

SCATTERED SITES COMMUNITY MEETING

December 10, 2025



RECAP: OCTOBER MEETING (10/30/25)

Summary

- **DHC is supporting residents that wish to purchase their homes through:**
 1. Down payment and closing cost assistance (20%)
 2. Additional matching funds up to \$15,000
 3. Major home systems repairs/replacement covered by DHC
 4. Free homeownership counseling and readiness programs
 5. Free 1-on-1 support services through Housing to Home
- **DHC has options available to residents that *are not* interested in purchasing their homes:**
 1. Transfer to another DHC property or
 2. Seek section 8 voucher.
- No matter which option residents choose, **everyone will have housing and receive coverage for eligible moving expenses.**



RECAP: SURVEY RESULTS

Meeting with Housing to Home

The Housing Preference and Homeownership Surveys are essential to understanding your needs and creating the right plan for you and your family.


Housing to Home Progress:

- 130 Residents called
- 44 meetings completed (22%)
- 65 Surveys completed (44%)



RECAP: PREPARING PROPERTIES

Next Steps for all Residents

Step	YES, to Homeownership	NO, to Homeownership
1-1 Meetings with Residents	Housing to Home will call and meet with residents to collect information to understand family needs.	Housing to Home will call and meet with residents to collect information to understand family needs.
 Environmental Inspection	Environmental inspections occur (contractors will be accompanied by a DHC employee).	Environmental inspections occur (contractors will be accompanied by a DHC employee).
Broker's Opinion of Value	DHC obtains a Broker's Opinion of Value to help determine the sale price to Scattered Sites resident.	DHC obtains a Broker's Opinion of Value to understand the value of the property.
After Environmental Inspection	Homes will be inspected to identify repair needs.	No home-inspection or repair process needed.
Repairs	Repairs take place before moving forward.	Not applicable.
Next Steps	DHC and Housing to Home will work with residents on next steps (homeownership classes, downpayment assistance, etc.).	DHC and Housing to Home help residents sign up for another DHC property or a Section 8 Voucher.

**NEXT STEPS FOR ALL
SCATTERED SITES
RESIDENTS:**

Unit Inspections

NEXT STEPS FOR ALL RESIDENTS

Summary


1. Before a property can be sold, HUD requires that DHC perform inspections to confirm environmental status. Testing will kick off **December 15, 2025**.
 - These activities will occur **inside and outside the home**. Inspectors and accompanying DHC employees **will need access to all rooms and closets**.
2. If you are looking to purchase your home, an inspections is needed to understand which repairs or replacements are needed. These activities will occur **inside and outside the home**. **Kick off date TBD, early 2026**.
3. All residents should work with DHC staff and/or Housing to Home to arrange a time that fits your schedule.

**All residents will receive
the following notice ahead
of any environmental
inspections...**

ENVIRONMENTAL INSPECTIONS

Residents will receive this notice and should be present for testing. A DHC staff member will accompany the contractor.





DHC Environmental Review Notice

Dear _____,

Please be advised that DHC has scheduled environmental review testing to be conducted by Environmental Testing & Consulting (ETC) at your home, which will take place _____.

This inspection will occur **inside and outside the home** and all buildings on the property such as the garage and shed. **Inspectors and accompanying DHC employees will need access to all rooms and closets.**

Lead Inspection:

- Inspector(s) will have a resident questionnaire to go over with you. Dust wipe sampling will be conducted on floors and in windows and soil sampling around the exterior of the home.

Asbestos Inspection:

- Inspector(s) may need to take pieces of building material such as, but not limited to: Plaster, drywall, floor tile, caulk, and insulations for laboratory analysis (samples will be taken from discreet locations whenever possible and keep damage to a minimum).

Radon Inspection:



- Inspector(s) placing a radon test kit at the lowest livable level of the home that will monitor the air for radon (the screening is chemical free and harmless to people, children and pets). **We will return to retrieve the test kit on _____ between 9am and 2pm.**

****All occupants need to follow these required closed building conditions****

1. Close your windows 12 hours prior to the measurement, and keep your windows closed throughout the measurement.
2. Use your heat (in the AUTO mode) or your air-conditioning (in the recirculating or AUTO mode) to keep yourself comfortable during the measurement.
3. Do not operate whole house fans. Fireplaces should not be operated, unless they are your primary heat source.
4. Ceiling fans, air filters, humidifiers and dehumidifiers should not be operated within 20 feet of the testing device.
5. Normal coming and going will not affect the outcome of the test.
6. If a device is placed in your residence, please do not touch it, cover it or disturb it.

Please email HirstA@dhcmi.org with any questions you may have and a DHC team member will reach out to assist.

Respectfully,
Detroit Housing Commission

 1301 East Jefferson Avenue • Detroit, MI 48207 313.877.8000 • Fax 313.877.8769 • TDD/TTY 800.222.3679.  *Equal Housing Opportunity*. DHC will provide a reasonable accommodation to a qualified individual with a disability by providing modifications, alterations or adaptation in policy, procedures, or practices. Please advise us if you require a reasonable accommodation.



