FRIENDS OF PARKSIDE
Working to make our community a great place to live, work, and do business!

Parkside
Community Connector

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OPEN LETTER TO PARKSIDE RESIDENTS

By Friends Of Parkside

To every resident at The Villages at Parkside:

Your relocation meeting may be closer than you think. According to the development team's February 2026 presentation, factory construction is targeted to begin in May 2026 and the first new units could be ready as early as 2027. That means one-on-one relocation meetings — where decisions about your housing future will be made and paperwork will be placed in front of you — are likely coming within the next few months.

Before that meeting happens, there are things you deserve to know — and questions you deserve to have answered in writing. Only 16 townhomes are planned for Phase 1 of this redevelopment. The document that governs your moving costs, your waiting list position, and your rights during relocation — called the RAD Relocation Plan — has still not been shared with residents. And residents heading into these meetings right now are doing so without a fully functioning Resident Council — your elected resident government — at the table.

The Resident Council — your elected resident government — cannot presently function in its intended role. That is not Friends Of Parkside's assessment. That is what the Detroit Housing Commission stated in writing on January 20, 2026. A functioning Resident Council matters because collective resident representation has always been the foundation of resident protection at Parkside. In 1995, it was a Parkside Resident Council president who signed the Further Assurances Agreement that protected resident rights during that redevelopment. Friends Of Parkside is not the Resident Council and cannot replace it — but we are here, we are working, and every individual resident walking into a one-on-one meeting has the right to bring an advocate.

This newsletter has two articles written specifically for you. One focuses on the townhome waiting list — what was promised, how that promise has changed, and what the numbers actually mean for your household. The other focuses on the relocation process itself — what to do before your meeting, what to ask, and what to get in writing before you sign anything. Read whichever one matches your situation. Then contact us before your one-on-one meeting.

One more thing residents deserve to know. Rather than renew Friends Of Parkside's lease, the Detroit Housing Commission offered an access agreement last July — with terms that our resident-majority board could not legally or morally accept. In December, DHC offered a second access agreement with basically similar terms. Despite what some residents may have heard, this matter has not been resolved. We are still here — still working, still open, still available to every resident who needs us. But we want you to hear the truth from us directly, not through rumors. We will keep you informed as this situation develops.

Friends Of Parkside does not tell residents what to do. Every resident at Parkside is fully capable of making the best decision for their own family — when they have the right information to make it. Our job is to make sure you have that information. Your job is to use it however works best for you.

We have been part of this community since 1991. Our board is majority Parkside residents. We are not the Resident Council — we support the Resident Council and the residents it serves.

If you support Friends Of Parkside's work in this community, we would love to hear from you. Call us at 313-822-0311, stop by our office at 5000 Conner, Suite 103 — or send us a note at newsletter@friendsofparkside.org or text us at 888-249-2415. Your words mean more than you know.

Zachary

YOUTH COMMUNITY IMPACT • HOLIDAY 2025 • DEAR SANTA HELPER PROGRAM

Stellantis Employees Expand Dear Santa Helper Program, Ensuring Every Child in 13 Parkside Families Receives Christmas Gifts

Through this expansion of the Friends Of Parkside Dear Santa Helper Program, Stellantis employees adopted entire households, ensuring every child ages 1–17 in 13 Parkside families received holiday gifts.



Parkside children celebrate with Santa at the 2025 Dear Santa Helper Program • The Villages at Parkside



Children with Santa at the 2025 Dear Santa Helper Program • December 2025

A Community Comes Together

This past December, 33 children living at The Villages at Parkside woke up to gifts straight from their Christmas wish lists — the exact items they had asked for. This was made possible through the generosity of donors who chose to support the annual Dear Santa Helper Program organized by Friends Of Parkside.

Each year, the traditional Dear Santa Helper program matches children ages 5 to 14 with donors who personally fulfill their handwritten wish lists. Supporters connected to the University of Michigan and other generous individuals participated again this year, continuing a tradition that has helped make the holidays brighter for Parkside children.

Expanding the Program to Reach Entire Families

In 2025, the program expanded in an important way. Through a special partnership with Stellantis, employees adopted entire Parkside families rather than individual children within the traditional age range.

This family adoption model ensured that every child in the household — ages 1 through 17 — received Christmas gifts. In total, Stellantis employees adopted 13 families and helped bring holiday gifts to 35 additional children for a total of 68 children living at The Villages at Parkside or the eastside community.

Together with the traditional Dear Santa Helper Program, these combined efforts made it possible to reach more Parkside families than ever before.

