

PARKSIDE REDEVELOPMENT UPDATES

OCTOBER 28, 2026

DHC
DETROIT HOUSING COMMISSION

Ginosko Development

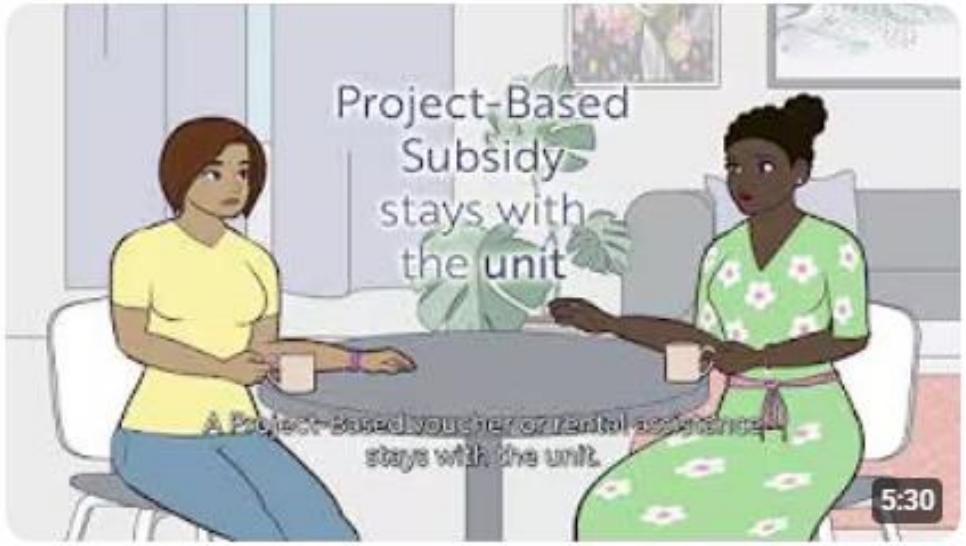
TODAY'S AGENDA

Meeting Agenda

1. Project and RAD Updates
2. Housing to Home Survey Results Summary
3. Site Design, Unit Layouts, and Factory Tours
4. Breakout Tables
    1. **Environmental** - ResAp Questions
    2. **Relocation** - Housing to Home
    3. **Site Plan & Unit Layouts** – Site plan recap, building plans
    4. **Factory Tour** – Waivers & Tour sign up

1. PROJECT & RAD UPDATES

RAD 101 for Residents Video



RAD 101 for Residents Video

160 views • 2 months ago

RAD 101 for Residents Video

PARKSIDE RAD PROGRESS FEBRUARY 2026



TIMELINE UPDATES:

June 23, 2025, we were waiting for our Concept Call

Concept Call Held on July 8, 2025

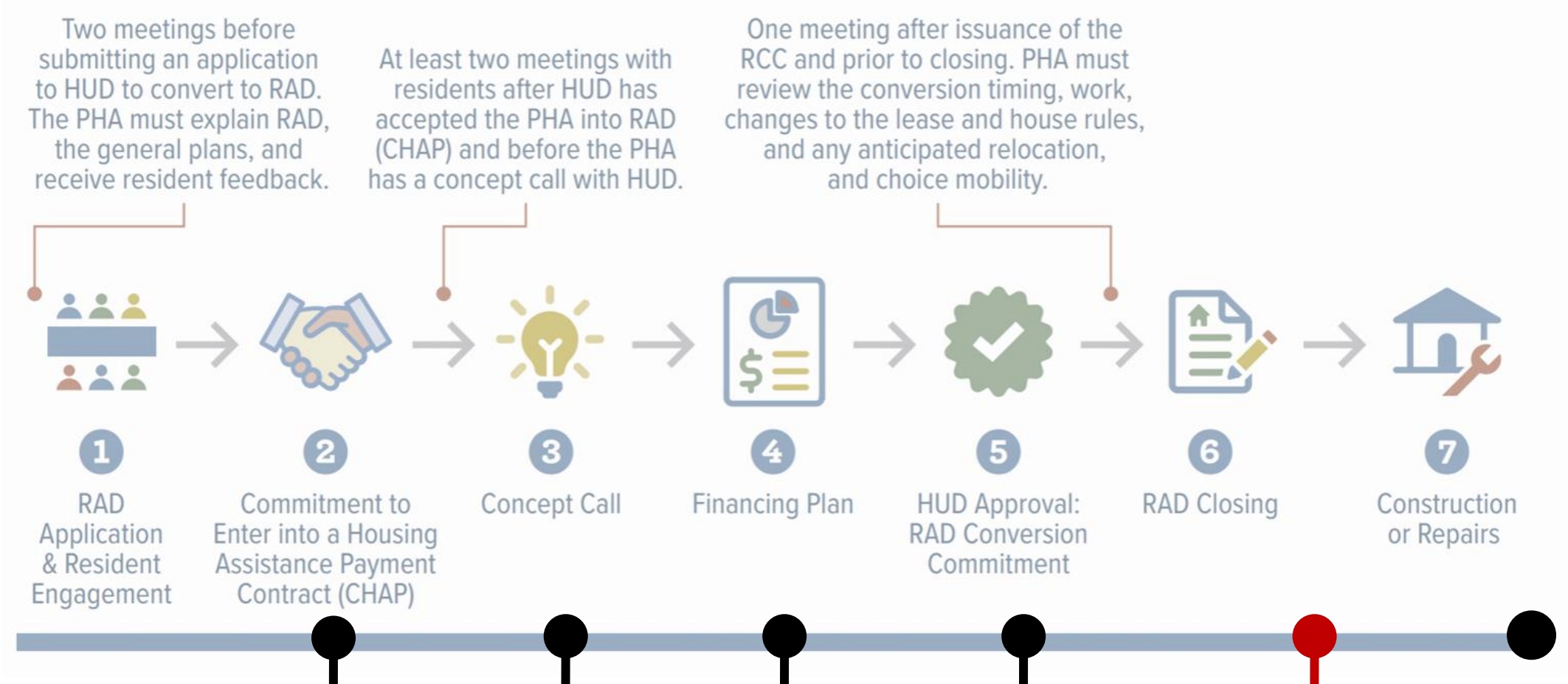
July 15, 2025, we submitted our Financing Plan

Pending final HUD approval as of 10/8/25.

