



# CLEMENT KERN GARDENS RESIDENT NEWSLETTER



## January 2023



Happy  
*New Year*

### GET AHEAD OF THE GAME!

*Summer* Start Planning for Summer  
Camp/Youth Employment/Program  
Enrollment

It's never too early to start thinking about the activities you want your child(ren) to participate in.

Coming soon to Clement Kern Gardens...

**A Summer Program Shopping Fair!**



### Message from CKG Management Office

Residents can now submit a maintenance work order and/or pay their monthly rent using the **ActiveBuilding** App. Below is a flyer with instructions on how to download, create an account, and submit a service request from the comfort of their home.

**NOTE: DO NOT** submit work orders for carpet or paint on the app. These services require inspection by IMS. Please visit the office or contact Amber at 313-965-5650 during office hours: 8AM - 5PM - Monday - Friday.

### Mark Your Calendars

- 1) **Coco & Conversation - Jan. 10th, 4:30-6:00 pm @ TCB (1842 Michigan Ave.)** Come out and have hot chocolate and discuss some hot topics.
- 2) **Women Empowerment Series Part III - Jan. 12th, 4:30-6:30pm @ TCB (1842 Michigan Ave.)** Ladies, this is an event you won't want to miss because this series is JUST FOR YOU! Link to register: <https://bit.ly/3zvBY7Q>
- 3) **Senior Day of Service - Jan. 13th, 1-3pm @ TCB (1842 Michigan Ave.)** Come & help us support the Seniors of CKG.
- 4) **Financial Empowerment - Jan 18th, 6-7pm @ DHDC (1211 Trumbull)** Let's learn how to make our money work for us.
- 5) **Learn & connect with Chef Andre Brown - January 19th, 3:30-5pm @ TCB (1842 Michigan Ave.)** Learn how to become employed in the Cooking Industry.
- 5) **Seniors of CKG - Jan. 25th, 12:30-1:30 pm @ CKG Management Office** An exclusive club for seniors 60+.
- 6) **Tenant Council Meeting - Jan. 26th 4:00-6:00 pm @ Clement Kern Gardens**
- 7) **CKG Youth Initiative - Jan. 26th, 4:00-5:30 pm @ DHDC** (*Transportation provided from CKG to DHDC*)
- 8) **Food Distribution - Jan. 27th, 1:00-3:00 pm @ CKG**



Co-Lead by  
Noreena Thomas



HAPPENING AT CKG:  
"Senior Smack Talking"

This is an exclusive club designed for mature CKG residents 60+. Residents will meet at the management office to enjoy each others company, talk, create, and be apart of interactive activities.

Resident Champion- Noreena "Peaches" Thomas, will be co-leading this initiative. She brings her experience and charisma to this exciting group.

**HOPE TO SEE YOU AT  
MANAGEMENT OFFICE ON  
JANUARY 25TH @ 12-1PM.**

Stay on track with your  
Family's Mental Health

Presented by the Children's Center this class is intended to lead parents and or caregivers with children who struggle with behavioral, emotional, educational, intellectual and developmental challenges or may have experienced trauma.

**HELP YOUR CHILD THRIVE!**

**DATE:** Tuesday, January 24th

**TIME:** 4-5:00PM

**LINK:** <https://bit.ly/3TOauTd>

Extra, Extra, Read All About It:  
**Report Card Roll Call!**

TCB has started making calls to families to share a copy of their children's report card. Please provide an image to your CL Service Coordinator and be entered to win prizes, a gift card or a pizza party. You will also be featured on the CKG Academic All-Star Wall in the Management Office, a chance to be spotlighted in the CKG Newsletter, and bragging rights!



Send image to Tracey @ 313-484-4816 or Melinda @ 313-484-4702.

**Resident Resources**

**Are you going through more food  
than normal these days?**



**Food Distribution** is held monthly on the last Friday of the month in front of the Management Office from 1- 3pm. Please text the CL Service Coordinators to be added to the list for pick up @ 313.484.4702. You can also sign up to join the next **Cooking Matters** Session, by texting the Education & Resource Manager @ 313.484.4709. (see flyer below)

**Next Distribution - Jan. 27th**

**CHEERS TO LIFE**

Learn more coping mechanisms for all ages. Cheer yourself & others in challenging times so we don't let it consume our thoughts, feelings, and emotions.

