

DHC RAB MEETING SIGNIFICANT AMENDMENT

CREATING MORE PATHS TO HOMEOWNERSHIP

October 14, 2026



AGENDA

01

Program Recap

02

Program Updates

03

Significant Amendment

04

Timeline & Next Steps

SCATTERED SITES HOMEOWNERSHIP PROGRAM (SSHOP)

PROGRAM RECAP



SSHOP PROGRAM SUMMARY

DHC is repositioning its scattered-site portfolio while creating a homeownership opportunity for residents.

195 TOTAL PROPERTIES / 148 OCCUPIED

WHAT IS SSHOP?

A resident-first homeownership program that gives eligible DHC Scattered Sites residents the first opportunity to purchase the home they currently rent and offers resources to help make homeownership more attainable.

WHY DHC IS SELLING

Scattered single-family homes carry high operating and capital costs per unit.

DHC plans to redirect limited resources toward preserving multifamily housing and creating new affordable housing opportunities.

NOTE: All assistance depends on household and property eligibility, HUD approval, and final program requirements.

SSHOP PROGRAM SUMMARY

DHC received a philanthropic grant to support SSHOP and make homeownership for DHC residents more attainable.

WHAT DOES SSHOP OFFER?

20% DPA

Up to 20% of the home's value for **Down Payment Assistance**.

\$15K MATCH

Additional match, up to \$15,000.

REPAIRS

Eligible **major repairs** based on inspection and program limits.

SUPPORT

One-on-one support for homeownership readiness, moving expenses and more.

SSHOP BASICS REQUIREMENTS

1

Current Resident

The buyer must be listed on the current lease.

2

Income

At least \$15,000 in annual household income (**YARDI**).

3

Mortgage Readiness

Able to obtain pre-approval to purchase at Fair Market Value.

4

Property Eligibility

Home requires less than \$60,000 in eligible repairs.

5

Resident Contribution

At least 1% of the purchase price from your own funds.

6

Good Standing

Rent must be current and all HUD requirements must be met.

NOTE: Program assistance is subject to household eligibility, property eligibility, HUD approval and final program requirements.

RESIDENT PATHWAYS

Each household can choose the option that best fits their needs and eligibility.

01 PURCHASE CURRENT HOME

SSHOP gives eligible residents the first opportunity to buy the home they currently rent. Residents complete eligibility and mortgage-readiness steps, and the home must meet program standards.

02 RENT PRIVATELY

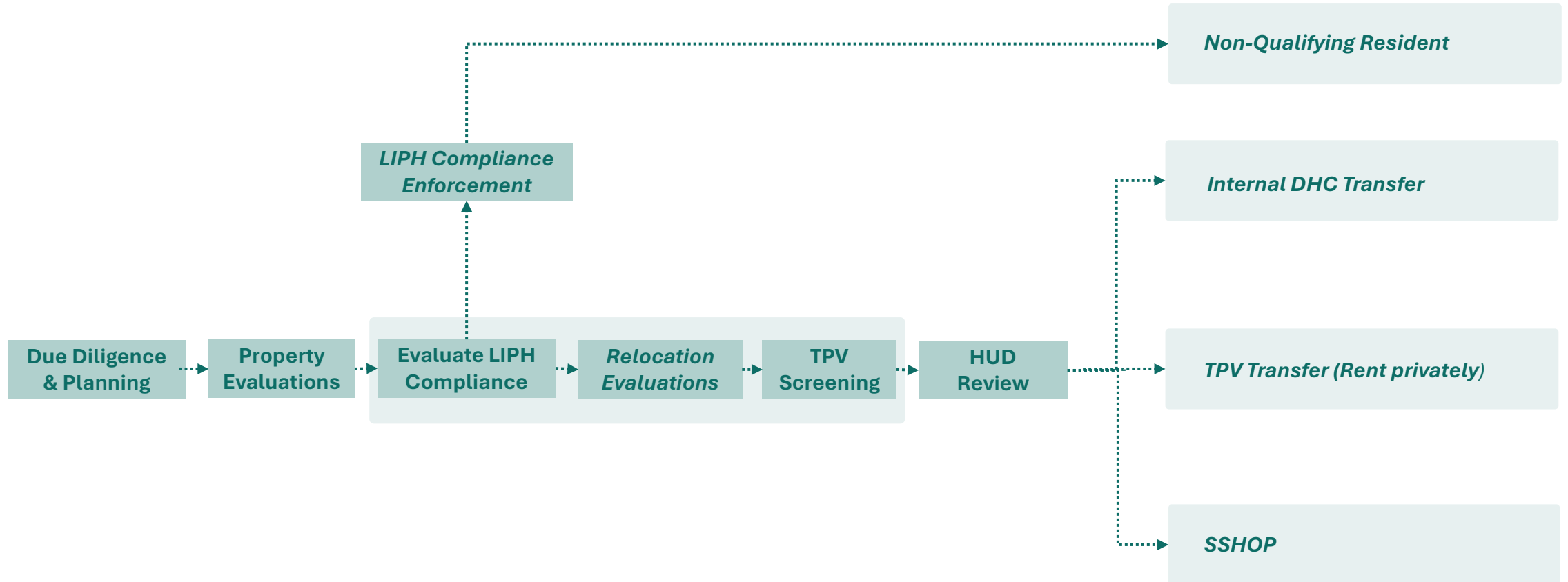
Use a Tenant Protection Voucher for an approved rental, if eligible.