ENVIRONMENTAL INSPECTIONS

Lead Inspection:

Inspector(s) will have a resident questionnaire to go over with you. Dust wipe sampling will be conducted on floors and in windows and soil sampling around the exterior of the home.

Asbestos Inspection:

Inspector(s) may need to take pieces of building material such as, but not limited to: Plaster, drywall, floor tile, caulk, and insulations for laboratory analysis (samples will be taken from discreet locations whenever possible and keep damage to a minimum).

Radon Inspection:

Inspector(s) will place a radon test kit at the lowest livable level of the home that will monitor the air for the potential presence of radon (the screening is chemical free and harmless to people, children and pets). **We will return to retrieve the test kit 48 hours later.**



ENVIRONMENTAL INSPECTIONS

****All residents need to follow these required closed building conditions****

1. Close your windows 12 hours prior to the radon monitoring, and keep your windows closed throughout the monitoring.
2. Use your heat (in the AUTO mode) or your air-conditioning (in the recirculating or AUTO mode) to keep yourself comfortable during the monitoring.
3. Do not operate whole house fans. Fireplaces should not be operated, unless they are your primary heat source.
4. Ceiling fans, air filters, humidifiers and dehumidifiers should not be operated within 20 feet of the testing device.
5. Normal coming and going will not affect the outcome of the test.
6. If a device is placed in your residence, please do not touch it, cover it or disturb it.



REPAIR INSPECTIONS

After environmental inspections are complete, DHC will:

1. Work with a broker to obtain an Opinion of Value to determine sale price
2. Work with a contractor to inspect properties for major repairs. Reminder that **home price will be set before repairs take place.**

DHC will complete major repairs **before** residents purchase their homes.



**NEXT STEPS FOR ALL
SCATTERED SITES
RESIDENTS:**

After Inspections

WHAT TO EXPECT: AFTER INSPECTIONS

Next Steps before April 2026 Meeting

1. DHC will begin with residents who have confirmed their preferred housing option. **Be sure to fill out your surveys.**
2. DHC will work with residents who *want to purchase but are not ready*, to determine the appropriate path or class to ensure homeownership readiness.
3. DHC will work with residents who **do not** wish to purchase their homes and to provide guidance on DHC's waitlist or applying for a Section 8 voucher.
4. DHC will send a newsletter update to residents during the off months that we aren't meeting to advise of any important updates or next steps.

Over the next few months, DHC will analyze survey and inspection results to determine next steps for each resident...

NEXT STEPS: TIMELINE SUMMARY

Next Steps

~~9/22/25 - Resident Meeting #1~~

~~9/29/25 - Resident Advisory Board Meeting~~

~~10/30/25 - Resident Meeting #2~~

- ~~• 1-1 Resident meetings with Housing to Home~~
- ~~• Environmental testing kicks off~~

12/10/2025 – TODAY (Resident Meeting #3)

- 1-1 Resident meetings with Housing to Home continue
- Environmental testing
- Home inspections
- Establish first homeownership cohort and timeline
- Establish plan for residents who need homeownership readiness classes
- Identify residents who wish to move to another DHC property or apply for Section 8

4/2/2026 – NEXT MEETING (Resident Meeting #4)

- Kick off Voucher eligibility and DHC waitlist process

PLEASE FILL OUT THE SURVEY

Filling out the survey helps us meet your family's needs!

You can change your mind about your preference at anytime.



SURVEY EXAMPLE QUESTIONS



11. Which of the following housing relocation options are you most interested in? *

Please select at most 2 options.

- Option 1: **Tenant Protection Voucher (TPV)**: Allows you to rent in the private market with rental assistance. You pay approximately 30% of your income toward rent.
- Option 2: **Transfer to Another DHC Public Housing Site**: Relocate to a different DHC-managed property with continued access to public housing services.
- Option 3: **Homeownership – Purchase Your Current Unit**: Opportunity to buy the home you currently live in (eligibility and property availability apply).
- Other

12. Do you understand the 3 housing options available to you? *

- Yes, I fully understand all options
- Somewhat, I have a few questions
- No, I need more information

13. How many bedrooms would you want in your home? *

Select your answer

QUESTIONS?



RECAP: BUYING YOUR HOME

Options for DHC Residents

EXAMPLE SCENARIO 1:

Home Price = \$100,000

Down payment assistance (20%) = \$20,000

Resident required minimum (1%) = \$1,000

Resident gets \$79,000 mortgage

EXAMPLE SCENARIO 2:

Home Price = \$100,000

Down payment assistance (20%) = \$20,000

Resident adds more than minimum = \$5,000

Matching funds = \$5,000

Resident gets \$70,000 mortgage

**In either scenario, repairs are completed after sale price is set.
Repair costs do not impact downpayment assistance eligibility.**

RECAP: IF YOU *DON'T* WANT TO BUY

Options for DHC Residents

DHC is also supporting residents that *do not* wish to purchase their homes and will make sure that every resident has housing and 1-1 support services.

Option 1:

Transfer to Another DHC Property

Move into another DHC community.

Placement will be based on the right size and fit for your family, and availability at the desired date of transfer.

Option 2:

Housing Choice Voucher (Section 8)

Residents must meet HUD requirements.

Use your voucher in Detroit or nearby counties.

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