DHC RESIDENT ADVISORY BOARD MEETING

SCATTERED SITES UPDATE

September 29, 2025

DHC
DETROIT HOUSING COMMISSION

DETROIT HOUSING COMMISSION (DHC)

DHC IS CREATING PATHWAYS TO HOMEOWNERSHIP FOR SCATTERED SITES RESIDENTS

WHAT IS SSHOP?

Single-Family Scattered Sites Homeownership Program

- *SSHOP = Scattered Sites Homeownership Program*
- DHC has created a resident-first program to help families **move from renting to owning their homes.**
- The program is designed to assist with **eligible home repairs and down payment assistance to make homeownership more attainable**.

WHY IS DHC SELLING ITS PROPERTIES?

New Pathways to Homeownership

- To create capacity to **reinvest money** into its multifamily affordable housing portfolio.
- To **create homeownership opportunities** for residents.

How many homes are being sold?

- About 197 scattered site homes.
- After this, DHC will no longer manage scattered sites.

WHAT THIS MEANS FOR RESIDENTS

The Benefits of Scattered Sites Disposition

1. A path to **homeownership**
2. A chance to **build wealth**
3. **Choice/agency** for residents to move where they desire
4. Stronger, more **stable neighborhoods** with increased homeownership
5. Stronger focus on DHC's multi-family housing communities
6. Covered moving expenses
7. **Individual assistance** tailored to household needs

FOR RESIDENTS WHO CHOOSE *TO* PURCHASE…

<u>Residents who elect to purchase will receive:</u>

Financial Help

- Down payment and closing cost assistance
- Matching funds up to $15,000 for families who save toward buying

Home Repairs & Improvements

- Funding available for major repairs and upgrades to reduce future maintenance costs for new homeowners

Education & Support

- Free homeownership counseling and readiness programs
- Connections to approved lenders with affordable mortgage products
- Free 1-on-1 services to support resident moves

FOR RESIDENTS WHO CHOOSE *NOT TO* PURCHASE…

For residents who choose *NOT* to purchase their homes:

- DHC will make sure that every resident has housing
- Every resident will receive supportive services for their transition

Path 1:

Housing Choice Voucher (Section 8)

Use your voucher in Detroit or nearby counties.

Choose a new rental property that works best for your family.

Path 2:

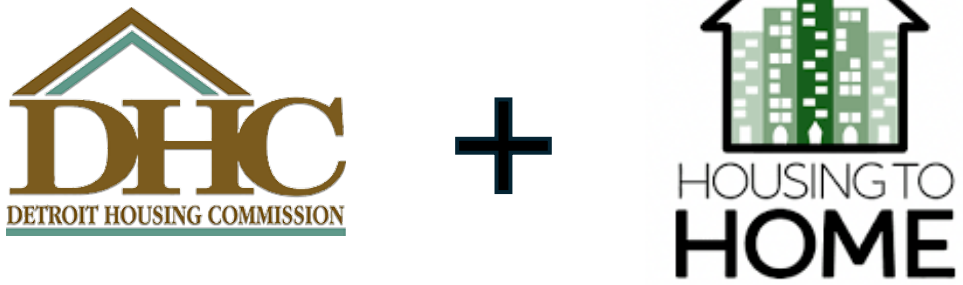
Transfer to Another DHC Property

Move into another DHC community.

Placement will be based on the right size and fit for your family.

DHC IS COMMITTED TO ITS RESIDENTS

Giving Residents Options



- DHC has contracted Housing to Home to assist with 1:1 Resident Support Services to help create the best possible experience for residents during this time.
- DHC will make sure that all residents have housing, even if they don't pursue homeownership.
- DHC will **cover all eligible moving expenses!**

PURPOSE OF THE RESIDENT ADVISORY BOARD

1. **Voice for Residents** – Represents the interests and concerns of public housing residents.

2. **Advises on Big Decisions** – Gives input on major changes like selling, renovating, or redeveloping properties.

3. **Opportunity to Purchase** – Has the first chance to buy affected properties before they are sold to others.

4. **Connects Residents & DHC** – Ensures residents are informed and involved in the process.

RAB OPTION TO PURCHASE

RESIDENT RIGHT TO PURCHASE

- Resident Councils or Advisory Boards have the opportunity to buy the affected properties before they are sold to the public

ABOUT THE PROPERTIES

- 197 single-family homes + 5 vacant parcels across Detroit (Scattered Sites AMPs 12, 13, 14)
- Currently about 90% occupied

DHC WILL APPLY TO HUD TO SELL PROPERTIES

- Homes may be sold at Fair Market Value (FMV) or below FMV to eligible families in the Scattered Sites Homeownership Program (SSHOP)
- Other homes may be sold through the Detroit Land Bank Authority

NEXT STEPS FOR RESIDENT GROUPS

- Respond within **30 days** if interested in pursuing a purchase
- If interested, you will have **60 days** to submit a formal proposal
- Technical assistance is available through DHC and HUD contacts

SUMMARY

Single-Family Scattered Sites Homeownership Program

1. The Detroit Housing Commission (DHC) is planning to sell its scattered sites portfolio.

2. DHC is **expanding its homeownership program** to include scattered sites and give residents the first opportunity to purchase their homes.