*MAKE THIS YOUR 2023 RESOLUTION & CHOICE!*

**2023**

**DATE:** Monday, January 23rd

**TIME:** 4-5PM

**ADDRESS:** East English Village (5020 Cadieux Rd. Detroit 48224)

**Family Success Plans Are Happening Now!**

**Sign Up TODAY!**

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

**Call 313.653.4445 TODAY to get CONNECTED!**

**CKG Youth Initiative**

Touring DHDC this month. Transportation provided from CKG to DHDC. We will meet Thursday, Jan. 26th 4:00-5:30 pm.

**BRING A FRIEND & HAVE FUN!**



**THE COMMUNITY  
BUILDERS**



**ACD**

**IMS**



United Community  
Housing Coalition

# December Tenant Council Recap



On Thursday, December 15, 2022, United Community Housing Coalition (UCHC) teamed up with The Community Builders (TCB) for a Winter Extravaganza in the parking lot of Clement Kern Gardens. Residents were able to decorate holiday cookies, design Christmas ornaments, and decorate a tree. Officer Hawkins, the Neighborhood Police Officer, showed up just in time for the dance party. Melinda of TCB lead the caroling group. Everyone was invited to warm up in the toasty tent with hot chocolate and a nice warm meal. There was a raffle held where residents had the opportunity to win one of the beautiful trees and other assorted gifts.

Thank you to all the community members who participated, and we look forward to seeing more of you in this New Year! The next Tenant Council Meeting will take place at Clement Kern Gardens on Thursday, January 26th from 4 to 6pm. Please join us as we work together in supporting the community of Clement Kern Gardens.

## Welcome to the Team!



### Tracey Rucker

The greatest SUCCESS we'll know is HELPING others Succeed & Grow-Gregory Scott-Reid.

Let's continue to Succeed & Grow together. TCB is here to help.  
tracey.rucker@tcbinc.org  
(313) 484-4816



### Melinda Smith

THANK YOU to all the residents who welcomed me into their space, I am truly thankful! I will not take your trust and my responsibilities lightly, and the CL team is here, if ever you need us.

melinda.smith@tcbinc.org  
313-484-4702

## CKG Career Coach's "Team Huddle"



Kimberly Cooley

CKG's Career Coach wants to connect with YOU! Call/Text at 313.586.7495 or email [kcooley@detroitatwork.com](mailto:kcooley@detroitatwork.com) to schedule time TODAY! Learn about FREE Resources, Training, Services & Support just waiting for you!

### January's Third Thursdays!

#### Coach's Playbook-"Begin with the end in mind!"

1. Good Health
2. Mental/Emotional Peace
3. Diploma/Certification/Degree
4. Stable Finances
5. A New Home
6. Family Legacy