- **Completing environmental**
- **Early start checklist**
- **Site plan review**

Approx. 60 days from HUD approval.

RAD PROGRESS TODAY



TIMELINE UPDATES:

- **June 23, 2025, we were waiting for our Concept Call**
- **Concept Call Held on July 8, 2025**
- **July 15, 2025, we submitted our Financing Plan**
- **Received HUD Approval / RCC commitment**
- **Will close after final approval of all project sources.**

MORE INFORMATION ABOUT RAD

Questions about RAD?



Scan this code to access additional RAD Information on the HUD website for Public Housing Residents, including 15 Resident Fact sheets on topics such as resident engagement, grievance rights, relocation, and leases.

DHC Contact: parkside@dhcmi.org

2. RELOCATION & RESIDENT ASSESSMENT SUMMARIES

REMINDER OF RESIDENT RIGHTS

1. **Right to remain or return.**
   Residents cannot be permanently and involuntarily displaced. If temporary relocation is needed, residents retain the right to return.

2. **Rental Remains based on income.**
   After RAD, rent will continue to be based on household income, generally 30% of adjusted income.

3. **No re-screening.**
   RAD conversion will not trigger new income, criminal background, or credit screening. The conversion alone cannot be a reason for eviction or loss of rental assistance.

4. **Choice Mobility.**
   After two years at the property under PBRA, residents may request a tenant-based voucher to move to another rental home, subject to program rules.

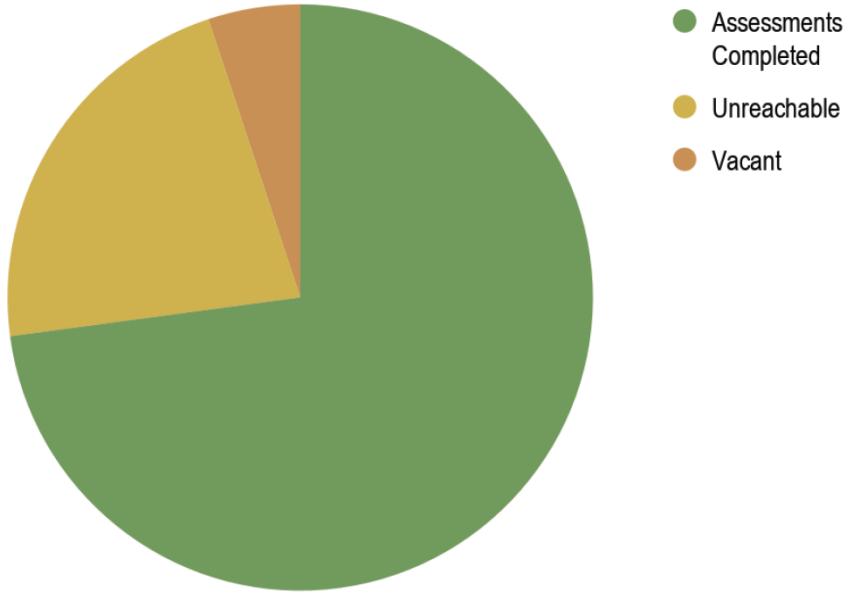
HOUSING TO HOME RESIDENT ASSESSMENT SUMMARY

- In June 2026, Housing to Home completed the first phase of one-on-one conversations with residents to learn about their household needs and preferences.

- Housing to Home will contact residents who have not yet scheduled a meeting. It will also schedule follow-up meetings closer to each household's move date to review individualized moving plans. At that time, residents will learn where they are moving, what to expect, and how to prepare. Moving assistance will be available.

Resident Assessment Breakdown

Total residents listed: **118**
Assessments completed: **86** (72%)
Unreachable: **26** (22%)
Vacant/Unaccessible: **6** (5%)



RESIDENT ASSESSMENT SUMMARY

Survey Summary

HOUSING TO HOME



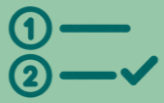
APARTMENT FLOOR PREFERENCE

First Floor: **51**
Second Floor: **13**
Third Floor: **1**
Fourth floor: **8**
No preference: **13**



PACKING ASSISTANCE & SUPPORT

32 of 86 households requested packing assistance.