3. The scattered sites homeownership **program includes down payment assistance and eligible home repairs**.

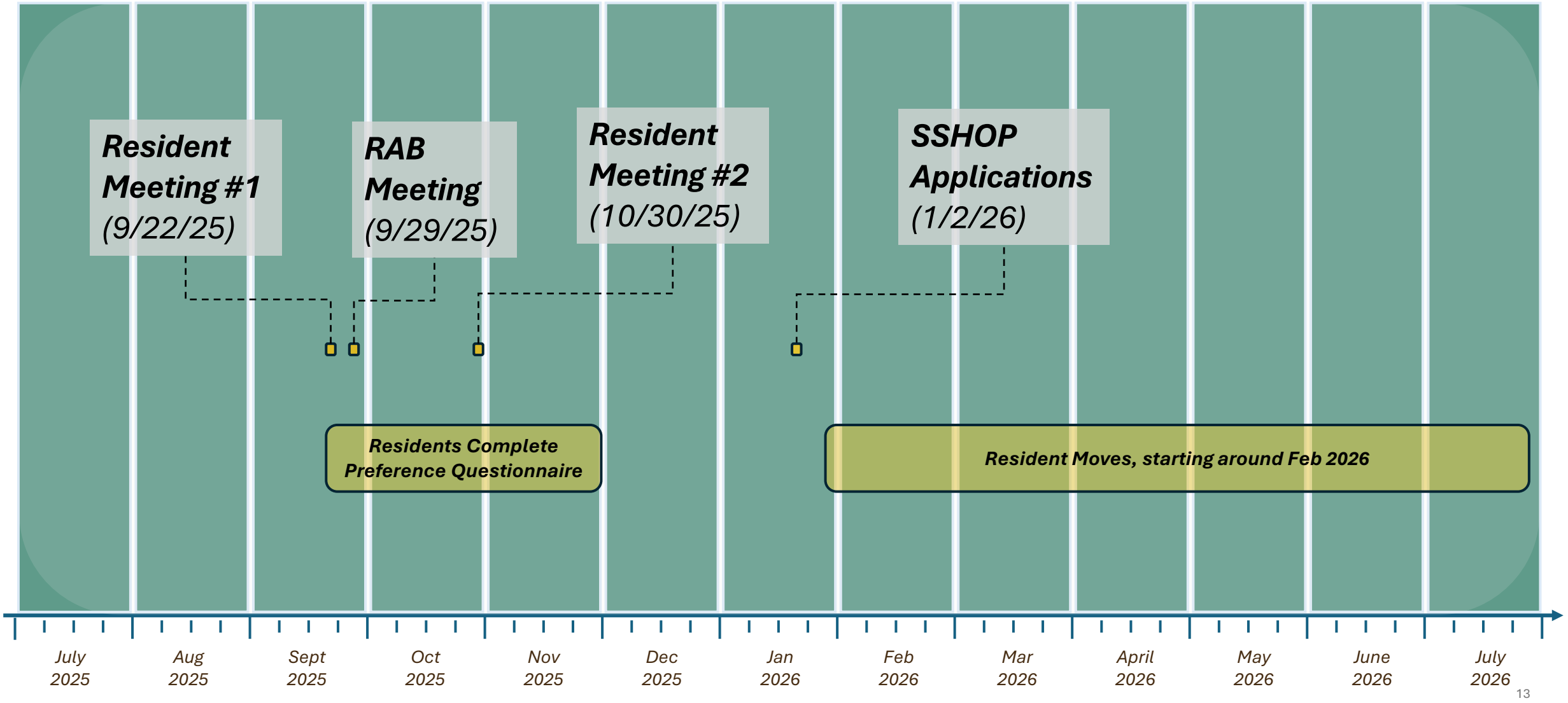
4. DHC has ensured a path to alternative housing if residents choose not to purchase their home.

5. **DHC will cover all moving expenses** and have hired specialists to assist with individual tenant needs and supportive services.

6. The process is kicking off now, beginning with resident preference questionnaires and 1-on-1 tenant supportive services with Housing to Home.

TIMELINE OF NEXT STEPS

Next Steps for Residents



THANK YOU.
DHC
DETROIT HOUSING COMMISSION