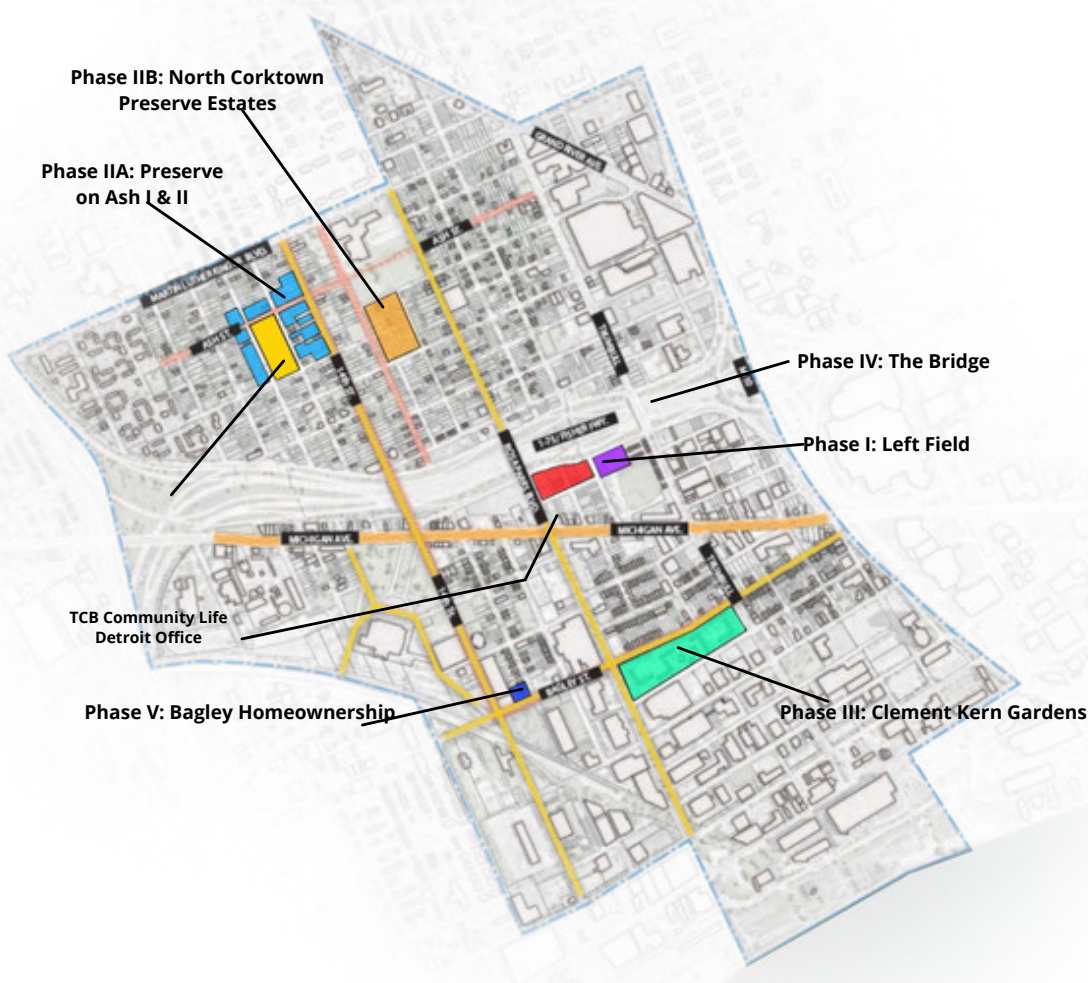
#### Meet with me. Let's start at the beginning!



Chef Andre Brown

January 19th from 3:30 - 5:00pm, you're invited to connect with Chef Andre Brown! He'll share his story and provide information about the Cooking & Hospitality Industry about becoming employable, entering the field, and how to be an entrepreneur. **LOCATION** - CKG Leasing Office - **with food!**

**Housing Phases by Location:**



**Phase I: Left Field**

2610 Cochrane St, the Southeast corner of Cochrane and Fisher Service Drive. Directly North of the former Tigers Stadium

**Phase IIA: Preserve on Ash I & II**

Several blocks along 14th and Ash St, just South of Martin Luther King Jr. Blvd

**Phase IIB: North Corktown Preserve Estates Home Ownership**

Directly East of Preserve on Ash I & II, West of Wabash St along Ash St.

**Phase III: Clement Kern Gardens**

Located on Bagley St, between Rosa Parks Blvd and Trumbull Ave

**Phase IV: The Bridge**

Between Rosa Parks Blvd and Cochrane St, directly West of Left Field

**Phase V: Bagley Homeownership**

Northwest corner of Bagley St and Wabash St, about two blocks West of Clement Kern Gardens

**TCB Community Life Detroit Office:**

1842 Michigan Ave.

# CKG Community Resources

**SENIOR SMACK TALKING**  
AN EXCLUSIVE CLUB FOR RESIDENTS 60 & OVER!

**JAN 25, 2023**  
FROM 12-1PM

**CKG MANAGEMENT OFFICE**  
COMFORT FOODS. WATER. GOOD CONVERSATION.

RSVP by text to Roseanna-CKG Resident Champion @ 313.461.2300 #2623

**Stay Connected**  
**CKG Youth**

January 26th from 4:00-5:30pm  
(Pick up @ CKG)  
Experience a part of your neighborhood and its offerings

Prepare to toured DHDC & learn:  
HOW TO BECOME YOUR OWN BOSS  
BE PART OF ROBOTICS COMPETITION  
MAKE MUSIC  
AND, MUCH MORE...

