Neighbor to Neighbor

A Detroit Housing Commission Newsletter.

FALL
2026 Issue

DHC COMMUNITY

Welcome from the Editor

Dear Neighbors,

Welcome to the latest issue of *Neighbor 2 Neighbor!* Fall is a season of change, and here at the Detroit Housing Commission's Resident Services Department, our team is locked in on bringing real opportunity straight to your front door. In this issue, we are spotlighting two major pathways designed to move your family forward: getting to know our new Job Developer, Gary Sheldon, and breaking down how our flagship Family Self-Sufficiency (FSS) Program helps turn your hard work into real savings. Through hands-on career connections, one-on-one coaching, and a built-in escrow savings structure, we are giving you the practical support needed to reach your goals on your own terms. Take a few minutes to read through, share this issue with a neighbor, and let's keep building together.

Warm regards,

Terrance Watson - *Editor & Project Manager, Resident Services Department*

RESIDENT SERVICES SPOTLIGHT ON GARY SHELTON: OPENING DOORS & BUILDING FUTURES

When we talk about life transformation in the Resident Services Department, we aren't just talking about keeping a roof over your head. We are talking about building stability, independence, and long-term economic mobility. At the heart of that mission is landing a sustainable, rewarding career.

That is why we are thrilled to welcome our new Job Developer, Gary Shelton, to the Detroit Housing Commission team. Though Gary recently joined Resident Services, his presence has already created immediate momentum across our communities. I sat down with Gary to discuss his vision, his hands-on approach to career placement, and how he is here to advocate for every resident looking to unlock their potential.

Dedication to Community and Real Opportunity



Gary Shelton brings a deep personal passion, high-level academic expertise, and years of workforce development experience to the Resident Services Department. Having previously served as a director at the Matrix Center and worked closely with Detroit workforce programs, Gary is known by many local employers as the go-to resource for talent and community connections. His previous partnership with the Detroit Housing Commission gave him clear insight into how he could rejoin the agency to align his purpose with our mission.

An expert in his field, Gary holds a bachelor's degree, a master's degree, and is finalizing his PhD this December. Yet for Gary, his true motivation isn't the credentials. It's about getting back into his element of serving the people of Detroit.

"It's been very rewarding because it's putting me back in my element—and what I mean by that is me helping the citizens of Detroit as a community," Gary shares. "[To] people that are in need, I want to be able to say, '...here's an opportunity for you. I can't make you do it, but I'm gonna give you the opportunity.' So that's a little bit about myself. I have a bachelor's, a master's degree, finish my PhD in December—so I'll have my doctorates. I'm just now really enjoying life doing the things that I like doing, which is helping the citizens of Detroit."



Real Jobs, Real Wages, and Teamwork

Rather than pointing residents toward cold job boards or pushing paper, Gary takes a proactive, team-centered approach to workforce development. Working closely with case managers and coordinators across Resident Services, Gary focuses on matching residents' explicit goals with tangible, immediate job openings.

Whether it is starting with part-time event roles at Ford Field to establish work stamina or transitioning into higher-wage positions in logistics and food production, Gary's pipeline is actively yielding results.

Through his extensive network of local employers and industry contacts, Gary recently secured 100 jobs for the first quarter of next year paying $22 to $23 an hour with Flex-N-Gate, alongside hiring pipelines with all four local Marriott locations.

"It's a team effort. [Our Resident Services] team, YB (Youth Build), the case managers, the coordinators," Gary emphasizes. "We have to find the need of what the people want. If the people want it, I got it, but you gotta tell me what you want. Everybody says they want a job, right? I can get you a job! So, what we've been doing is aligning people with Ford Field first, just to see what you can do. If you can work part-time at Ford Field and do that work for eight hours, then we can move on to your next opportunity...from making $15 to $18.50, potentially in production. People call me for opportunities because they know I'm going to find what they need. We're not shuffling a job; we're not just talking. We really are showing real-time opportunities."

Overcoming Barriers Together

Gary understands that finding sustainable employment isn't always as simple as filling out an application. Many residents face real-world hurdles—such as transportation, childcare, lack of interview attire, or gaps in work history. Gary's philosophy is to tackle those barriers head-on before they can stand in the way of success.

Through strategic partnerships, Gary connects residents with resources like monthly bus cards and free professional clothing through Detroit at Work. More importantly, he creates a safe, collaborative space to work through challenges during Job Readiness Thursday roundtables located at the DHC's Envision Center.