03 MOVE TO ANOTHER DHC SITE

Transfer to an available DHC site that fits the household's needs.

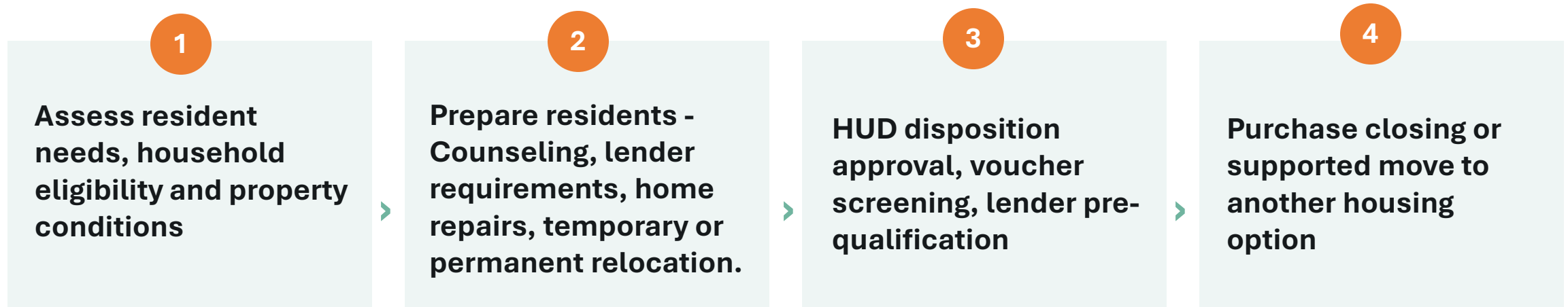
NOTE: *Voucher-supported homeownership is an additional pathway under the proposed Admin Plan amendment and remains subject to approval.*

RESIDENT PATHWAYS



RESIDENT SUPPORT & PROCESS

DHC coordinates the transition from resident assessment through the selected housing outcome.



RESIDENT SUPPORT

A relocation coordinator provides one-on-one assistance. Households required to relocate receive eligible moving-cost support and at least 90 days' written notice after final HUD approval.

NOTE: *Timing varies by household, eligibility, property condition and HUD review.*