A Network of Generosity

This year's effort was truly a community collaboration. Stellantis employees, University of Michigan supporters, and individual donors all played an important role in making the holidays special for Parkside children and families.

Every gift purchased and every wish list fulfilled reflected the generosity of people who chose to support their neighbors in the Parkside community.

"To every person who gave their time, their resources, and their heart to make this happen — the families of Parkside are grateful beyond words."

— **Zachary Rowe**, Executive Director, Friends Of Parkside

Leadership That Made It Happen

On the Stellantis side, Christian Washington provided key leadership and coordination that helped make the family adoption model possible. Washington organized employee participation, managed logistics, and ensured that each adopted family was fully supported before Christmas.

Friends Of Parkside also extends sincere thanks to the donors who supported the traditional Dear Santa Helper Program. Their continued generosity is what allows the program to serve Parkside children year after year.

The Letters Say It All

After the holiday celebration, children and families wrote handwritten thank-you letters to their Santa Helpers.

One parent, Aquila Lawrence, wrote on behalf of her family: "Thank you for all that was provided for my babies in our time of need. I truly appreciate everything — and thank you again."

Her children's letters were included alongside hers — one child thanking their helper for LED lights and a Barbie house, another writing simply: "You are so kind."

Letters like these are the truest measure of the program's impact.

About Friends Of Parkside

Friends Of Parkside is a resident-led 501(c)(3) nonprofit organization founded in 1991 by Parkside residents to serve Parkside residents and the surrounding community. For more than three decades, Friends Of Parkside has supported families at The Villages at Parkside through youth programs, after-school services, federally funded meal programs, digital literacy initiatives, resident advocacy, environmental justice work, and community events throughout the year.

To partner with Friends Of Parkside, adopt a family, or support future programs, contact ***newsletter@friendsofparkside.org*** or call ***(313) 822-0311.***

Don't Sign Anything Until You Read This.

What Every Parkside Resident Needs to Know Before Their One-on-One Relocation Meeting

You are ready to move. Nobody is asking you to wait. But before you sit down at your one-on-one Housing to Home meeting and sign any relocation agreement, there are four things you deserve to have answered in writing first. Housing to Home — also called HTH — is a national relocation and resident engagement firm hired to manage the relocation meetings for this redevelopment.

If you also want to understand the townhome waiting list, what was originally promised, and what the numbers actually mean for your household, read the companion article in this issue about the townhome waiting list and what the numbers actually mean for your household.

1. Clean up your account first.

Ask for a printed copy of your account ledger before your meeting. Do not assume back rent caused by DHC processing delays will automatically be corrected. Ask in writing at your meeting: "Is my account in good standing — and can I have that in writing today?"

2. "100% of reasonable costs" does not mean everything.

The word reasonable is defined in the RAD Relocation Plan — a document that has never been shared with residents. Before you sign, ask in writing what is covered and what is not — including packing materials, utility reconnection fees, damage to belongings during the move, and how long reimbursement takes if you pay something out of pocket.

3. Your washer and dryer.

At the February 11, 2026 community meeting, the project team confirmed that all new units will have washer and dryer hookups. That is good news. But hookups do not mean your existing washer and dryer will fit. Appliance sizes vary, and a hookup that does not accommodate your current machines still means replacing them at your own expense. Before your meeting ask in writing whether your specific washer and dryer will fit in the new unit — and if not, whether the cost of replacing them is covered under the relocation plan.

4. Your Phase 1 apartment may not be your permanent home.

This is the thing most residents do not fully understand about how this redevelopment works — and it is too important to skip over.

The redevelopment of Parkside is happening in phases. Phase 1 builds 144 apartments and 16 townhomes. But the full redevelopment plan includes additional phases that will be built over the coming years. That means some residents who move into a Phase 1 apartment may later be asked by management to move again — or may choose to request a move themselves — into a different unit in a later phase. Whether Phase 1 is intended as a permanent placement or a temporary one is something Friends Of Parkside does not yet have a clear written answer on. We do not know whether DHC or Ginosko disclosed this to HUD. That is exactly why you need to ask — in writing — at your one-on-one meeting.

DHC confirmed in its February 26, 2026 written response that the costs of a second move will be covered as reasonable relocation costs. But remember — reasonable is defined in the RAD Relocation Plan that residents have still not been allowed to read.

Moving a second time has real consequences that go beyond moving costs. It means packing and unpacking your life again. It means adjusting to a new unit, a new floor, possibly a new building. It means uncertainty about where you will ultimately land — and for how long.