COME JOIN US AS WE TOUR DHDC

Transportation provided from DHDC

**COOKING MATTERS**

**FREE** cooking and nutrition classes featuring...

Tips & tricks to eat well, shop smart, & save money  
Free cookbook with easy-to-prepare recipes  
Free weekly groceries to cook the class recipe at home  
Free graduation certificate & prizes upon completion  
Lots of fun!

**WHEN:** Thursdays 4:30PM - 6:30PM  
3/9/23 - 4/20/23  
SOP 3/23/23

**WHERE:** The Community Builder  
1942 Michigan Ave.  
Detroit, MI 48216

**TO SIGN UP, CONTACT:** Christina Miralles  
313-464-4709 or  
Melinda Smith  
313-464-4702

**GLEANERS**

# FINANCIAL EMPOWERMENT SERIES



Scan me to  
register!

## TAKE CHARGE OF YOUR OWN FINANCES AND REACH YOUR FINANCIAL GOALS

This course is designed for people starting their financial journey or those trying to get back on track!



**JAN 18th** Financial Goals & Budgeting

**JAN 25th:** Understanding & Building Credit

Wednesdays evenings from 6pm - 7pm

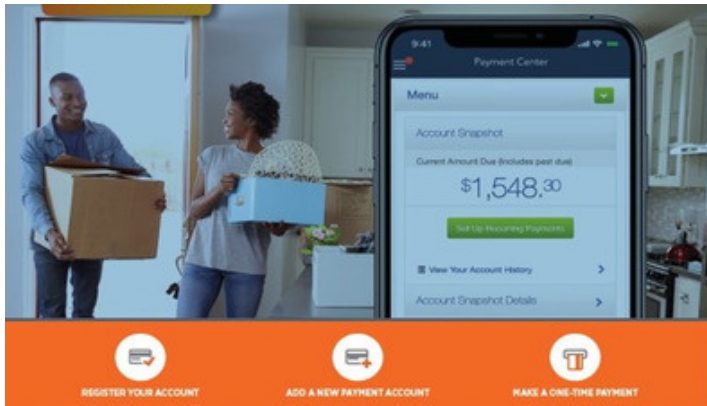
**Location: 1211 Trumbull St., Detroit, MI 48216**



For more info, contact Juan Alfaro at  
(313) 967-4880 or via Email at [jalfaro@dhdc1.org](mailto:jalfaro@dhdc1.org)

# Make Your Next Monthly Rent Payment or Submit a Maintenance Work Order by Using the ActiveBuilding App

## Create an account, NOW!



### How to Pay with ActiveBuilding

#### REGISTER FOR ACTIVEBUILDING

1. Open invitation email (Welcome to Property Name)
2. Click on the link
3. Complete the form

#### CAN'T FIND YOUR INVITATION EMAIL?

1. Go to the property's ActiveBuilding URL (<propertyname>-activebuilding.com)
2. Click on New user? Get started now
3. Fill out the form
4. Click Continue

#### HOW TO MAKE A ONE-TIME PAYMENT

1. Log in to ActiveBuilding
2. Go to Dashboard > Payment Center
3. For first-time logins, click Select a Payment Method, then Add New Payment Account
  - Note: Enter your card number or checking and routing number for bank accounts
4. Fill out the One-Time Payment form
5. Select your option for amount to pay
6. If paying by credit card, enter your security code
7. Proceed to confirmation
8. Review details and click Confirm Payment