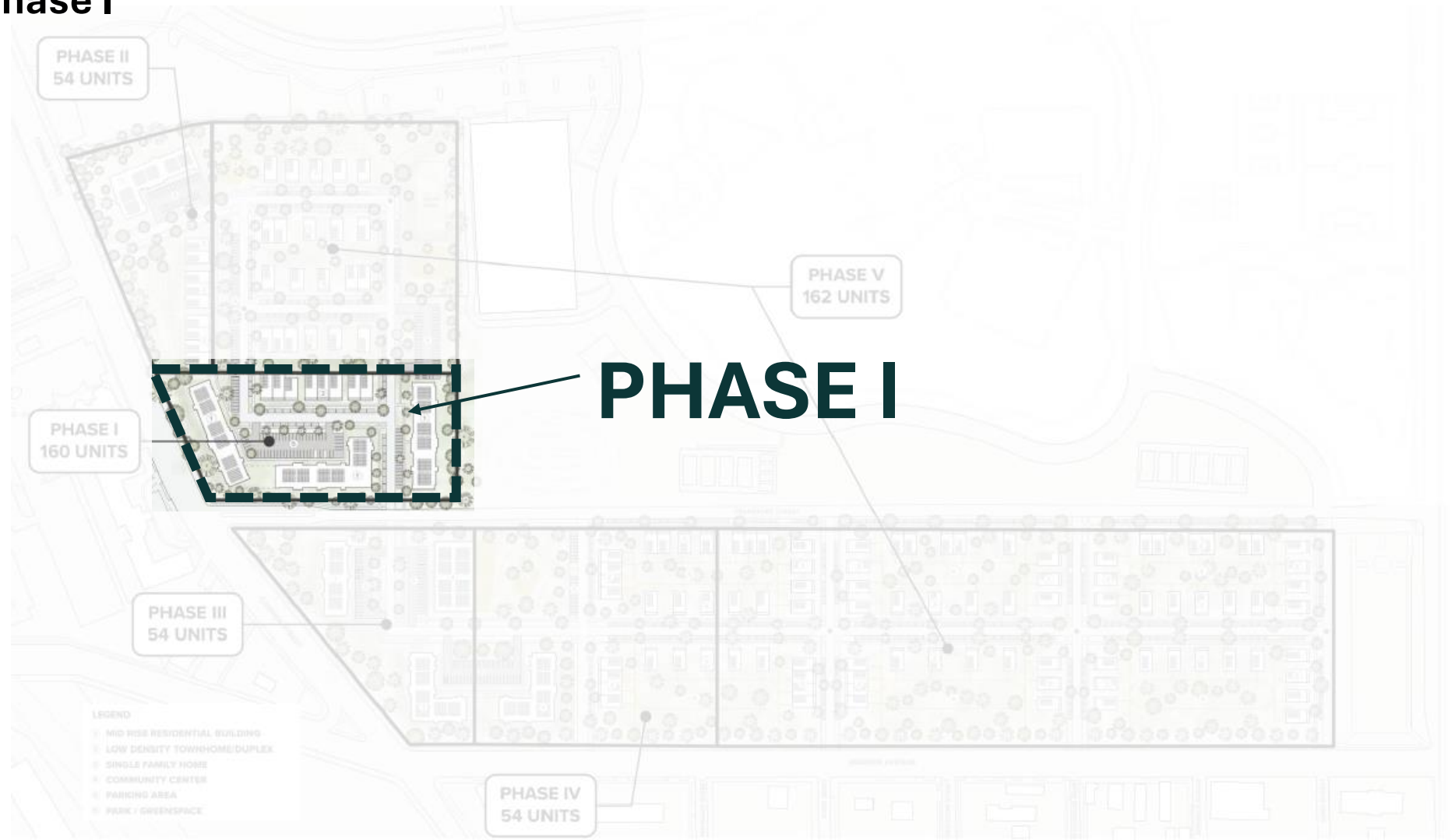
TOWNHOME SELECTION METHOD

Lottery: **4**
Seniority: **82**

3. SITE DESIGN & UNIT LAYOUTS

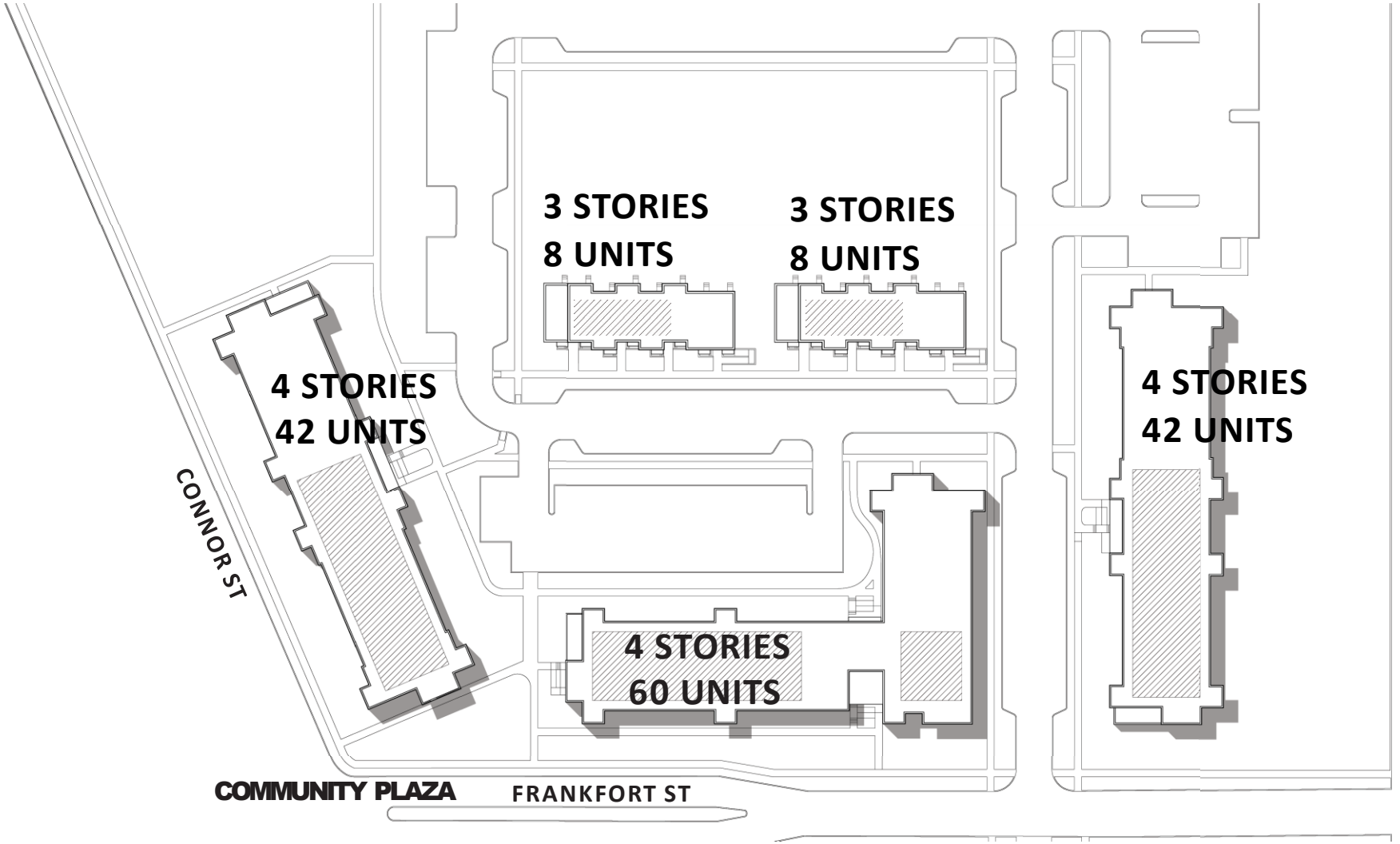
PARKSIDE PHASE I (NO CHANGE)

Site Plan, Phase I



UNIT MIX (NO CHANGE)