Before you sign your Phase 1 relocation agreement, get written answers to these questions:

- Is this apartment my permanent home — or a temporary placement?
- If I am asked to move again, exactly what will be covered — and what will not?
- Do I have the right to stay in my Phase 1 apartment permanently if I choose to?
- If I am asked to move again, how much advance notice will I receive — and will that notice be in writing?
- What happens if I am asked to move again and the new unit does not work for my family?

If Housing to Home staff cannot answer these questions at your meeting, ask them to connect you in writing with someone who can — before you sign anything.

Ask for the Documents First — Then Take Them Home

At your one-on-one meeting you have the right to ask for any document before you sign it. Ask for a copy of your relocation agreement, your waiting list position if applicable, and any other paperwork being placed in front of you. Then take those documents home. Read them carefully. Sit down with a family member, a trusted friend, or a neighbor and go through them together. Make sure you understand every word before you put your name on anything.

There is no rule that says you must sign at your first meeting. If something is unclear — or if you need more time — say so. A decision about your housing future is too important to rush.

Bring Someone With You

DHC confirmed in writing that you have the right to bring a family member, friend, advocate, or legal representative to your one-on-one meeting. Use that right. Do not go alone.

Contact Friends Of Parkside Before Your Meeting

We are here to help every resident — whether you want a townhome or an apartment.

Contact us at 313-822-0311 before your meeting.

Sources available at the Friends Of Parkside office, 5000 Conner Suite 103, or at newsletter@friendsofparkside.org.

Update on Parkside Resident Council Leadership

In October 2025, residents at the Villages at Parkside voted in a recall election regarding Resident Council President Joyletha Goodwin. According to the certified results issued by the independent third-party election administrator, 23 ballots were cast, with 12 votes in favor of recalling the president, 10 votes to retain, and one abstention.

The Resident Council plays an important role in representing residents' voices on issues affecting the community. Resident Councils are recognized under federal HUD rules and provide a way for residents to participate in decisions related to housing policies, redevelopment, community programs, and quality of life in their neighborhood.

Following the vote, Vice President Debra Calvin began serving as Acting President while the dispute over the recall results was being addressed.
However, the Detroit Housing Commission (DHC) later stated that the recall election did not meet certain notice requirements and declined to recognize the results.

In early December 2025, Resident Council leadership filed a formal appeal with the Detroit Housing Commission disputing that determination. The appeal requests that the formal appeal procedure be initiated to select an independent third-party arbitrator, jointly selected by the parties, to review the dispute and make a final decision regarding the recall.

As of the time of publication, the recall dispute has not yet been resolved.

Parkside Resident Council Timeline

- **October 2025** – Recall election held regarding the Resident Council President
- **October 2025** – Election results certified by an independent third-party administrator
- **December 2025** – Appeal filed with DHC requesting arbitration
- **January 13, 2026** – General Resident Council election had been scheduled
- **January 20, 2026** – DHC informs the Resident Council that several board terms have expired and the council lacks a quorum
- **February 2026** – DHC reiterates the quorum issue at its Board of Commissioners meeting

2026 Parkside Resident Council General Election

January 13, 2026

A general election for Resident Council officers had previously been scheduled for January 13, 2026 as part of the regular election cycle described in the bylaws.

However, the election did not move forward. According to the Detroit Housing Commission, the election process did not proceed in the manner required, and the terms of several board positions expired.

Current Status of the Resident Council

On January 20, 2026, the Detroit Housing Commission informed the Parkside Resident Council that several board terms had expired and that the council no longer had enough officers to establish a quorum.

The issue was later reiterated publicly during the Detroit Housing Commission February Board of Commissioners meeting, where DHC stated that the Resident Council currently lacks a quorum. Under the Resident Council bylaws, the board normally consists of five directors, and at least three directors are required to conduct official business. Without a quorum, the Resident Council board cannot hold official votes or make formal decisions on behalf of residents until new officers are elected.

Residents may still meet, discuss issues, and organize future elections, but restoring a quorum through new elections is generally required for the Resident Council to resume its full governing role.

Recall Elections Under the Bylaws

The Resident Council bylaws describe different procedures for regular officer elections and recall elections.

For regular officer elections, the bylaws require 30 days written notice before voting occurs.

For recall elections, the bylaws state that once a valid recall request is submitted by at least 10 percent of resident members, the board must convene a meeting to hold the recall vote within up to 30 days.

If a majority of members present vote for recall, the bylaws state that the board member is removed from office.

The disagreement between Resident Council leadership and the Detroit Housing Commission centers on how the bylaws' notice provisions apply to recall elections.

