

# CLEMENT KERN GARDENS RESIDENT NEWSLETTER

April 2023



## Did You Know: CL Service Coordinators...

1. Can help you create a Resident Housing Plan (rent payment planning, interim request, & more)?
2. Can help you develop a Unit Care Plan (tools to organize, de-clutter, when to request paint or carpet)?
3. Can make referrals for resources (utility assistance, youth development programs, & more)?

## CKG Management Office - **RECERTIFICATION**

Residents 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*

## Hop Into the Mix - Mark Your Calendars

- 1) **Cooking Matters - March 30th, April 6th, 13th & 20th - 4:30-6pm @ TCB (1842 Michigan)** Healthy cooking demonstrations & **FREE groceries** to take home.
- 2) **The Bunny Hop! - April 7th - 3-5pm @ CKG.** Join us for some springtime fun!
- 3) **Women Empowerment Series Part VI: Something About Being A First - April 13th - 4:30-6pm @ TCB (1842 Michigan Ave.)** Ladies, make yourself a PRIORITY & join us. Link to register: <https://bit.ly/TCB-WES>
- 4) **Third Thursday's (Career Exploration) - April 20th - 3:30-5pm @ CKG Management Office** - Come learn about Cosmetology in the Hospitality field along and dealing with Diabetes when working for employers or as an Entrepreneur.
- 6) **Tenant/Resident Council Meeting - April 25th - 4-6pm @ CKG - RESIDENTS...THIS IS YOUR MEETING! HAVE CONCERNS ABOUT RELOCATION OR TENANT RIGHTS COME AND ASK YOUR QUESTIONS.**
- 7) **Seniors of CKG - April 26th - 1-2pm @ CKG** Seniors 55 & up let's meet up under the tent and plan some exciting activities!
- 8) **Men of CKG - April 26th - 4-5pm @ CKG** "The best tip I can give you is to be **ACTIVE**. So many people **TALK** about what they want to do and they just love words. Don't be a talker. **"BE A DOER."** Kevin Hart- Men please come out and talk with the men in your community.
- 9) **Literacy & STEM- April 26th - 4-5:30 pm @ CKG-** All families are welcomed to come participate in FUN & EXCITING learning activities.
- 10) **Youth Initiative - April 27th - Summer Employment**
- 11) **Focus Hope Distribution for Seniors - April 28th @ CKG**
- 12) **Food Distribution - April 28th - 1-3pm @ CKG**



## Working Together for All Children



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

Events in your area are being hosted at:  
Brilliant Detroit  
Congress of Communities  
Detroit Public Schools District  
Detroit Head Start Programs

## National Kidney Foundation of Michigan PRESENTS

### DIABETES PATH (VIRTUAL)

Mondays 1:00 pm-3:00 pm  
Session 1-6: April 10, 17, 24; May 1, 8, 15  
To register visit:  
<http://classes.beaumont.org> or call 800-633-7377

### HYPERTENSION CONTROL (VIRTUAL)

Thursdays 6:00 pm-7:30 pm  
Sessions 1-8: April 20, 27, May 4, 11, 18, 25, June 1, 8  
To register: visit [www.nkfm.org/HBPC](http://www.nkfm.org/HBPC) or call (800) 482-1455

## Stay tuned, SAVE THE DATE...

Do YOU need an eye exam or glasses?

HAP & One Sight event coming soon...

**WHEN:** July 6th and July 7th from 12-6pm and July 8th from 10am-4pm  
**WHERE:** Grace Community Church, 21001 Moross Road, Detroit, MI, 48235

Questions about this event, call Christina @ 313-484-4709.



## CKG YOUTH INITIATIVE

AGES 13-18

TCB is partnering with Matrix Youth Development Office for April's Youth Initiative. If you are looking for a space to relax, socialize, and have fun with other youth your age than **DON'T MISS** this upcoming gathering. TCB staff will meet you at CKG on Thursday, April 27th @ 3:30-5pm.

**BRING A FRIEND & HAVE FUN!**

Call Melinda | 313-484-4702 or Christina | 313-494-4709  
to register:

<https://form.jotform.com/210355285984059>



## 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.

## 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.

Next Distribution - April 28th

## Choice Neighborhoods Website

Have you seen our newly updated website? We redesigned it specifically for you! Find out more information on our People, Housing, Neighborhood & Resident Engagement strategies and even read these newsletters online! Head over to the website:

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

# March Tenant Council Meeting Recap!



The Clement Kern Gardens (CKG) Tenant Council Meeting took place on Tuesday, March 28th. Claudia Sanford from the United Community Housing Coalition (UCHC) and Winona Bynum from the Detroit Food Policy Council spoke to residents about upcoming projects and food related resources in the city. Claudia spoke about the idea of creating a film about the CKG development and its residents. Claudia is interested in capturing the CKG development and relocation on film from the perspective of residents. UCHC has experience working on short documentaries with residents in Detroit. She believes it's important to interview families and capture their stories. Christina Mireles from The Community Builders spoke about an upcoming event at CKG. On Wednesday, March 29 there will be the Summer Program Recruitment and Youth Employment Fair. She encouraged parents to bring their kids and explore the resources. The final speaker was Winona Bynum, Executive Director of the Detroit Food Policy Council. She let residents know about food resources and assistance offered to residents of Detroit. Winona spoke on policies the Detroit Food Policy Council is working on. The Farm Bill is used to fund the SNAP program specialty crop availability, like fruits and vegetables. Detroit Food Policy Council is trying to include Fresh Food Prescriptions in the Farm Bill as well, which would allow doctors to write patients prescriptions for fresh foods. She also spoke about a food program for seniors called Senior Market Fresh. Seniors who have SNAP benefits can apply to this program to receive coupons for fresh foods to use at a farmers market. Winona let residents know about Keep Growing Detroit and D-Town Farms and its urban agriculture services that it provides for residents, Detroit Community Markets located throughout the city, and Oakland Ave Urban Farms. The next CKG Tenant council meeting will be held on the grounds of CKG on Tuesday, April 25th from 4-6pm. Hope to see everyone there!

## NEED TO HAVE AN SUPPORT ANIMAL?

### ACCOMMODATIONS CAN BE MADE!

- An assistance animal is an animal that works, provides assistance, or performs tasks for the benefit of a person with a disability, or provides emotional support that alleviates one or more identified effects of a person's disability.
- The Fair Housing Act requires a housing provider to allow a reasonable accommodation, involving an assistance animal in situations that meet conditions
- Whether a particular accommodation is reasonable depends on a variety of factors and must be decided on a case-by-case basis.

*\*If you have not completed your paperwork for a support animal, visit the management office at Clement Kern Gardens to obtain the section 504 forms.*

To read more about this topic visit:

<https://www.hud.gov/sites/documents/hud DOJstatement.pdf>

## Are you in jeopardy of being towed? (broken down or not running)

- Looks abandoned (*more than 48-hours without being moved*)
- Expired license plates
- Broken windows
- Flat tires

For more information visit the management office at Clement Kern Gardens.

## CKG Career Coach's "Team Huddle"



Kimberly Cooley

### DID YOU KNOW? THE CITY OF DETROIT IS OFFERING THE "JUMPSTART" PROGRAM?

If you have been unemployed /out of training for 6 months, you may be eligible for a job, training, plus stipend! Contact CKG's Career Coach for details. Call/Text at 313.586.7495 or email [kcooley@detroitatwork.com](mailto:kcooley@detroitatwork.com) TODAY!

### April's 3rd Thursdays!

#### Keira Cooley



April 20th from 3:30-5:00 pm - We rescheduled Keira Cooley! She is an Entrepreneur in the Hospitality Industry as a "Licensed Cosmetologist" and started a new internship as an Instructor with P & A Scholars. She also shares an all too common challenge many have - Diabetes. She'll share her story of discovery, complications, overcoming, then success!  
**LOCATION - CKG Leasing Office - with Refreshments!**

### Coach's Playbook - "Jumpstarting your Life"

1. Inspect power & connections
2. Bring power source close
3. Get correct info/attachments
4. Let power flow; Restart
5. Carefully disconnect
6. Inspect after start-up

**Check your power sources, get optimum connections!**

# Relocation Support

## 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.

ACD AMERICAN COMMUNITY DEVELOPERS, INC.



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**

 **9 AM TO 12 PM**

**CALL OR EMAIL FOR MORE INFO**

 **313-881-8150 X129**

 **mike@acdmail.com**

 [www.detroitmi.gov/ChoiceNeighborhoods](http://www.detroitmi.gov/ChoiceNeighborhoods)

