

# SCATTERED SITES COMMUNITY MEETING

September 22, 2025



# ARE YOU INTERESTED IN BEING ON THE RAB?

Resident Advisory Board (RAB)

## WHAT IS A RESIDENT ADVISORY BOARD (RAB)?

- RABs are representative groups of residents within a community
- RABs act as a voice for residents, facilitating communication and management
- RABs advocate for improvements, organize activities, and foster a sense of belonging



# ARE YOU INTERESTED IN BEING ON THE RAB?

## Resident Advisory Board (RAB)

### WHY RESIDENT ADVISORY BOARDS MATTER

- Autonomy - Allows residents the opportunity to lend their voices in decision making
- Collaboration - Encourages partnerships between residents and management
- Community Building - Strengthen relationships among residents
- Problem Solving - Address concerns and improve quality of life

### STEPS TO RESIDENT ADVISORY BOARD SUCCESS

- Form Resident Advisory Board with diverse representation
- Provide leadership training and resources for council members on peer-to-peer approach to engagement
- Host workshops and information sessions for residents on homeownership. Resident Advisory Board could assist with outreach
- Celebrate successes and share stories to inspire participation

# ARE YOU INTERESTED IN BEING ON THE RAB?

Resident Advisory Board (RAB)

**If you are interested in joining the Resident Advisory Board, please stop by the check in table to sign up!**

**DHC IS CREATING PATHWAYS  
TO HOMEOWNERSHIP FOR  
SCATTERED SITES RESIDENTS!**

# DETROIT HOUSING COMMISSION (DHC)

3,400

HOUSING UNITS

6,100

VOUCHERS

200+

SCATTERED SITES

*Serving the most vulnerable families in Detroit at or below 30% AMI.*



# 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 through HUD's Section 18 and Section 32 disposition process.
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.

# 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 for your family
3. Flexibility to move where you want
4. Stronger, more stable neighborhoods with increased homeownership
5. More focus on DHC's multi-family housing communities
6. Covered moving expenses
7. Assistance tailored to your household needs



# PURCHASING YOUR HOME

## Options for DHC Residents



**If you choose to purchase your home**, here are your first steps:

1. Fill out resident questionnaires so that DHC can understand your housing preferences and family needs.
2. Connect with DHC staff for program eligibility questions and support.
3. Connect with Housing to Home for 1-on-1 tenant support regarding your future move.

# PURCHASING YOUR HOME

## Options for DHC Residents

**If you choose to purchase your home**, DHC will support you with:

### **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

# WHAT IF I *DON'T* WANT TO PURCHASE MY HOME?

## Options for DHC Residents

### If you choose *NOT* to purchase your home:

- DHC will make sure that every resident has housing
- Every resident will receive supportive services for their transition
- You will have two options for where you move (outlined below)

### **Option 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.

### **Option 2:**

#### **Transfer to Another DHC Property**

Move into another DHC community.

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

# WHAT IF I *DON'T* WANT TO PURCHASE MY HOME?

## Options for DHC Residents

**If you choose *NOT* to purchase your home**, here are your first steps:

1. Fill out resident questionnaires so that we can understand your housing preferences and family needs.
2. Connect with DHC staff for additional program questions and support.
3. Connect with Housing to Home for 1-on-1 tenant support regarding your future move.



# 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 you don't pursue homeownership.
- DHC will **cover all eligible moving expenses!**

# NEXT STEPS

## Next Steps for Residents

Visit DHC's website to complete the **Scattered Sites Homeownership Program Intake Form & Resident Preference Survey.**

The screenshot displays the Detroit Housing Commission (DHC) website. The DHC logo is at the top left. The navigation bar includes links for Home, About, Executive Office, Residents, Landlords, Careers, and Doing Business. The 'Residents' dropdown menu is open, showing four columns of links: RENTAL ASSISTANCE, REAL ESTATE MANAGEMENT, RESIDENT SERVICES, and REAL ESTATE DEVELOPMENT. The 'Home Ownership Program' link under RESIDENT SERVICES is circled in red. On the left side of the page, there is a 'Quick Links' section with links for 'Scattered Sites Homeownership Program', 'Project Description', 'Frequently Asked Questions', and 'Community Engagement Meetings'. At the bottom of the dropdown menu, there is a note: 'laws and DHC's uniform selection criteria.'

# NEXT STEPS

The screenshot shows the Detroit Housing Commission website at <https://www.dhcmi.org/scattered-sites-forms>. The page features a navigation menu with links for Home, About, Executive Office, Residents, Landlords, Careers, and Doing Business. A sidebar on the left contains a 'Quick Links' menu with items: Scattered Sites Homeownership Program, Project Description, Frequently Asked Questions, Community Engagement Meetings, and Forms. A red arrow points to the 'Forms' link. The main content area is titled 'Scattered Sites Homeownership Forms' and contains two sections, each with a red oval around its title:

- Form: Scattered Sites Homeownership Program Intake Form**  
Summary: The *Scattered Sites Homeownership Intake Form* is the first step for residents of the Detroit Housing Commission's (DHC) single-family rental portfolio to assess their eligibility for three new housing opportunities. This process is designed to identify individual housing goals, evaluate financial readiness, and connect residents with supportive services such as credit counseling, homebuyer education, and down payment assistance. No individual or group of applicants will receive preferential treatment; all applications will be evaluated in accordance with fair housing laws and DHC's uniform selection criteria.
- Form: Scattered Sites Resident Housing Option Survey**  
Summary: The *Scattered Sites Resident Housing Option Survey* helps the Detroit Housing Commission (DHC) ensure compliance with federal and local housing policies and identify supportive services residents may need—such as relocation assistance, homeownership counseling, or accessibility modifications.  
  