Under the Resident Council bylaws, a board member who is removed through a recall election is not eligible to run for or serve on the Resident Council Board for five years.

Option Under the Resident Council Bylaws

The Resident Council bylaws provide a process residents may use to restore council leadership.

Residents may convene a General Membership Meeting to discuss the situation and vote on next steps. At that meeting, residents could nominate members to serve on an Election Committee.

The Election Committee would then work with a disinterested third-party organization with experience conducting elections to supervise the election process, collect and count ballots, and certify the results.

Under the bylaws, the housing authority may monitor the election, but elections must be supervised by an independent third party.

Why the Resident Council Matters

The Resident Council serves as a formal voice for residents on issues affecting the Parkside community. Resident Councils provide a way for residents to raise concerns, share ideas, and participate in discussions related to housing policies, redevelopment plans, community programs, and neighborhood quality of life.

Restoring a functioning Resident Council allows residents to continue participating in decisions that affect their homes and community.

Next Steps

Possible next steps may include:

- convening a General Membership Meeting of resident members
- nominating and establishing an Election Committee
- selecting an independent third party to supervise the election
- organizing elections to fill open board positions.

Additional updates will be shared with residents as more information becomes available.

Friends Of Parkside is available to assist residents with outreach, meeting logistics, and information about the Resident Council bylaws if residents choose to organize a General Membership Meeting. Residents who would like more information about the Resident Council election process or upcoming meetings are encouraged to watch for community notices and updates.



February 11 Parkside Community Engagement Meeting: Project Update

The Detroit Housing Commission (DHC) and its development partner, Ginosko Development Company, held a Community Engagement Meeting on February 11, 2026 to provide updates on the redevelopment of the Villages at Parkside.

During the meeting, representatives from the development team presented information about the housing design, construction timeline, relocation process, and environmental oversight for the project.

Representatives from Housing to Home, the relocation service provider working with DHC, also attended the meeting to explain how relocation meetings will be conducted with residents.

Phase I Housing Plan

According to materials presented during the meeting, Phase I of the redevelopment is expected to include 144 apartment units and 16 townhomes, for a total of 160 housing units.

Additional housing, including more townhomes, is expected to be developed in later phases of the redevelopment.
Officials explained that earlier versions of the redevelopment plan included different housing mixes. The current Phase I design reflects refinements made through the city's site plan review process.

Construction Timeline

Developers explained that the project timeline has shifted due to environmental review requirements, city approvals, and increased construction costs.

The development team stated that modular construction work at the factory is currently targeted to begin in May 2026, with on-site construction targeted to begin in August 2026, if remaining approvals are completed.

The first newly constructed units are currently projected to be available for residents in **early 2027**.

Modular Construction

The project will use modular construction, meaning housing units will be built in a factory and then transported to the Parkside site for installation.

Developers explained that this construction method allows buildings to be assembled more quickly once site work begins.

Relocation Process

Representatives from Housing to Home explained that each household will meet individually with a relocation specialist.

During these meetings, residents will be able to review household size, housing needs, and relocation options as the redevelopment moves forward.

Officials stated that reasonable relocation costs associated with moving residents during the redevelopment process will be covered under the project's relocation plan.

Resident Questions

Residents asked several questions during the meeting about relocation, townhome availability, environmental safety, and how housing assignments will be determined.
Additional questions were raised by residents before and after the meeting.

Friends Of Parkside compiled these questions and submitted them to the Detroit Housing Commission requesting written responses.

A summary of those questions and the written responses provided by DHC appears in the following article.

Residents' Questions and DHC Responses

February 11 Parkside Community Engagement Meeting

Following the February 11 Parkside Community Engagement Meeting, residents raised questions about relocation, housing design, construction safety, and how housing assignments will be determined.
Some questions were asked during the meeting, while others were raised by residents before and after the event.

How the Questions Were Collected

To ensure residents' concerns were clearly documented, Friends Of Parkside compiled the questions raised by residents into a list. The list of questions was distributed door-to-door to Parkside residents, allowing residents to review the questions and suggest additions before they were submitted.

After residents had the opportunity to review the list, Friends Of Parkside submitted the questions to the Detroit Housing Commission requesting written responses.

Written Responses from DHC

On February 26, 2026, the Detroit Housing

Continues on page 7...

Residents' Questions and DHC Responses (Continued from page 6)

Commission and Ginosko Development Company provided written responses to the questions that were submitted.

Additional responses and clarifications were later obtained from materials posted on the Detroit Housing Commission website on March 7, 2026.