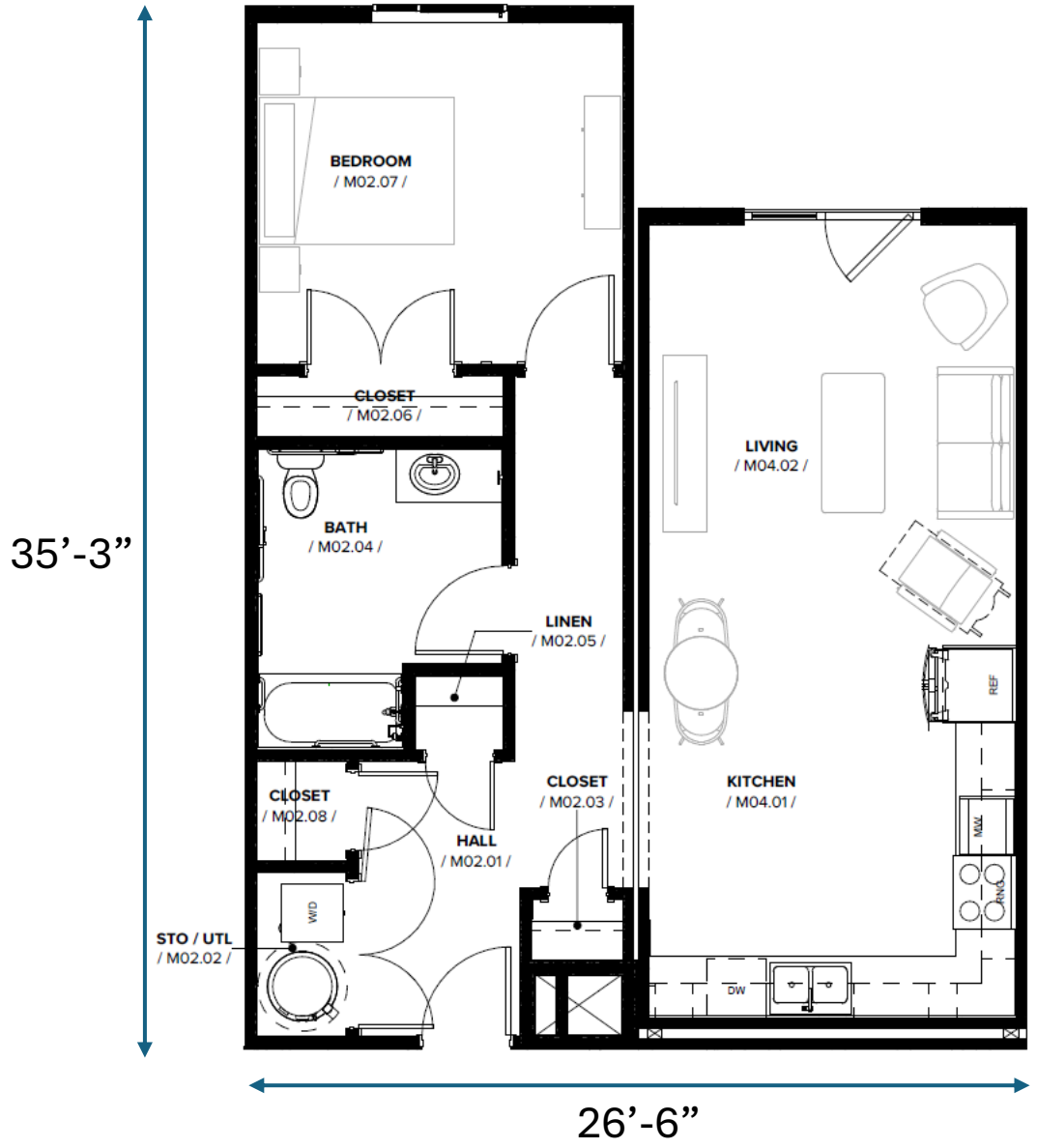
Phase I = 144 apartment units + 16 townhomes