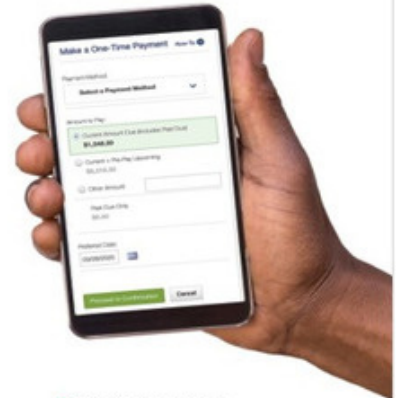
#### HOW TO MAKE A PAYMENT

##### ADDING A NEW PAYMENT ACCOUNT

1. Login to ActiveBuilding
2. Under Quicklinks, click Make a Payment
3. Click Saved Payment Accounts
4. Click Add a new Payment Account
5. Select Payment Type
6. Fill out the information needed and click Add Bank/Card Account

##### SETTING UP RECURRING OR SCHEDULED PAYMENTS

1. Log in to the portal
2. Click Make a Payment
3. Select Set Up Recurring Payments
4. Click Schedule a New Recurring Payment
5. Enter a Payment Nickname
  - Note: Adding a nickname for this account setup will allow you to easily distinguish this saved account from other saved accounts you may enter.
6. Select what Type of Recurring Amount
7. Select the Frequency
8. Select the Date of the First Payment
  - Note: This is the date that your payment will process. In the event this falls on a banking holiday or weekend and you are paying from a bank account, the payment will process on the next banking business day. If the first payment is indicated to fall on the 30th of the month, each future payment will fall on the last day of the month.
9. Select the Number of Occurrences
10. Check "I agree to the Terms & Conditions"
11. Click Review and Confirm Payment



##### 12. Check the two statements:

- I understand and agree that the amounts of my payments will vary, and that I may not receive advanced notice of those payment amounts.
- By choosing to make a payment using your bank account, you are authorizing (property name) to debit your bank account for the total amount specified. If the debit is dishonored for any reason, you are also authorizing an additional debit for the state-allowed, returned-check fee.

##### 13. Click Submit

Download ActiveBuilding or Your Property's App Today!



NOTE: Payment options and applicable fees may vary



Contact your leasing office for more information.

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ACTIVEBUILDING®



## MAINTENANCE PROBLEMS? NO PROBLEM!

It's never convenient when something doesn't function the way it should, but ActiveBuilding lets you place maintenance requests 24/7. You'll get an email, text or voice message to let you know the status of your request. Not home? You can also give maintenance teams permission to enter in your absence.\*

Please visit the office or contact Amber if you have any questions or need support with this at 313-965-5650  
Office hours: 8AM - 5PM  
Monday - Friday.

# Choice Neighborhoods Relocation FAQ

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

Relocation is the process that happens when a developer wants to rebuild a property with people already living there. When the project is funded with federal money, regulations like the Uniform Relocation Act (URA) provide certain protections for people being relocated, including paid moving costs and assistance 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 and future residents have a clean, safe, and affordable community to call home. The existing buildings at Clement Kern Gardens will be demolished and new housing will be built in its place. You and your neighbors will need to temporarily move while the site is being rebuilt.

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

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 already live. 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 future notified, stay lease compliant and avoid eviction. The goal is to keep you in your home and your neighborhood, just with an upgrade.

## Where will I have to move to while Clement Kern Gardens is being demolished and rebuilt?

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 to 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.

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

This may be a possibility. If you are living in a unit that is scheduled 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 we want to make those units available to you instead of moving elsewhere. Again, the focus of this grant is on you and your housing needs.

## How will you decide who goes where? And when?

Each household at Clement Kern Gardens will be interviewed about their preferences for moving. This includes where you would like to live, how many bedrooms your household requires, accessibility needs, transportation and needs. The interview process will begin in early 2023. Interviews will also be done in phases, starting with the East portion of Clement Kern Gardens.

## How much is this going to cost me?

You will be connected to housing options that will be affordable to you using the same qualification and certification process you have now at Clement Kern Gardens. 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.

## Should I be planning to move now?

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 relocation or paying your moving expenses. Starting in the spring of 2023, residents in the East portion of Clement Kern Gardens will start getting another notice: The Notice of Eligibility (NOE) that will tell you more information about where and when you can expect to move.



CLEMENT KERN GARDENS

# LET'S TALK ABOUT HOUSING

## 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

