhoods](http://detroitmi.gov/choiceneighborhoods)

## Notice of Eligibility for Relocation Assistance



[insert resident name]

Clement Kern Gardens

[insert street number] Bagley Street

Detroit, Michigan 48216

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

Dear *(Clement Kern Gardens Resident)*:

On May 21<sup>st</sup>, 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*

# HAPPY BIRTHDAY

Ava Grace Alexander  
Carrington Bourne  
Charles Cotton  
Devon Thomas  
Heather Ortiz (Cerde)

Jihani Jackson  
Lateasha Wright  
Makayla Fletcher  
Reshanda Furniss  
Richard Lester

Samaya McGinnis  
Terrance Taylor  
Tori Watkins  
Yolanda Holmes



Kimberly Cooley

## Education & Resource Opportunities

This month brings you a word of advice. I look for resources and activities all the time. Many are free! Some are planned in advance, others are offered last minute. For example, Detroit Police Department (DPD) and the Pistons were giving away bikes to 7-12 year olds at Left Field because they are close to PAL. I only had hours! Phone numbers were wrong or no answer/call back/text. I know that Scam/SPAM calls are at an all-time high, so ...

### Please do this -

- 1 - Make sure your Community Life Service Coordinator has your latest contact info - Phone and Email Address.
- 2 - Save or update our numbers/names in your phone.

**We want you to receive the best. Don't miss out!**

## - CKG Career Coach - The Coach's Corner

**From your Career Coach, Malikia McGee** - I'm here to help! My goal is to remove barriers so you can reach your goals. Whether you're interested in going back to school, picking up a trade, writing a resume, or exploring resources you may not even know exist, I'm here to guide and support you. Call me for 1:1 Coaching! 313.962.9675 x 1699 or 313.945.5200 x 4341. You may email me at [mmcgee@detroitatwork.com](mailto:mmcgee@detroitatwork.com).



**From your Job Developer, Gloria Messenger** - I have many employers! I will be hosting Job Fairs at the TCB Office July 24<sup>th</sup>. There will be an employer there and we can have a 1:1 Job Coaching session to get you hired. See you there! Call 313.377.1067 or email me at [gmessenger@detroitatwork.com](mailto:gmessenger@detroitatwork.com).

## How to find employment or training when help is not around!

1. Network - Neighbor, Family, Friend, Social Media leads
2. Referrals - If company offers bonus, find an employee
3. Job boards - Indeed, LinkedIn, USAJobs.gov, Glassdoor
4. Job Fairs - Listen to news, Search online near you
5. Volunteering - Team leaders note your excellent help
6. Temp Company - Short term jobs open doors
7. One Stops - Detroit at Work! Centers - WIOA Training
8. Free Online Certifications - LinkedIn Learning, Google Certs
9. Michigan Reconnect - Matches you to college and training
10. Future Proud Michigan Educator - Grant and Scholarships
11. Michigan Tuition Grant - Degree at Colleges & Nonprofits
12. Check where you work. Tuition assistance is often available.