PROGRAM UPDATES

REFINING SSHOP TO CAPTURE MORE HOMEOWNERS

SSHOP PROGRAM IMPROVEMENTS

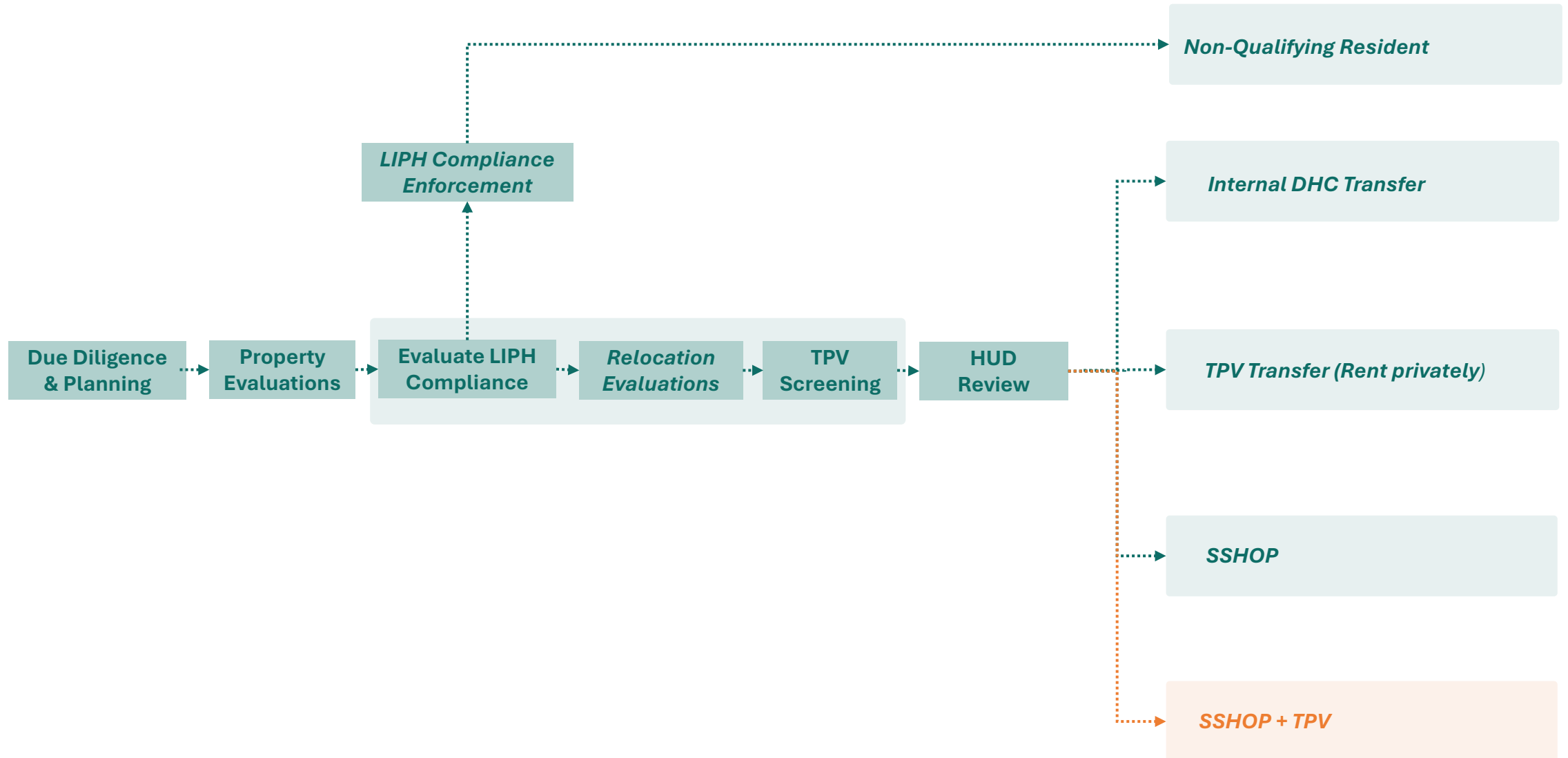
The revised process connects Section 18 disposition to TPV-supported homeownership for eligible residents.

- ✓ Section 32 requirements limited the number of residents who could purchase their homes.
- ✓ Under Section 18, DHC can seek Tenant Protection Vouchers for eligible households.
- ✓ The proposed Significant Amendment would allow eligible SSHOP participants to use that subsidy toward homeownership, creating a path to purchase for more residents.



NOTE: *TPVs and homeownership assistance remain subject to HUD approval and household eligibility.*

REVISED RESIDENT PATHWAYS



SSHOP PROGRAM IMPROVEMENTS

The revised SSHOP process improves homeownership accessibility for more residents while adding long-term Homeownership support opportunities.

SSHOP 1.0 (Original)

❑ Section 32 – Significant Buyer Restrictions

- AMI Limits (ALL)
- \$25k Minimum Income
- Inflated Homeownership Conversion Costs

❑ Qualification Support

- 20% DPA + \$15k DPA Match
- \$60k in Repairs



SSHOP 2.0 (Revised)

✓ Section 18 – Limited Buyer Restrictions

- AMI Limits (TPV Only)
- \$15k Minimum Income
- Reduced Homeownership Conversion Costs

✓ Qualification Support

- 20% DPA + \$15k DPA Match
- \$60k in Repairs
- Up to 15-yrs Voucher Assistance (TPV)
- Utility Allowance (TPV)