The questions covered several issues raised by residents, including relocation, rent and recertification issues, townhome availability, housing design, construction impacts, and environmental safety.

Below is a summary of several key questions and the responses provided.

Recertifications and Resident Accounts

Residents asked whether they could be charged back rent if delays were caused by management processing issues.

Response

DHC stated that residents will be "made whole" if delays were caused by administrative issues and that residents who submitted required documents within the notice period will not be considered out of good standing.

Officials also indicated that resident accounts may be reviewed to address timing-related issues connected to annual recertifications.

DHC noted that several questions are governed by policies contained in its Public Housing Agency Plan (PH Plan) and Admissions and Continued Occupancy Policy (ACOP), which are available at: *https://www.dhcmi.org/resources*

Relocation Meetings

Residents asked when relocation meetings will begin and whether they may bring someone with them.

Response

Residents may bring a family member, advocate, friend, or legal representative to their one-on-one relocation meetings with the Housing to Home relocation specialist. Meetings will review household size, housing needs, and relocation plans.

Moving Costs

Residents asked whether the project will pay for moving expenses.

Response

The project will cover 100 percent of reasonable relocation costs permitted under the relocation plan submitted as part of the RAD application.

Townhomes and Housing Assignments

Residents asked whether current residents will be guaranteed a townhome.

Response

DHC stated that residents will receive priority placement on a waiting list for townhomes. Final assignments will depend on eligibility requirements and unit availability.

Households will receive a written waiting list number during relocation meetings, and additional moves may occur later depending on availability and eligibility.

Unit Design and Layout

Residents asked whether they will be able to review floor plans before being assigned a unit.

Response

Typical floor plans may be shared during relocation meetings, but final unit assignments will depend on eligibility requirements and available units.

Environmental Safety and Construction

Residents asked questions about dust control, soil safety, and construction impacts.

Response

Before construction begins, the project must receive approval for several required plans, including:

- construction management plans
- soil erosion and sediment control plans
- environmental response activity plans

These plans must be reviewed and approved before construction activities begin.

The City of Detroit is responsible for environmental compliance oversight during the project.

DHC has indicated that environmental documents and redevelopment updates will continue to be posted on its website as they become available. Residents may review those materials at the Detroit Housing Commission website: *https://www.dhcmi.org/environmental.*

Questions Residents Are Still Asking

While responses have been provided to many questions, residents have continued to request clarification about several issues, including:

- when relocation meetings will begin
- how townhomes will be assigned if demand exceeds availability
- what environmental monitoring will occur during construction
- what dust protections will be used during site work
- when residents will be able to review detailed floor plans and timelines

Friends Of Parkside has requested additional clarification where responses referenced prior meetings or indicated that final details will be determined as approvals move forward.

Continues on page 8...

Residents' Questions and DHC Responses (Continued from page 7)

Additional updates will be shared with residents as information becomes available.

What Residents Should Know

Key Takeaways

- Residents may bring advocates or family members to relocation meetings.
- The project states that relocation costs will be covered under the RAD relocation plan.
- Current residents will receive priority waiting list placement for townhomes.
- Environmental safety and construction plans must be approved before building begins.

Editorial Note

Friends Of Parkside notified the Detroit Housing Commission on March 3, 2026 that this summary was being prepared for publication and requested any additional clarification or documentation by March 6 so it could be included in the article.

Our goal is to provide residents with clear, written information as relocation and construction planning move forward.

On March 5, 2026, DHC acknowledged receipt of the request and indicated that additional responses would be provided. Written responses were received on February 26, 2026, and additional responses and clarifications were later obtained from materials posted on the Detroit Housing Commission website on March 7, 2026.

Any additional clarification received after publication will be shared with residents in a future issue of the Parkside Community Connector.

Full Questions and Responses Available

Residents who would like to review the complete list of questions submitted by Friends Of Parkside and the written responses provided by the Detroit Housing Commission can visit:
bit.ly/fop-dhc-feb11

Printed copies are also available at the **Friends Of Parkside office.**

Environmental Questions Submitted to EGLE About Parkside Phases 1A and 1B

Friends Of Parkside submitted public comments and environmental questions on January 30, 2026 to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) regarding the environmental plans for the Villages at Parkside Phases 1A and 1B, the site where new apartment buildings and townhomes are planned. EGLE accepted public comments on the project from December 1, 2025 through January 30, 2026 and held informational sessions for residents on December 16, 2025 and January 20, 2026 to explain the environmental review process and answer questions. The questions focused on how contaminated soil will be safely managed during construction and how residents will be protected in the future. Community members also asked how soil barriers will prevent contact with contamination, how those barriers will be inspected over time, and how excavation and dust will be managed during construction.

