
DHC SCATTERED-SITES DISPOSITION

Frequently Asked Questions (FAQ)

Updated October 21st, 2026

General Program Questions

1. Why is DHC selling Scattered Sites properties?

Scattered Site homes cost more per unit to operate, maintain, and repair than other DHC properties. Selling these homes allows DHC to focus limited resources on preserving existing housing and creating new affordable housing opportunities for Detroit Residents.

2. How many properties are being sold and how long will it take?

DHC plans to sell **195 Scattered Sites properties**. Our goal is to have the full transition completed by the end of 2028, although timelines for individual properties may vary based on resident needs and circumstances.

3. What housing options are available to Scattered Sites residents during this transition?

DHC is working to provide residents with several housing options based on their household needs, preferences, and eligibility. Depending on individual circumstances, options may include:

- **Purchasing their current home through SSHOP**, with additional assistance available for eligible residents.
- **Relocating to another DHC public housing property.**
- **Relocating to privately owned housing with rental assistance.**
- **Pursuing homeownership at another property** with available housing assistance and other DHC homeownership resources.

DHC will work directly with each household to review available options, determine eligibility, and support residents throughout the transition.



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4. *How will resident preference be incorporated into the housing selection process?*

Resident preferences will be considered throughout the housing selection process. DHC will work individually with each household to understand their preferred housing option, location, and household needs and identify available opportunities that best align with those preferences and individual program eligibility.

5. *Do residents need to continue to pay rent during this transition?*

Yes. Residents must continue to pay rent and comply with all requirements of the Low-Income Public Housing (LIPH) program until they formally transition out of the program. **Maintaining good standing is essential to remain eligible for the five housing opportunities DHC is providing through this process.** Failure to remain compliant and in good standing will affect eligibility for certain options, including **Tenant Protection Vouchers (TPVs) and SSHOP homeownership opportunities.**

Residents who remain unresponsive or refuse to relocate after issuance of the required **90-day notice** will be addressed through DHC's standard legal process. DHC will follow all applicable **HUD requirements, federal regulations, Michigan law, and due process requirements** throughout the transition.

6. *Will residents receive moving assistance?*

Yes. DHC will assist with actual and reasonable relocation and moving expenses for residents required to relocate, consistent with Section 18 of the U.S. Housing Act and 24 CFR § 970.21, as well as applicable HUD relocation requirements. DHC has hired a relocation consultant, CVR Associated, who will provide residents with 1-on-1 support, aid residents in identifying alternate housing if relocating offsite, and manage all moving logistics.

7. *How much notice will residents receive prior to relocation?*

Residents will receive at least 90 days' written notice before required relocation, consistent with 24 CFR § 970.21(e). Formal relocation notices will be issued by DHC after the agency receives final HUD disposition approval from the HUD Special Applications Center (SAC). DHC remains committed to transparent and frequent communication with residents throughout the process.



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8. Will reasonable accommodation be available during the transition and relocation process?

Yes. Residents with disabilities may request reasonable accommodation at any time during the transition and relocation process. DHC will evaluate requests based on individual needs and applicable requirements, which may include accessible replacement housing, assistance with moving, accommodation of a live-in aide, or other changes necessary to provide equal access to housing opportunities.

9. How can residents ask questions or get additional assistance?

Each household will be assigned a third-party relocation coordinator who will serve as their primary point of contact throughout the transition. Residents will be provided with their coordinator's contact information and may also contact DHC directly at scatteredsitesdisposition@dhcmi.org with questions or requests for additional assistance.

Tenant Protection Vouchers (TPV) Questions

1. How does DHC obtain the tenant protection vouchers to support Residents?

HUD provides DHC with Tenant Protection Vouchers (TPVs) after approving the disposition of Scattered Sites properties under Section 18. Generally, vouchers are available for eligible units that have been occupied within the previous 12 months.

2. Do all residents automatically qualify for enrollment into the Section 8 Housing Choice Voucher Program to utilize a TPV?

Not automatically. DHC must confirm that each household meets **Housing Choice Voucher (HCV) Program eligibility requirements** before a TPV can be issued. DHC will review eligibility with each household individually.

Requirements generally include:

- Household income within applicable HCV limits.
- Required identity and eligibility documentation.
- Meeting applicable HCV criminal background screening requirements.



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3. ***Can a TPV be used to support home purchase?***

TPVs can be used to support the purchase of their existing Scattered Sites home; however, residents must first be screened during the Housing Choice Voucher enrollment process and then complete all SSHOP program requirements to qualify. **Please see the *Homeownership Program Questions* section for more details.**

4. ***Where can a resident use a DHC-issued TPV?***

Residents may use a TPV to rent eligible privately owned housing within DHC's five-county service area: Wayne, Oakland, Macomb, Lapeer, and St. Clair counties.

5. ***What if a resident cannot qualify for a Tenant Protection Voucher?***

If a resident is not eligible for a TPV, DHC will work with the household to explore other housing options that do not require voucher assistance. These options include:

- Internal Transfer to another DHC public housing unit.
- Direct Purchase of their current home through SSHOP without the use of a voucher.

Homeownership Program (SSHOP) Questions

1. ***Who is eligible?***

DHC will first verify that a household interested in participating in SSHOP is a current leaseholder in an existing Scattered Site at the time of HUD Section 18 Disposition approval and must be in "Good Standing" with their lease. Families in Good Standing will then be evaluated against a series of programs, DHC, HUD, and lender eligibility criteria to determine final program eligibility.

