

Housing to Home and Relocation

Q: We were told that Housing to Home would be meeting with all residents by the end of May. Has that process been completed? If not, what is the updated timeline?

A: Housing to Home (HTH) requested meetings with all existing residents through phone calls, letters and door-to-door outreach. They also held office hours at the Community Center at the Villages at Parkside. **HTH has completed preliminary meetings to understand family needs with all residents who expressed interest** in a 1-on-1 relocation meeting. Residents will have another 1-1 meeting closer to the time of relocation that will include more details about timing and unit assignments, and each resident that did not participate in the first phase of meetings will be captured during this time.

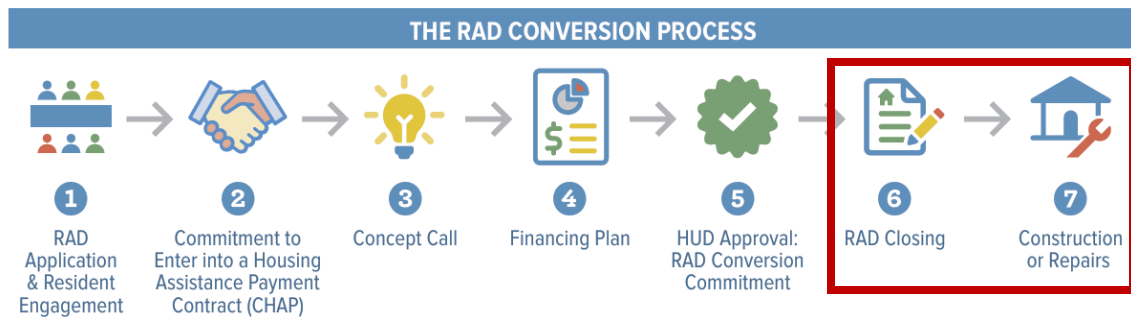
Q: Many residents are still trying to understand what comes next, and what they should be doing now to prepare. Will there be additional one-on-one meetings with residents before major relocation decisions are made?

A: As addressed in the question above, residents will have another 1-1 meeting closer to the time of relocation that will include more details about timing and unit assignments. The first meeting was intended to understand family size and need to ensure that unit assignments fit your family size and need. Housing to Home is in the process of developing the logistics, and we will keep residents informed on what to expect as updates arise. All residents will have another opportunity for an additional 1-1 meeting to review the plan.

RAD and Relocation Process

Q: Many residents would appreciate an update regarding where we are in the RAD and relocation process. Can you provide an update on where we currently stand and what major steps still remain before residents begin moving? Have all required steps been completed, or are there still outstanding milestones residents should be aware of?

A: See below chart outlining the RAD process and where we stand (highlighted in red). DHC/Ginosko have completed step 6 and have moved onto early start construction.



Q: What are the next major steps residents can expect over the coming months?

A: The first phase of work will focus on preparing the site for new buildings. Residents may notice construction crews installing safety measures, clearing and grading land, excavating non-functioning utilities to make way for updated infrastructure, and completing foundational work for future buildings.

Q: Are there any deadlines, meetings, or decisions that residents should be preparing for now?

A: There currently are no deadlines, meetings, or decisions that residents should be preparing for. We will keep residents posted when relocation meetings are expected to resume.

Q: Many residents are trying to understand not only where the redevelopment project stands today, but also where they fit into the process and what they should expect moving forward.

A: The project is moving toward a full financial closing, but site work has begun under the Early Start approval between the Detroit Housing Commission, City of Detroit, HUD. HTH will be in contact with residents at least 90 days before residents will be moving into their new units. During the construction period Residents will be updated on the progress through monthly newsletters.

The New Homes

Q: Many of us remember seeing drawings and presentations over the years, but we have not seen the most current floor plans, layouts, and square footage information in quite some time.

A: The marketing team is putting together the marketing materials for the project. Once those are prepared, we will share them with the residents. We will have updates during our next resident meeting in October.

Q: Will residents have an opportunity to review the latest plans and ask questions before construction moves too far along?

