

Date:

and All Other Occupants

_____ Bagley
 Detroit, MI 48126

Dear Occupants:

American Community Developers, Inc. (called here the “Developer”) is interested in redeveloping the property you currently occupy at _____ **Bagley, Detroit, MI 48126** as part of the proposed Choice Neighborhoods Initiative at Clement Kern Gardens (“Project”). This notice serves to inform you of your rights as a potentially displaced person under a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). This notice is applicable to all residents of Clement Kern Gardens at the time of the Initiation of Negotiations (ION) in May of 2020. If the Developer moves forward with the project, and you are displaced, you may be eligible for relocation assistance and payments under the URA.

However, you do not have to move now.
This is not a notice to vacate the premises.
This is a preliminary notice of relocation eligibility.

If you are determined to be eligible for relocation assistance, you will be eligible for: 1) Relocation advisory services including help to find another place to live; 2) At least 90 days advance written notice of the date you will be required to move; 3) Payment for your moving expenses; and 4) Replacement housing payments, if necessary, to enable you to rent a comparable replacement home. You will also have the right to appeal the determination of eligibility if you feel that your application for assistance was not properly considered. ⁱ

You should continue to pay your monthly rent to your landlord, because failure to pay rent and meet your obligations as a tenant may be cause for eviction and loss of relocation assistance. This includes continuing to certify your income, as required for continued eligibility. You are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. If you move or are evicted before receiving such notice, you will not be eligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

Again, this is not a notice to vacate the premises and does not establish your final eligibility for relocation payments or assistance at this time. If you are determined to be displaced and are required to vacate the premises in the future, you will be informed in writing. In the event the proposed project does not proceed or if you are determined not to be displaced, you will also be notified in writing.

If you have any questions about this or any other relocation issues, please contact the Management Office at (313) 965-5650.

Sincerely,
 Management



ⁱ NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States. However, non-federal funds will be used to provide relocation assistance to non-legally present persons who are otherwise eligible for assistance.)