"What you gotta do is come in here to our Job Readiness Thursday," Gary explains. "Let's have a sit-down, let's talk about it, let's have a roundtable with everybody. If it's something personal, then we'll do a one-on-one. If it's a group thing, let's talk about it. What residents will find out is that everybody faces the same challenges: childcare, transportation, lack of food. These are things we can fix quickly. If people need clothing for interviews, we can send them to Detroit at Work at 5555 Connors. Ms. Jackson, executive director, and a good friend of mine, said, 'Gary, I'll give them free clothes. Whatever they need, we're going to give it to them.' We want to make sure we're putting that product out there from DHC and it's standing out. We don't care where you come from or what your background is; we want to show you the love and affection that you really need to grow."

Building a Bridge to Homeownership and Independence

Whether you are currently enrolled in the Family Self-Sufficiency (FSS) program or striving toward the Generational Wealth Homeownership Program, higher-paying employment is the primary driver of your success. Higher wages empower residents to maximize their FSS escrow savings while establishing the financial baseline needed for home purchase readiness.

Gary's focus is on long-term retention rather than quick numbers. He maintains an open-door policy, guiding residents through 30-day and 90-day self-evaluations to ensure they feel supported every step of the way.

"From here, residents can come to you and your team, Terrance, and say, 'Hey, I got a good job. Now I'm ready for first-time homeownership!' Then you hook them up from that point with financial literacy and everything else they can benefit from through your programming," Gary highlights. "I'm not chasing a number; I'm trying to put the right people with the right people so that way they'll be successful. That way, you don't see gaps, you see support! "You sit down with them—we maintain an open-door policy. All I offer is sound advice to help take you to the next level. I always tell participants after 30 days to do a self-evaluation: 'Where were you then, and where are you today? What are your goals for the next 30 days?' Before you know it, that person has successfully reached 90 days on the job."

Building Futures, One Step at a Time

In Gary Shelton, we see a clear reflection of our team's deep commitment and the core focus of our entire Resident Services Department: meeting residents right where they are and delivering real, tangible results. Our mission extends beyond simple employment assistance; it is about creating lasting social impact and laying the groundwork for true generational wealth. Through strategic community partnerships, dedicated coaching, and programs designed to eliminate every barrier in your path, we remain fully focused on opening doors to sustainable economic independence. Your success is our community's success, and whether your goal is landing a new career, building your savings, or owning your first home, our team is in your corner. Take that first step today. Let's build your future together!

How to Get Connected with Gary!

If you are ready to take the next step in your career, update your resume, or prepare for upcoming hiring opportunities, Gary is here to help you navigate the process.



- **Weekly Workshop**: Job Readiness Thursday at the Envision Center, located at 1331 East Canfield - Detroit, MI 48207
  Every Thursday 2:00 PM – 4:00 PM
- **Direct Office Line:** 313-205-4397 - **Email:** sheltong@dhcmi.org


DHC
DETROIT HOUSING COMMISSION
Presents
JOB READINESS
THURSDAY
ENVISION
At the
Envision center
Located at
1047 Garfield
Detroit MI. 48207
From
2pm-4pm
If you have any question
you call contact
Mr. Shelton
313-205-4397
Resume Building


DHC
DETROIT HOUSING COMMISSION
GENERATIONAL WEALTH
HOMEOWNERSHIP PROGRAM
Homebuyer Education
Downpayment Assistance Resources
Credit Counseling
ELIGIBILITY
Current DHC Residents must meet the following requirements to be eligible:
• Income: Earn at least $15,000 annually (exceptions for SSI recipients).
• Ownership: Be a first-time homebuyer (or haven't owned a home in 3+ years).
• Tenancy: Be a resident with DHC for at least 1 year.
• Status: Be in good standing with your current landlord.
SCAN HERE TO FILL OUT THE INTAKE FORM


I CAN & I WILL

THE FAMILY SELF SUFFICIENCY PROGRAM

Unlocking Your Financial Future: How the FSS Program Works for You

If you've ever felt like every time you make progress financially, your rent goes up and takes away your extra momentum, you are not alone. That's exact cycle the Family Self-Sufficiency (FSS) program was designed to break.

What is the FSS Program?

FSS is a voluntary program available to Detroit Housing Commission residents. It is a five-year initiative focused on helping you set and achieve your personal goals: whether that's going back to school, improving your credit score, gaining new job skills, or building long-term financial security.

Under the FSS program, when your rent increases because you've earned more money at work, HUD puts the difference into an interest-bearing escrow savings account held in your name.

- You earn more at work.
- Your rent portion adjusts based on guidelines.
- The extra amount gets saved for you by DHC.

You Don't Have to Figure It Out Alone

When you enroll in FSS, you get paired with a dedicated Coordinator who helps you create a customized step-by-step roadmap. We connect you with local partners for financial coaching, job training, micro-business tools, and credit repair support.

Ready to start building your savings while paying rent? Contact the Resident Services Department today at 313-205-6153 or complete the FSS Intake Form.

Scan the QR code to complete our quick, 2-minute program inquiry form