In its response, EGLE explained that the redevelopment plan includes protective soil and pavement barriers designed to prevent people from coming into contact with contaminated soil. The agency also stated that contaminated soil will be removed from building areas and that the property owner will be responsible for maintaining and inspecting protective barriers once redevelopment is complete. Environmental records and inspection reports may also be available through EGLE's public records systems so residents can review information about the site and its environmental protections. Some environmental questions were also directed to the **Detroit Housing Commission and the development team. Their responses are summarized in the article "DHC Responds to Written Questions About Phases 1A and 1B" in this issue of the *Parkside Community Connector*.

Read the Full Questions and Responses

Residents, stakeholders, and supporters who would like to review the full exchange between Friends Of Parkside and EGLE can view the documents online at bit.ly/fopegle or visit the Friends Of Parkside office to review printed copies. The documents include the questions submitted by Friends Of Parkside and EGLE's written responses regarding the environmental review of Parkside Phases 1A and 1B (Facility ID #82009094).

State Designates Parkside Phases 1A and 1B as a Project of Significant Public Interest

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has determined that there is significant public interest in Facility ID #82009094, the Parkside redevelopment site where new apartment buildings and townhomes are planned as part of Phases 1A and 1B. A Significant Public Interest (SPI) designation is used when a project may affect many people or involve important environmental concerns. SPI projects receive additional attention from regulators to help ensure transparency and community awareness during the environmental review process.

Following a request from Friends Of Parkside and broader community interest in the project, EGLE confirmed that the Parkside site already meets the standard for significant public interest. EGLE also stated that it will develop engagement protocols as future redevelopment plans are submitted and acknowledged the role of the community in that process. The agency noted that it anticipates continued engagement with Friends Of Parkside and residents as outreach moves forward.

What EGLE Said

"Based on the community interest shown in the proposed redevelopment for the Villages of Parkside, EGLE has already determined that there is significant public interest in Facility ID #82009094."

"We acknowledge the reasons for continued interest expressed by the Friends Of Parkside and anticipate that further engagement with its members will be a substantial part of our outreach as the redevelopment of this facility proceeds."

Stay Informed

Residents can stay informed about Parkside Phases 1A and 1B and the environmental review process in several ways:

Text EJAlert to 888-249-2415 to receive updates from Friends Of Parkside.

You can also follow updates through:

- Friends Of Parkside Community Meetings
- Parkside Community Connector Newsletter
- Friends Of Parkside Action Alerts
- Friends Of Parkside website
- Detroit Housing Commission official project website:

https://dhcmi.org/villages-parkside

We Said We Would Follow Up on the January 2025 Resident Council General Election. Here Is What We Found.

In our June 2025 issue, Friends Of Parkside reported that official vote totals from the January 2025 Resident Council election were unavailable and committed to following up with the Detroit Housing Commission (DHC) to obtain them for residents.

Friends Of Parkside filed a formal Freedom of Information Act request with DHC to obtain the certified vote totals. DHC denied the request. We filed an appeal. On October 10, 2025, DHC officially upheld the denial, stating that it does not possess or retain the records associated with the election and is not required to create new documents to satisfy the request.

The specific vote totals that determined the current Resident Council leadership remain undisclosed to the community. DHC certified the January 2025 election. DHC then stated it does not possess or retain the records from that same election. Friends Of Parkside has asked DHC to explain how both of those things can be true at the same time. We have not received an answer.

Contact us at 313-822-0311.

Sources available at the Friends Of Parkside office, 5000 Conner Suite 103, or at newsletter@friendsofparkside.org.



"They Said First Right of Refusal, then First in Line, Now DHC Says Get a Priority Number."

What Every Parkside Resident Needs to Know — Before It Costs You Your Spot

In May 2024, a Ginosko Development Company project team representative told residents at a community meeting that they would have a right of first refusal on townhomes and single family homes. One month later, Ginosko told residents publicly they would be first in line for new low-density units. Both statements came from the development team — Ginosko and DHC's joint partnership in this redevelopment — and both parties are accountable for them. By February 26, 2026, all of that had been officially replaced in writing with a single phrase: priority position on a waiting list. Here is what that actually means for you.