2. ***Can a Resident Buyer buy another house other than the existing home that they live in?***

No, Scattered Sites residents only have the option to purchase their existing unit through SSHOP. Any resident who does not purchase their existing home will have the option to pursue an internal transfer to another DHC site or utilize a TPV to transfer and rent from a private landlord.



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3. *Is a resident who was moved from a Scattered Sites unit following standard public housing operating procedures eligible to participate in SSHOP after they move?*

No. in accordance with HUD 24 CFR 970 and supplemental notices, DHC will provide reasonable accommodation to identify alternative housing and take the applicable steps to provide reasonable transitional support for households impacted by the Section 18 disposition of Scattered Sites units. Alternative Housing options may include Tenant Protection vouchers (TPV), Internal LIPH transfers, or the opportunity to purchase their existing unit home through the Scattered Sites Homeownership Program (SSHOP) subject to household eligibility and HUD approval. Households that are relocated from a Scattered Sites unit in compliance with standard Public Housing operating procedures before DHC has received HUD Section 18 Disposition approval for the unit will no longer be considered displaced and in need of housing assistance and therefore will be deemed ineligible for additional Section 18 or SSHOP-related accommodations.

4. *What resources are available for residents interested in purchasing a home?*

All eligible buyers will have access to down-payment assistance programs, access to capital improvement dollars, and 1-on-1 support.

5. *Where is the money for this program coming from?*

The resources come from DHC and other philanthropic sponsors.

6. *What resources are available for residents interested in purchasing a home?*

All eligible buyers will have access to down-payment assistance programs, access to capital improvement dollars, housing counseling services and connections with approved lenders.

7. *Will members of the general public be able to buy scattered sites in the future?*

Yes, DHC is working with the Detroit Land Bank to publicly market and sell any properties not purchased by an existing resident through SSHOP for Fair Market Value after DHC residents have been successfully transitioned. The Land Bank will use its traditional marketing methods to list available homes on the MLS.



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8. *What is the resident's responsibility after they purchase their house through SSHOP?*

Once a resident purchases their home, they must understand and take on all the rights and responsibilities of a traditional homeowner, including maintenance, utilities, taxes, homeowners insurance, etc.

Additionally, all property taxes and utilities will be up to date at the time of sale. Some residents may qualify for property tax exemption through the City of Detroit and must inquire about opportunities with them directly.

9. *Are Co-Signers or Co-applicants Allowed?*

No, SSHOP does not allow Co-Signers or co-applicants to meet applicant eligibility criteria. The Head of Household listed on the lease is responsible for meeting all SSHOP, DHC, HUD, and lender requirements on their own standing.

10. *Can Residents make repairs on their house now?*

Resident improvements are subject to their lease requirements, so DHC does not advise making improvements on your own and instead suggests waiting until DHC begins working with you in the homeownership process.

11. *What happens if a resident's home requires more than \$60k in repairs?*

DHC is dividing buyers into cohorts of (10) buyers ranked by homeownership readiness established through the level of conformance to program criteria. DHC will then assess the average \$ per house cost per cohort collectively because some houses may be under \$60k while others may be over \$60k.

- **IF the average of the 10 homes in a cohort is UNDER \$60k**

Homes in that cohort that may be over \$60k individually will be eligible to remain in the program.

- **IF the average of the 10 homes in a cohort is OVER \$60k**

All homes in that cohort that are over \$60k individually will be disqualified from the program, and the resident would not be able to purchase their existing home under SSHOP due to program funding limits. For any resident impacted by this scenario, DHC will make a reasonable effort to identify and offer the resident up to (2) alternate comparable homes that qualify for



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SSHOP, prioritized by comparative affordability, location, and size. If the resident declines alternate SSHOP housing offers or DHC is unable to provide alternate homes to purchase, then the resident must select to either transfer to an alternate DHC site or transfer externally to rent from a private landlord with or without a TPV. DHC will continue to cover all eligible moving expenses.

12. *If I'm a City of Detroit employee, can I use my City employee discount?*

SSHOP does not include any additional incentives for specific types of buyer classifications. All participants will be offered the same opportunities.

13. *Is a realtor required to purchase my home?*

A realtor is not required for the homeownership program. If a resident would like to utilize a realtor, DHC will cover up to [2%] of the purchase price in realtor costs associated with the home purchase.

Resident Support Questions

1. *How long does a resident remain a participant in the LIPH program?*

Until Alternate housing is finalized and the resident has formally left the LIPH program. If the resident falls out of compliance before relocation, they will become ineligible for a Tenant Protection Voucher ("TPV") and the Scattered Sites Homeownership.

2. *Will DHC remain involved after properties are sold?*

DHC will only remain involved with families who purchase their home with the support of a Tenant Protection Voucher. The DHC Rental Assistance department will oversee the TPV Section 8 subsidy and communicate all compliance and recertification requirements that the buyer will need to follow.

3. *What if residents don't qualify for rental assistance?*

DHC will work with all residents to ensure that they understand their rights and obligations as mandated under the HUD Section 18 Disposition Program and will ensure all residents are presented with appropriate housing options.



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4. *What if a resident refuses to engage with any option?*

Staff will document attempts at communication, involve housing counselors and escalate cases to supervisors. Ultimately, the transition will proceed, but DHC will ensure appropriate housing resources are available.

Timeline

1. *How long will it take to get qualified for Tenant Protection Voucher (TPV)?*

Next steps will be coordinated with DHC's rental assistance team beginning in 2027 and individual timelines will vary based on processing requirements.

2. *What is the timeline for homeownership if you are not part of the first cohort of homebuyers?*

All residents will be evaluated for eligibility to purchase their home by March of 2027 and presented their final pathway via a mailed notice.



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