This survey is a critical step in ensuring a smooth transition for residents to their preferred housing option. By completing it, residents help DHC design a disposition strategy that is responsive, transparent, and rooted in resident choice.  
  
Residents are invited to share their housing preferences among three options:
  1. Purchase a scattered site home if eligible,
  2. Transfer to another DHC-owned or managed property, or
  3. Receive a Section 8 Tenant Protection Voucher (TPV) for maximum flexibility.  
Survey responses are used strictly for planning and engagement purposes and do not represent a binding commitment by either DHC or the respondent.

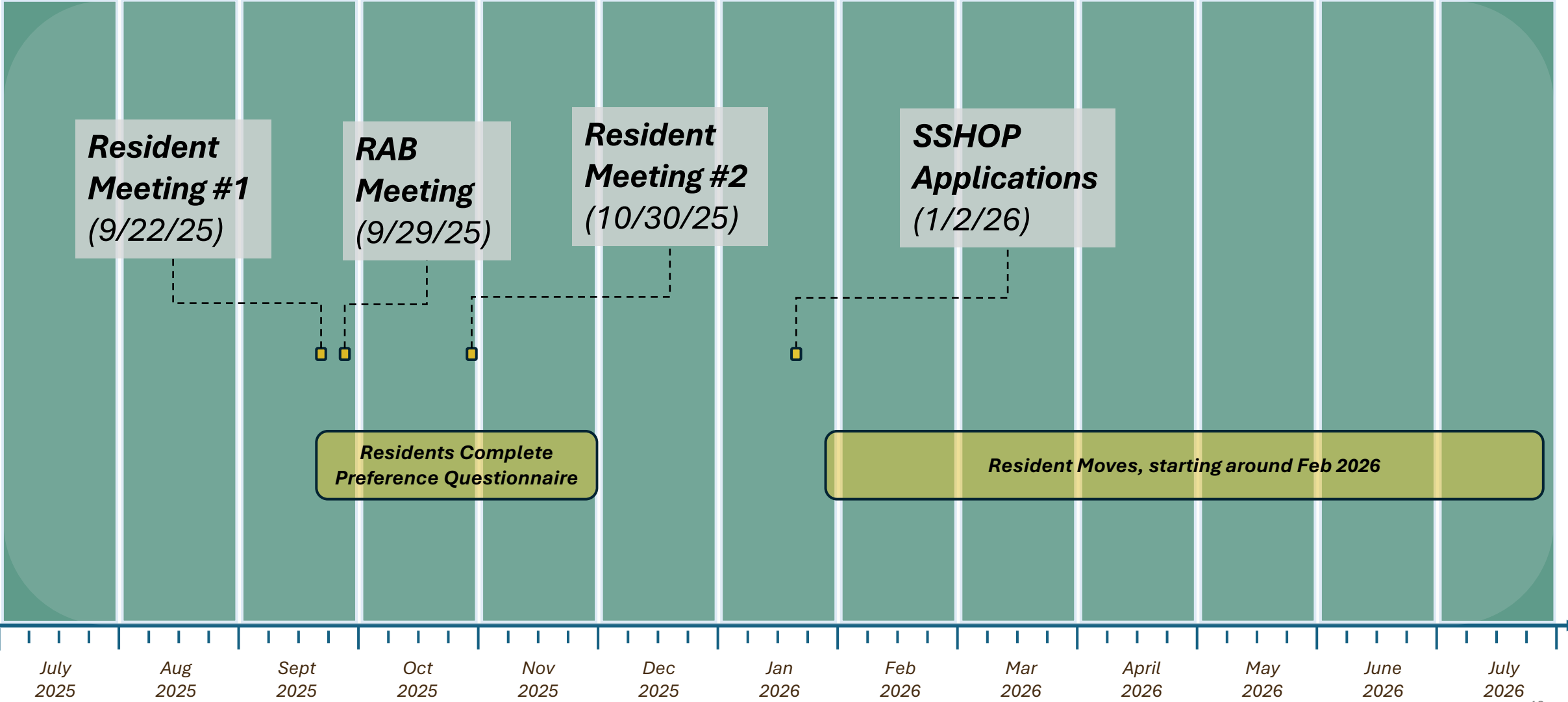
On the right side, a survey form is displayed with three questions:

- 17. Are you currently interested in buying a home? \***  
 Yes, in the next 3-6 months  
 Yes, within a year  
 Yes, but no specific timeline  
 Not sure
- 18. Have you ever owned a home in the last (5) years? \***  
 Yes  
 No
- 19. What area of Detroit would you prefer to live in? \***  
 Eastside  
 Central  
 Westside  
 No Preference  
 Other

The footer contains links for ABOUT, ACCESSIBILITY, ADMINISTRATIVE OFFICE, and RENTAL ASSISTANCE.

# TIMELINE OF NEXT STEPS

## Next Steps for Residents





THANK YOU.