## 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

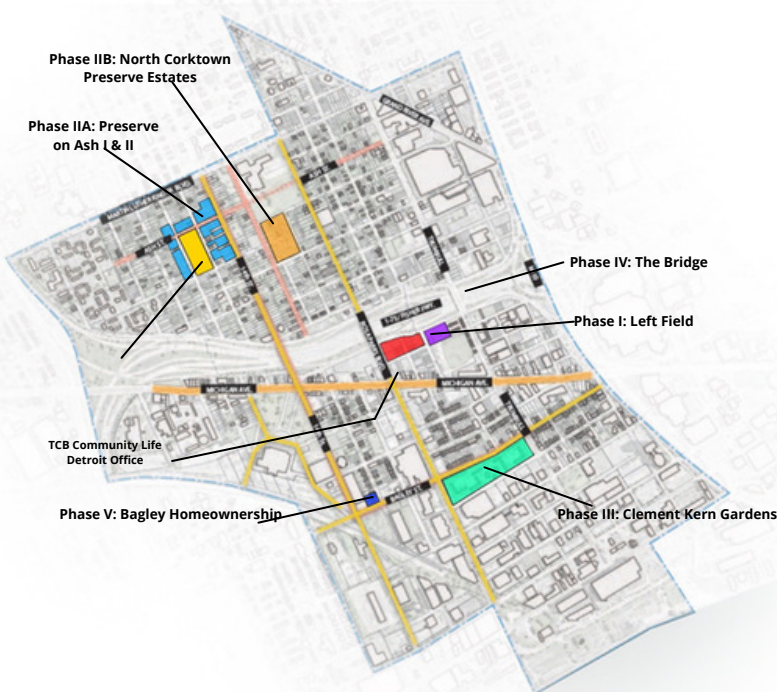
Between Rosa Parks Blvd and Cochrane St, directly West of Left Field

### 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.



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**

**SEARCH FOR ACTIVEBUILDING**

- Open mobile app
- Click on the icon
- Complete the form

**CANT FIND YOUR INVITATION EMAIL?**

- Go to the property's ActiveBuilding URL
- Click on the icon
- Click on the icon
- Click on the icon
- Click on the icon

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

- Log in to ActiveBuilding
- Go to Dashboard or My Account Center
- For first-time login, click "Forgot a Payment" and follow the steps to add your payment account
- Make sure your card number or checking and saving account for bank accounts
- Fill out the One-Time Payment form
- Input your amount to amount to pay
- Payment by credit card will auto-generate your bill
- Proceed to confirmation
- Review details and click Confirm Payment

**ADDING A NEW PAYMENT ACCOUNT**

- Log in to ActiveBuilding
- Under Dashboard, click Make a Payment
- Click Saved Payment Accounts
- Click Add a New Payment Account
- Select Payment Type
- Fill out the information requested and click Add Bank/Card Account

**SETTING UP RECURRING USE**

**RECURRING PAYMENTS**

- Log in to the app
- Click Make a Payment
- Select Add or Recurring Payments
- Click Schedule a New Recurring Payment
- Enter a Payment Description
- Now adding a schedule for this account type will allow you to easily manage the amount sent from other saved accounts going forward
- Select what Type of Recurring Payment
- Select the frequency
- Select the Date of the First Payment
- Now that you have your payment information, to ensure the bill is charging/holding or releasing you from an amount/line, click account, frequency and date of the starting
- Fill out the One-Time Payment form
- Check "Agree to the Terms & Conditions"
- Click Review and Confirm Payment

**Check the last information:**

- Understand and agree that the amount of my payments will vary based on my current relevant bills of those payment accounts.
- By choosing to make a payment using your bank account, you are authorizing Company name to debit your bank account for the full amount specified. If the debit is unsuccessful for any reason, you are authorizing an additional debit for the same amount on the next due date.

**Click Submit**

**Download ActiveBuilding on Your Smartphone's App Store!**

Available on the App Store | Get it on Google Play

**Happy Birthday**

Thelma Tatum  
 Maria Ramirez  
 Tomeka Humphrey  
 Lashaunda Moore  
 Tiffany Butler  
 Carnay Johnson  
 Shareese Maclin  
 Demonica Jackson  
 Justin Pickens  
 Christian Paynes  
 Jahylin Hodges  
 Romeo Johnson  
 Tristan Furniss Jr.  
 Chloe-Chanel Cobbs  
 Emmanuel Furniss  
 Armani Loury  
 Kinnith Johnson

**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.

\*A service fee is added to payments processed through this system

# CKG Community Resources

**corktown grows**  
CORKTOWN HEALTH

**Mondays With Rachel Detroit**

Functional Fitness  
Plant-Based Cooking  
3:00pm every Monday  
at Corktown Health  
1726 Howard St

EMPOWERMENT THROUGH lifestyle CHANGES

RACHEL DETROIT  
lifestyle coaching

100% PLANT-BASED

contact Jonathon 313 676 0797

**Wednesday Walkers n Wheelers**

socialization and mindfulness provided

Meet at Corktown Health  
1726 Howard St Detroit 48216

**CORKTOWN HEALTH**  
corktown grows

12noon-1pm  
Wednesdays

Questions? Contact GROWS  
313.832.3300 ext 229



# CLEMENT KERN GARDENS

# VIRTUAL SCHOLAR WALL

## Elementary School

Cleo C.



Ava E.



Patrick E.



## Middle School

Ma'lon C.

Jaiden P.



## High School

Christian P.

A'Niya G.

Damarion T.

Jame'Re D.



Help us congratulate these scholars! If you want to see your child's name added to this wall, send us a copy of their report card so we can highlight their accomplishments!