SSHOP PARTICIPATION REQUIREMENTS

1

SSHOP PROGRAM ACCEPTANCE

- LIPH Program Compliance Status
- Home Condition
- Homeownership Readiness
 - ✓ Yardi Report Income
 - ✓ Employment Status
 - ✓ Credit
 - ✓ Mortgage Readiness
 - ✓ Homeownership Burden Calculation
 - ✓ Downpayment
 - ✓ Counseling Certificates

2

TPV PROGRAM ELIGIBILITY

- LIPH Program Compliance Status
- Home Condition
- Homeownership Readiness
 - ✓ Yardi Report Income
 - ✓ Employment Status
 - ✓ Credit
 - ✓ Mortgage Readiness
 - ✓ Downpayment
 - ✓ Counseling Certificates
- Criminal Background Check

3

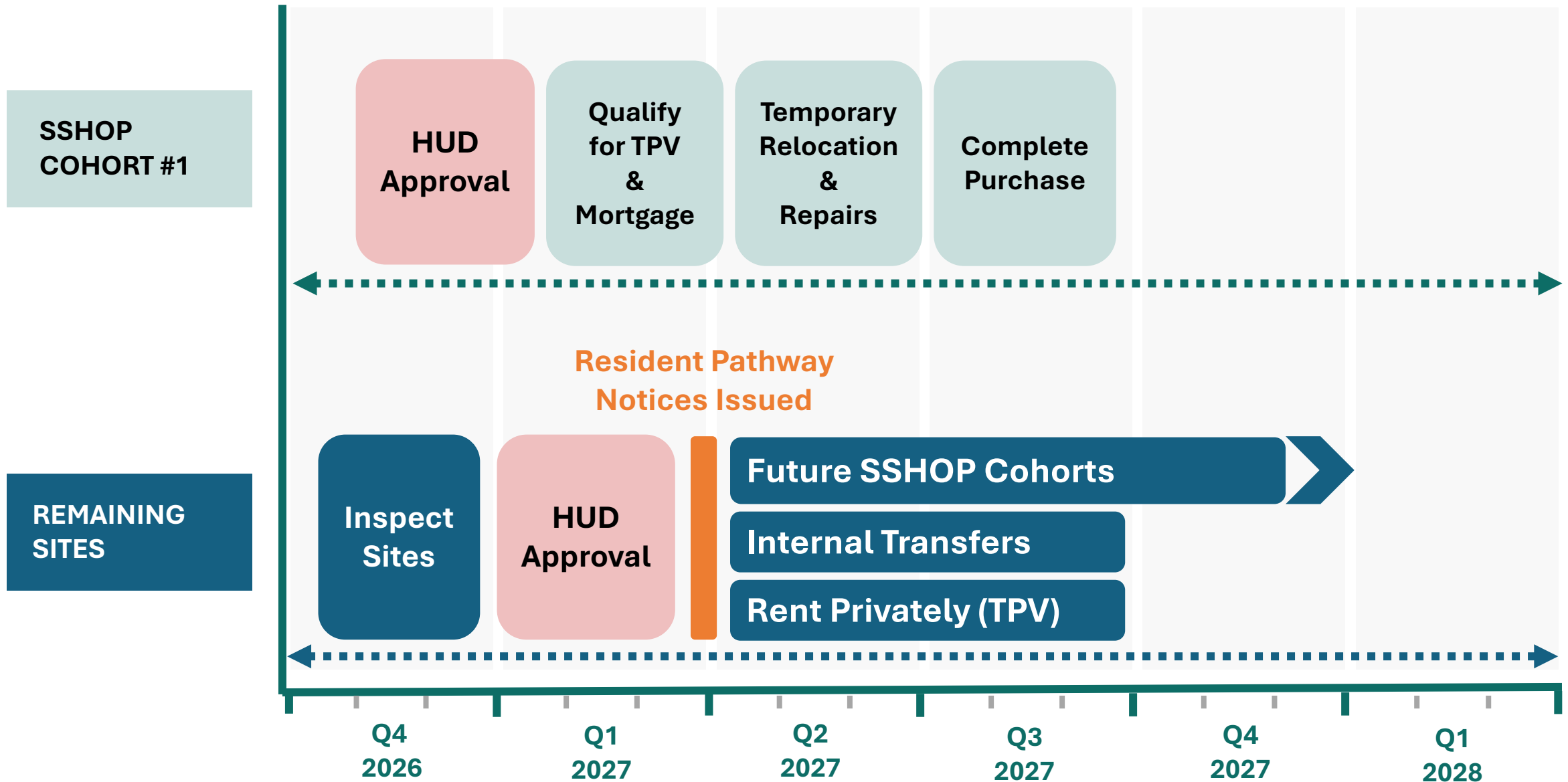
MORTGAGE READINESS

- Creditworthiness
 - ✓ Actual Income
 - ✓ Employment Status
 - ✓ Credit
 - ✓ Debt-To-Income Ratio
 - ✓ Proof of Funds
- Home Condition

What should residents do now?