A: Please see above.

Q: Will the washer and dryer space accommodate full-size units or only stackable units?

A: As discussed in previous resident meetings, the washer and dryer area in the apartments will only accommodate stackable washers and dryers. A common laundry room with full size washer and dryer units will be provided in each multistory building for larger items.

Q: Will the units come with washers and dryers?

A: As mentioned in previous meetings, washers and dryers will come with each of the units as well as a shared laundry room in the apartment buildings.

Q: Will there be enough room for residents who own deep freezers or other larger household appliances?

A: We will be reviewing marketing packages at the next resident meeting and can answer specifics around what may be able to fit inside of each unit type. Please make sure to express these needs during your 1-1 meeting with Housing to Home.

Q. Will units include dishwashers and garbage disposals?

A: Yes, units will have dishwashers and garbage disposals.

Q. Will appliances be stainless steel or another finish?

A: The appliances will be either white or black.

Q: Will there be adequate cabinet space, pantry storage, linen closets, and general storage throughout the home?

A: The cabinet space, pantry, linen and general storage all meet or exceed the design standards set by the Michigan State Housing Development Authority.

Q: Will there be designated space for garbage cans, cleaning supplies, and other everyday household items?

A: The cabinet space, pantry, linen and general storage all meet or exceed the design standards set by the Michigan State Housing Development Authority.

Q: Will units include bathtubs, showers, or both?

A: Yes, the apartments will include bathtubs. Apartments specific designated as 'barrier-free' will have showers.

Q: Will residents have options where possible?

A: See above. Residents who require mobility impairments should communicate their household needs to current management and Housing to Home.

Q: Have accessibility features been considered for seniors and residents with mobility concerns, such as walk-in tubs, low-threshold showers, grab bars, seating areas, and other aging-in-place features?

A: All barrier free units have been designed to include features for impaired mobility residents such as roll-in showers, grab bars, etc. All units are designed as “adaptable” so that converting to full barrier free designs is easily done and gives flexibility to age-in-place.

Q: Will units come with blinds or window coverings already installed?

A: All apartments will come with mini blinds.

Q: Will apartments and townhomes have patios, porches, balconies, or outdoor sitting areas?

A: Townhomes will have patios in the rear of their townhome. There are site amenities such as benches, play areas and walking paths for use by all residents.

Future Phases and Returning Residents

Q: Is that still part of the long-term plan?

A: Yes, current residents will have the opportunity to move into future phases as they become available.

Q: What does that process look like today?

A: Based on the survey results, residents have decided that the selection process will be based on seniority. Those residents with the highest seniority will have the first right of refusal to move into other secondary units when they become available.

Jobs, Training, and Homeownership Opportunities

Q: What employment opportunities will be available to residents during redevelopment?

A: Ginosko Modular and the general contractor have committed to residents who qualify as Section 3 employees. In addition, the general contractor will comply with all Section 3 Requirements including job fairs, job postings and facilitating Section 3 Business with the opportunity to contract for portions of the overall project.

Q: What is the current status of the FSS Program?

A: Access & Enrollment Channels: The FSS program is fully operational and active. We have gathered data from residents following our summer door-to-door interest outreach. Residents can sign up via our online interest links ([FSS Interest: Needs & Goals & Homeownership Program Intake Form](#)) or meet with FSS and Homeownership staff on-site at our Resident Services Community Expos, held Wednesdays and Fridays through October.

Q: What resources are available to help residents prepare for future homeownership opportunities if later phases include those options?

A: Please see answer above.

Q: Are there plans to provide financial literacy, credit-building, or homeownership preparation workshops for interested residents?

A: Financial Literacy & Homeownership Pathways: For credit building, budgeting, and homeownership preparation, we have partnered with the FDIC to roll out the *How Money Smart Are You?* platform. We will share the official workshop schedule and registration details as dates are finalized on the calendar.

Communication and Next Steps

Q: When can residents expect the next community meeting?

A: The next resident meeting will be scheduled for Wednesday, October 28, 2026.