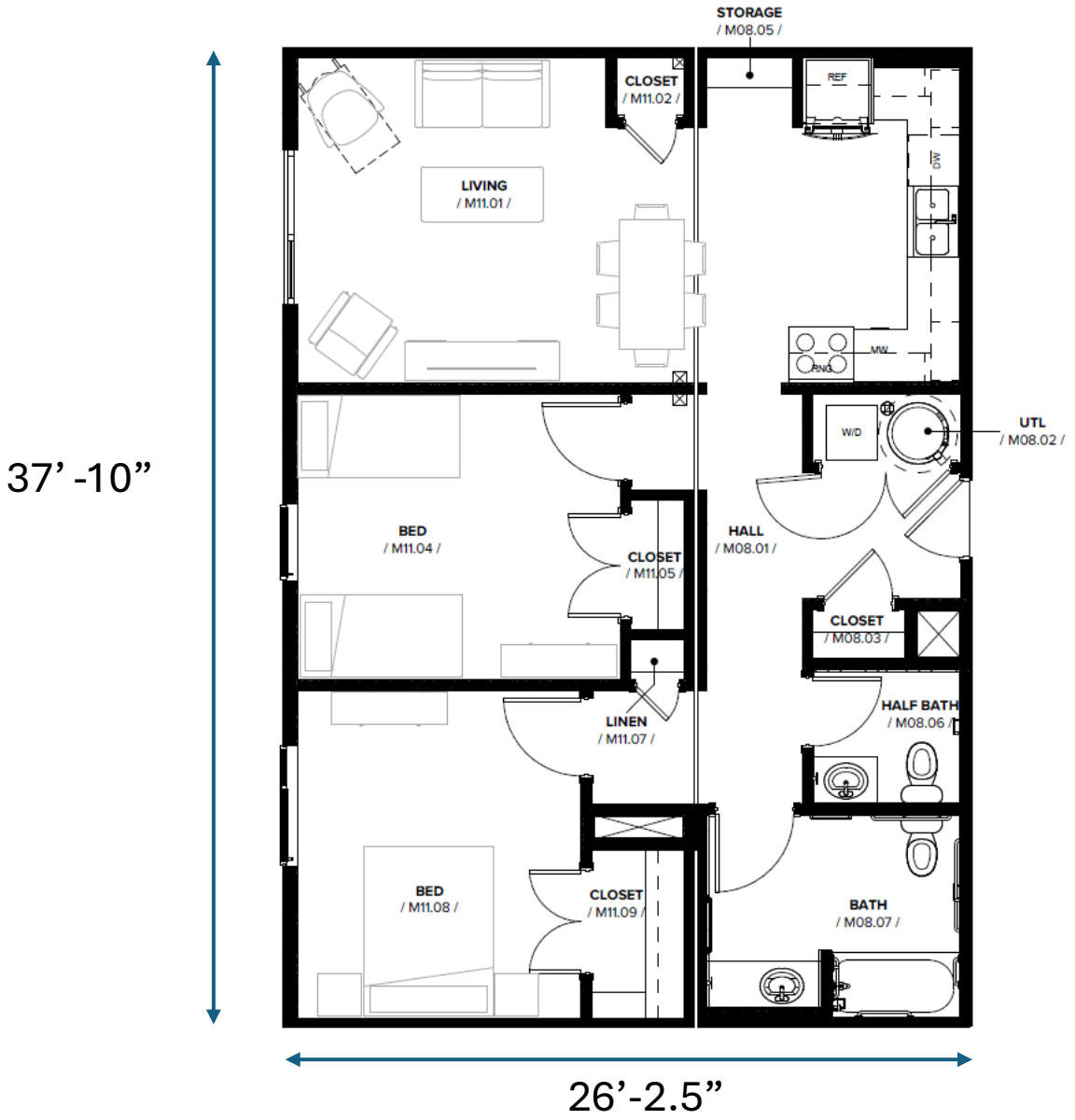




1BR FLOOR PLANS - APARTMENT

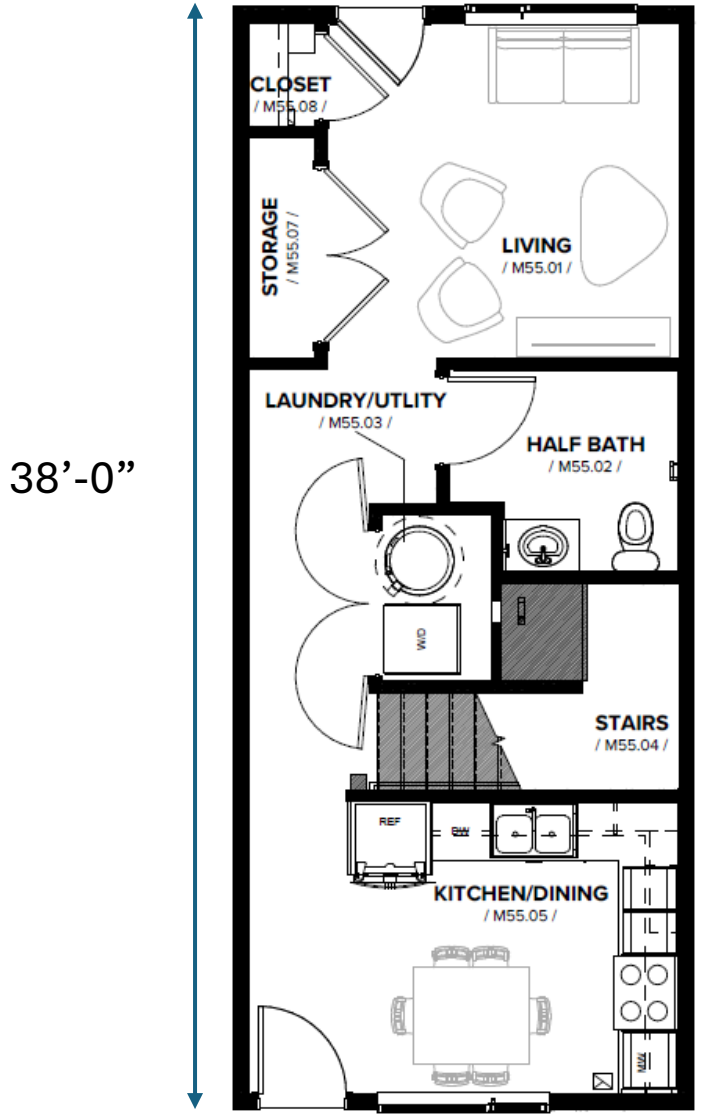


2BR FLOOR PLANS - APARTMENT

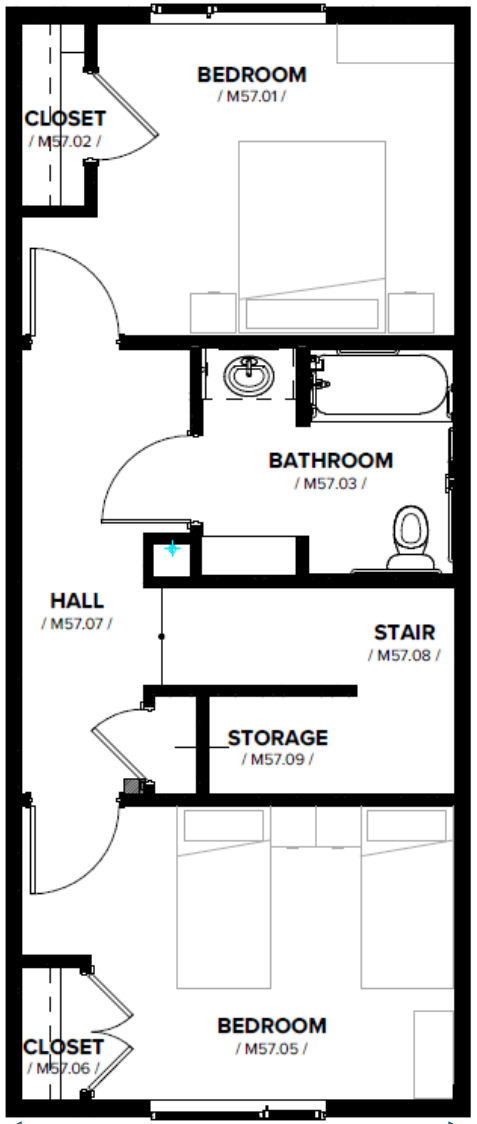


2BR FLOOR PLANS - TOWNHOME

First Floor

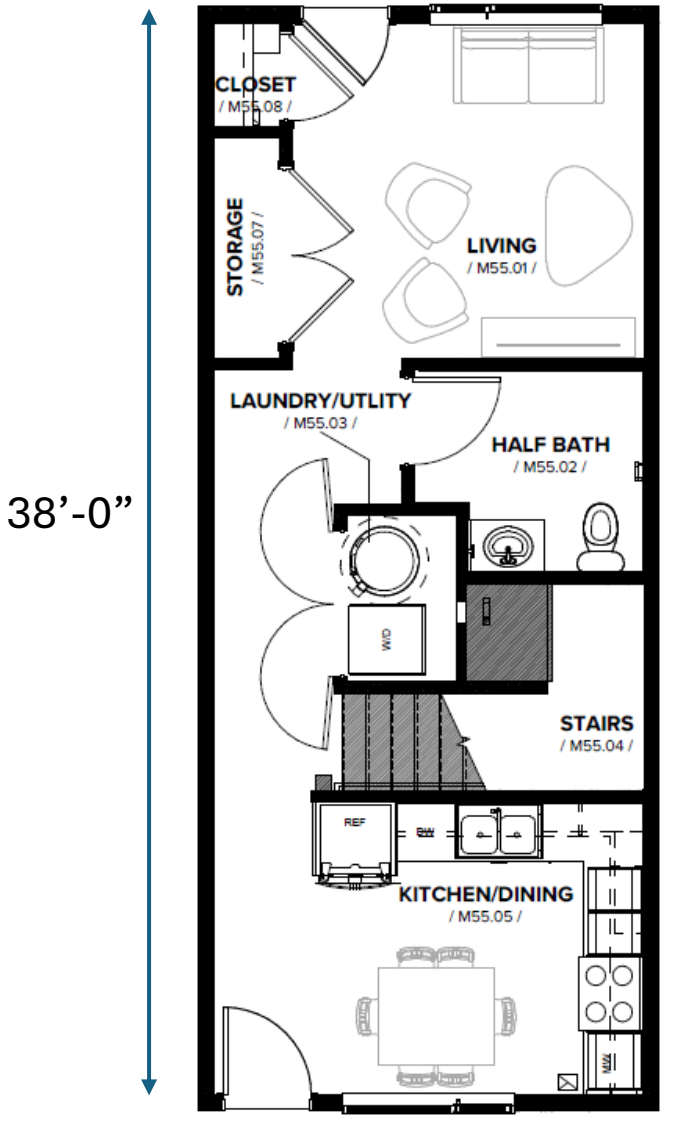


Second Floor

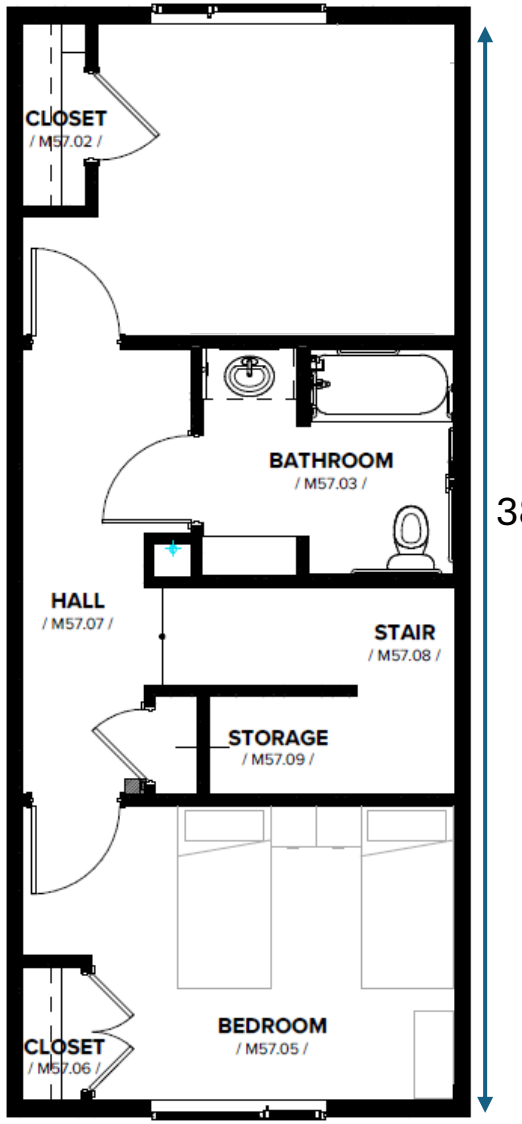


3BR FLOOR PLANS - TOWNHOME

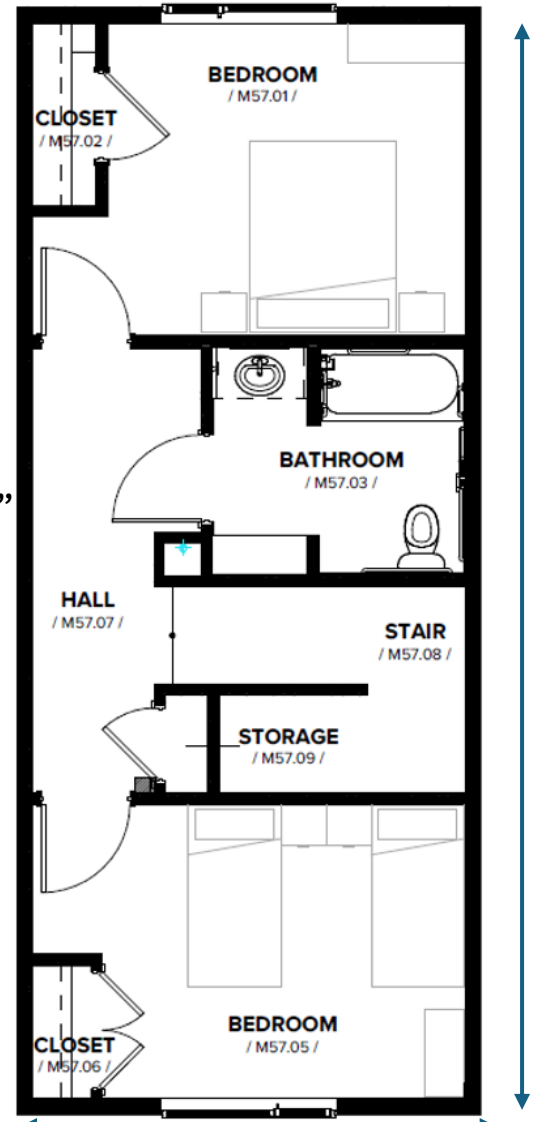
First Floor