1. **Maintain Good Standing – Pay Rent & Follow ALL Lease & Program Requirements**
2. **Verify YARDI Reported Income – Verify Personal Data When Contacted by DHC**
3. **Review Program Requirements & Get Mortgage Ready**

SSHOP TIMELINES

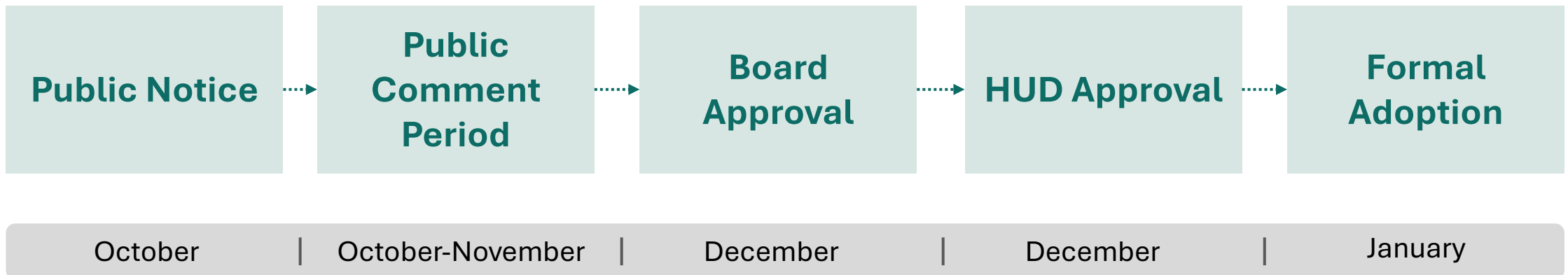


SSHOP SIGNIFICANT AMENDMENT

The Significant Amendment requests (2) main changes to the DHC 2026 PHA Admin Plan to allow DHC to support SSHOP participants moving from public housing to HCV Homeownership:

1. Allowance for DHC discretion to waive the following standard HCV Homeownership Program requirements for Scattered Sites SSHOP participants impacted by Section 18 Disposition.
 - 1-yr minimum HCV Program Participation
 - 1-yr minimum HCV Program Good Standing
2. Allowance for families to be deemed Continuously Assisted between LIPH program exit and home purchase

Significant Amendment Process



SSHOP SIGNIFICANT AMENDMENT

Section & Page (2026 Plan)	Revisions
3.2.A. INCOME ELIGIBILITY AND TARGETING Page 36	A family buying a home through SSHOP will be considered continuously assisted, even if they must briefly relocate or have a short gap in assistance while the home is repaired and the purchase is completed. A family purchasing a housing unit through the Scattered Sites Homeownership Program (SSHOP) shall be considered to be continuously assisted notwithstanding any temporary relocation or gap in assistance for a period of time necessary for the identified housing unit to undergo repairs consistent with all Lender and HUD HCV Homeownership Housing Quality Standards and for the family to complete the purchase process.
15.1.A. OVERVIEW Page 502	DHC may waive the one-year participation requirement for eligible families in Scattered Site units involved in a Section 18 application who meet all homeownership guidelines. The requirement of one (1) year of participation may be waived for families residing in a Scattered Sites Low Income Public Housing unit included within a HUD-approved Section 18 disposition application, who would voluntarily seek to pursue the utilization of HCV homeownership assistance to purchase a housing unit and who have successfully met all applicable HUD HCV Program eligibility requirements and DHC Homeownership Program requirements.
15.1.B. FAMILY ELIGIBILITY Page 502	DHC will only grant a waiver of the (1) year of good standing requirement for the HCV program as outlined in 15.1.A. Overview. The family must be a current participant in the HCV Program and must have been a participant in good standing for at least one year (unless the family has received a waiver of the one (1) year of good standing requirement as described in Section 15.1.A. above).

QUESTIONS?

For questions or accommodations, email us at
ScatteredSitesDisposition@dhcmi.org
or visit: **Scattered Sites Development | Detroit
Housing Commission** for more information.