How a Promise Became a Number on a List

May 29, 2024 — Community Engagement Meeting

A developer representative stated twice in the meeting transcript that residents who were part of the initial move would have a right of first refusal on townhomes and single family homes. The representative's exact words, documented in the transcript, were: "I believe there is a right of first refusal on those townhomes, single family homes, whatever it is in the future for residents who were part of the initial move, so that we don't just go ahead and lease them all up to other people." The representative noted the team was still working this out. No recording of this meeting exists. The source is the meeting transcript only.

June 2024 — Public Statement

Ginosko told residents publicly they would be first in line for new low-density units including townhomes. Reported by Outlier Media.

February 26, 2026 — DHC Written Q&A Memo

DHC officially replaced all prior language in writing. Every resident who wants a townhome will receive a priority position on a waiting list — for up to one additional move. After that one move, priority expires and residents compete on a standard HUD waiting list alongside the general public.

What residents were told verbally and what was written into the financing and relocation documents are two different things — and the gap runs across every level of this process.

In September 2025, Friends Of Parkside filed formal complaints with MSHDA specifically identifying the absence of a written townhome access guarantee as a deficiency in the financing applications for this redevelopment. MSHDA approved the financing anyway. The RAD Relocation Plan — the HUD document that should contain binding relocation protections — has never been shared with residents. Friends Of Parkside formally requested it in March 2026. As of the date of this publication it has still not been provided. Under the Parkside Resident Council bylaws, residents are entitled to vote on decisions involving temporary or permanent relocation and any changes to a relocation plan. That vote never happened — in part because the plan itself has never been shared with residents.

Five months after the MSHDA complaint, DHC officially confirmed in writing that residents would receive a priority position on a waiting list — not a guarantee. The verbal promise appears in neither the MSHDA financing documents nor the HUD relocation documents. Residents were cooperative throughout this process based on what they were told. What they were told and what was documented are not the same thing.

Right of first refusal. First in line. Priority position on a waiting list. Each step smaller. None of it in a signed document.

The Townhome Numbers Residents Were Never Given in Writing

Phase 1 includes 144 apartments and only 16 townhomes — down from 44 shown in the August 2024 conceptual site plan presented to residents. Residents were told the City of Detroit's feedback required the reduction. No written documentation was ever provided to support that explanation. Residents were asked to accept a 60 percent cut in townhomes based on a verbal explanation with nothing in writing behind it.

Across all five phases, DHC described 208 total low-density units. That number was shown once on a slide at the October 8, 2025 community meeting — with no written handout provided to residents at that meeting. This is not a new concern. In August 2024, Friends Of Parkside filed a formal complaint with HUD requesting that DHC and Ginosko be required to provide digital and printed copies of all presentation materials, in addition to Zoom recordings, to accommodate different learning styles and accessibility needs. That request was not honored. Residents who missed that meeting never saw the unit breakdown. Residents who attended but could not fully absorb a slide shown briefly during a presentation had no written record to refer back to. What that number actually includes: 114 total townhomes across all five phases, 54 duplexes, and 56 four-plexes (also called quads). Duplexes and four-plexes are not townhomes. The real townhome count is 114 — not 208.

Editor's Note: *The October 8, 2025*

community update slide labeled 208 as the total number of low-density units. However the breakdown on that same slide — 16 Phase 1 townhomes, plus 98 townhomes, 54 duplexes, and 56 four-plexes in Phases 2 through 5 — adds up to 224, not 208. Friends Of Parkside is asking DHC to clarify the discrepancy.

DHC has also never disclosed how many of the 16 Phase 1 townhomes are two-bedroom, three-bedroom, or four-bedroom. That breakdown determines what the waiting list actually means for your specific household — and it has never been shared with residents in writing.

Residents fought to get townhomes added to this plan. That matters. But fighting to get something on a plan is not the same as getting it.

What the Waiting List Actually Means for Your Household

HUD rules require residents be matched to units appropriate for their household size. How the waiting list affects you depends entirely on your family size.

If you are a single adult or very small household, HUD right-sizing rules may mean you do not qualify for any townhome in this entire redevelopment — not in Phase 1, and not in any phase that follows — regardless of your waiting list position. Friends Of Parkside asked DHC directly whether a single adult could rent a two-bedroom townhome even if willing to pay for it. DHC confirmed HUD rules still apply. The waiting list is not your problem. Being permanently assigned to an apartment by federal design — without anyone telling you clearly — is your problem.

If your household qualifies for a two, three, or four bedroom unit, the waiting list applies to you — but priority expires after one move. If a townhome in your needed bedroom size is not available during that window, you then compete on a standard HUD waiting list alongside the general public. And since DHC has never disclosed the bedroom breakdown for the 16 Phase 1 townhomes, you have no way of knowing how competitive your specific situation is.