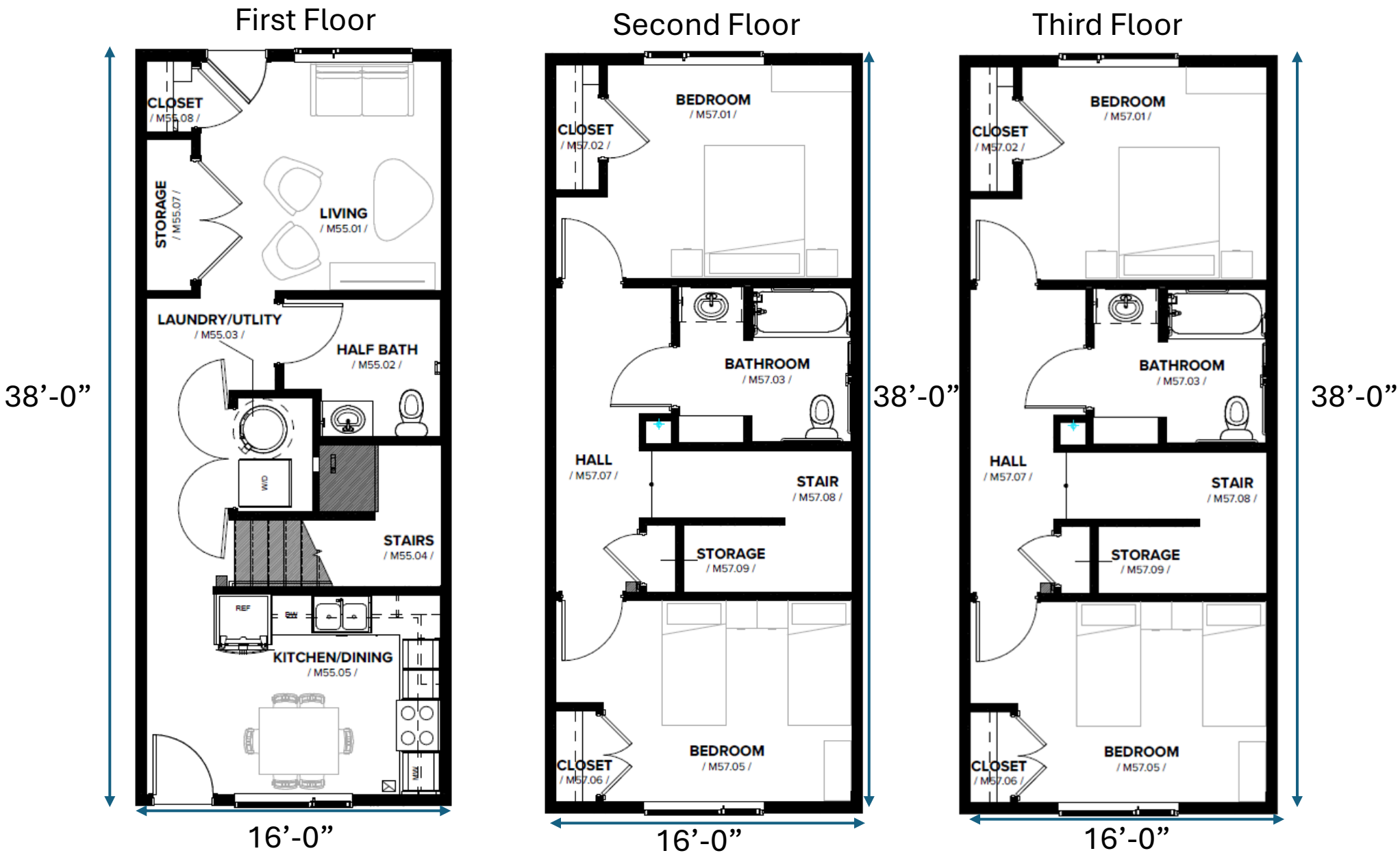
Second Floor



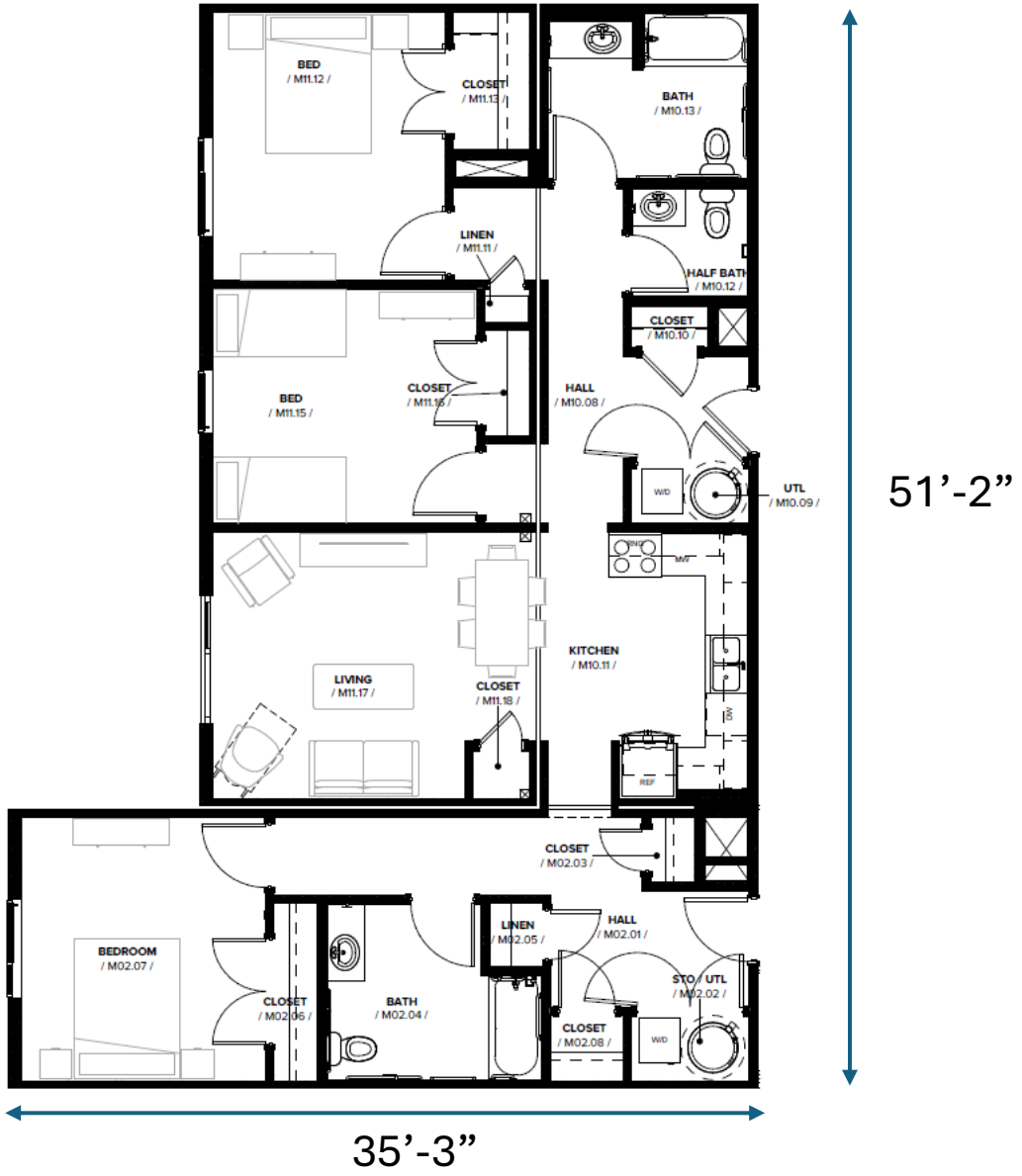
Third Floor



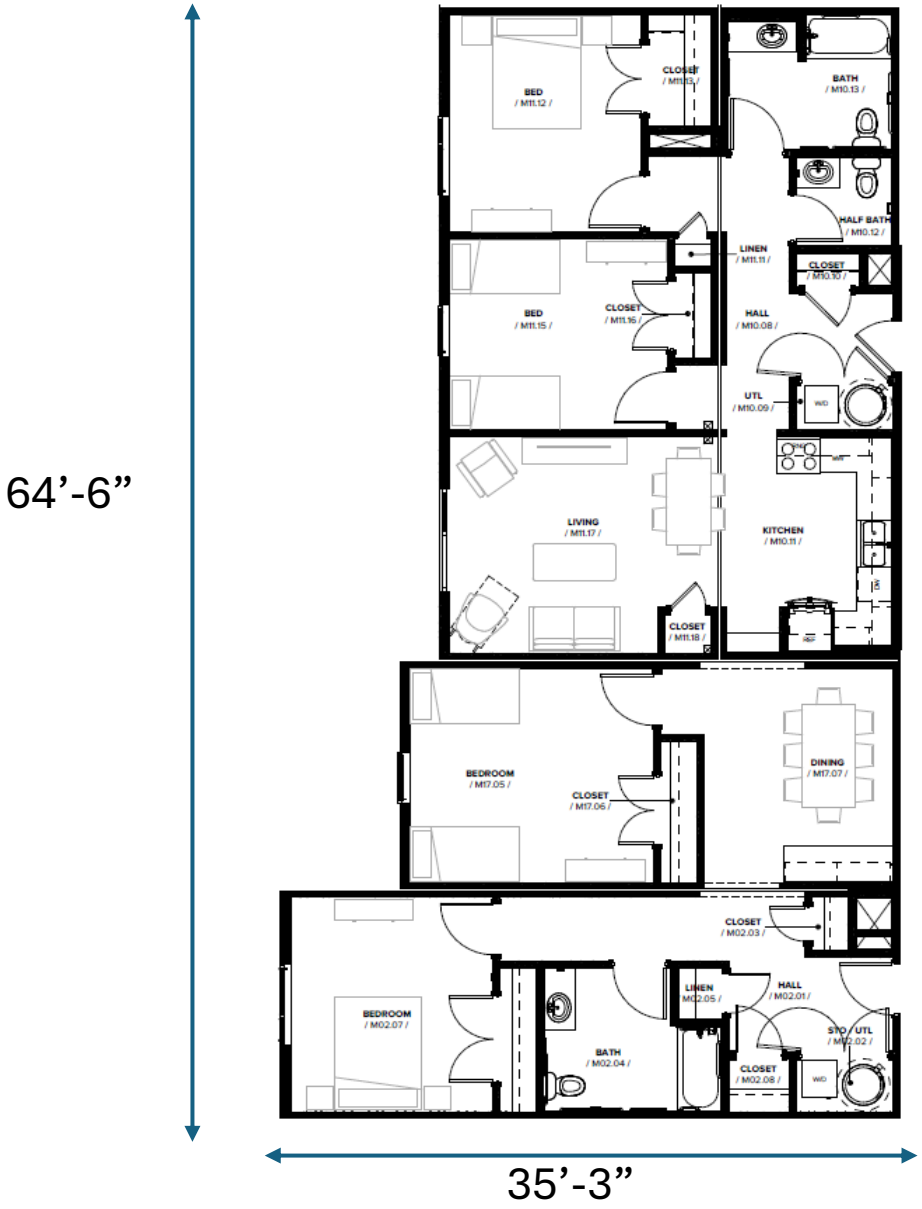
4BR FLOOR PLANS - TOWNHOME



3BR FLOOR PLANS - APARTMENT



4BR FLOOR PLANS - APARTMENT



4. CONSTRUCTION UPDATES & FACTORY TOURS

CONSTRUCTION UPDATES

Summary

1. Site work began in June, and modules are under construction in the factory. We anticipate modules being delivered to the site in early Summer.

   ✓ Homes and buildings are **built in sections (modules) inside a factory** instead of on-site.

   ✓ These **sections are then delivered to the site** and assembled on permanent foundations.

   ✓ Building in a factory allows **work to continue at the same time as site preparation**.

2. Ginosko is preparing to host a factory tour so residents can see how the modules are built, get a sense of the unit sizes in person, and see construction progress.

GET A BETTER SENSE OF UNIT SIZING

Interested in signing up for a factory tour?

November 16th
2-4pm

Transportation provided.

Please fill out a waiver by November 9th to secure a spot.



BREAKOUT TABLES

1. **Environmental & ResAp** - City of Detroit
2. **Relocation** - Housing to Home
3. **Site Plan & Unit Layouts -** DHC & Ginosko
4. **Factory Tour Sign-up** - DHC & Ginosko