If your household needs five bedrooms, there is no unit for you anywhere in Phase 1 or any phase that follows — not in the apartments, not in the townhomes. Friends Of Parkside is demanding a direct answer from DHC on where five-bedroom households will live when this redevelopment is complete.

Finally — DHC has never explained how your waiting list number is determined. If earlier meetings produce better numbers, every day without this information may be costing you your position. The methodology is supposed to be in the RAD Relocation Plan. That document has never been shared with residents. Friends Of Parkside formally requested it in March 2026. As of this publication it has still not been provided.

In our next issue, Friends Of Parkside will publish the specific questions every resident should bring in writing to their one-on-one Housing to Home meeting — organized by household type. Contact us before your meeting. Do not wait for the next issue if your meeting is coming up soon.

Parkside Residents Have Done This Before.

In 1995 — before this redevelopment, before any of these promises were made — Parkside residents sat down with the Detroit Housing Department — the predecessor to today's Detroit Housing Commission — and negotiated a signed legal agreement. The Parkside HOPE VI/URD Redevelopment Further Assurances Agreement guaranteed every resident the first right to occupy any newly constructed unit appropriate to their family size, required a sufficient range of bedroom sizes for all residents who wished to remain, and established Parkside residents as the first priority group for all newly constructed units. It was signed by both parties on June 28, 1995.

That agreement was part of a $47.6 million HOPE VI redevelopment that produced multiple binding commitments to Parkside residents — including the Further Assurances Agreement, a Service Endowment Fund capitalized specifically to support resident services in perpetuity, and more. Those were not verbal commitments or slides shown once at a meeting. They were funded, documented, and signed.

Residents did not accept a verbal statement. They did not accept a concept that was still being worked out. They did not accept a priority number on a list governed by a document they had never seen. They negotiated, they documented, and they signed.

That is the standard. That is what real protection looks like.

Friends Of Parkside is not asking residents to accept less than that standard in 2026. We are asking residents to know their history — and to use it.

Sources available at the Friends Of Parkside office, 5000 Conner Suite 103, or at newsletter@friendsofparkside.org.

Join Friends of Parkside as an AmeriCorps VISTA Summer Associate

Join Friends of Parkside as an AmeriCorps VISTA Summer Associate

Are you ready to give back to your neighborhood? **Friends of Parkside (FOP)** is seeking **5 passionate leaders** to serve as AmeriCorps VISTA Summer Associates in 2026. Gain professional experience while supporting **The Villages at Parkside (TVP)** community!

HOW YOU'LL MAKE A DIFFERENCE

Our VISTAs will lead initiatives in these core areas:

- **Youth, Seniors, & Families:** Facilitate intergenerational programs, including the **Bright Futures Youth Program, Active Seniors At Parkside (ASAP)**, andfamily-centered outreach.
- **Digital & Technology:** Help residents master new skills at the **Parkside Tech Hub** and provide **essential digital support** (assisting neighbors with copying, faxing, and scanning needs).
- **Community Health, Safety & Environmental Justice:** Manage the **Parkside Food Pantry**, coordinate resource distribution, and support initiatives for a healthier, greener neighborhood for all residents.
- **Community Advocacy & Organizing:** Help neighbors organize around community issues and **environmental justice** and stay connected using the **Parkside Community Connector, Action Alerts, Monthly FOP Community Meetings**, and more!

CHOOSE YOUR START DATE (10-WEEK TERMS)

• **Cohort A:**	May 18 – July 27	2 positions
• **Cohort B:**	June 1 – August 10	2 positions
• **Cohort C:**	June 15 – August 24	1 position

COMPENSATION & BENEFITS

- **Living Allowance:** Receive approximately **$1,135 (gross) every two weeks.**
- **End-of-Service Award:** Choose between a **$1,560+ Education Award** (for tuition/loans) OR a **~$345 Cash Stipend.**
- **Professional Growth:** Gain hands-on experience in community organizing, environmental justice, and non-profit management.

READY TO APPLY?

Open to anyone **18+** with a high school diploma or GED. Residents of TVP and the surrounding East Side are strongly encouraged to apply!

- **Apply Online:** Visit bit.ly/fopjobs by March 30, 2026.
- **Questions?** Contact Friends Of Parkside at (**313) 822-0311** or *jobs@friendsofparkside.org*

FRIENDS OF PARKSIDE

Email Us Today at newsletter@friendsofparkside.org

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