



DHC PHA PLANS PUBLIC HEARING

March 23, 2026



THE PROPOSED 2026 PHA ANNUAL PLAN IS AVAILABLE ON THE DHC WEBSITE
<https://www.dhcmi.org/resources>

The Modernization and Rehabilitation of Existing Public Housing Properties

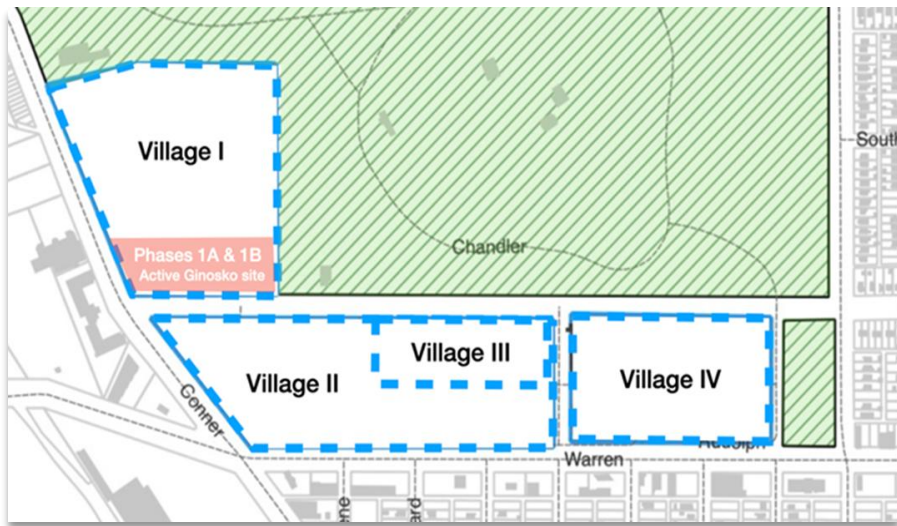
2026: Key Objectives



- ▶ The Improve safety, security, and accessibility.
- ▶ Upgrade aging building systems and finishes.
- ▶ Enhance the overall resident experience.

2026: Key Objectives

- ▶ Continued work to redevelop Gardenvue Estates, Villages at Parkside, and Smith Homes, as funding is made available.
- ▶ Implement a strategic land/unit acquisition plan to help preserve and create new affordable housing in Detroit.
- ▶ Dispose of single-family inventory and low-unit count properties to more quickly address necessary capital repairs.
- ▶ Identify the next potential redevelopment projects to continue advancing DHC's repositioning strategy.
- ▶ Expanding the Development Department and creating more capacity through staffing and consultant contracts.
- ▶ Collaborate with REM team to transition FSS eligible tenants to homeownership.



2026: Key Objectives

- ▶ Increase number of families living in DHC housing through New Admission and Leveraging MOUs
- ▶ Continue to leverage the Hybrid Management Plan to address work orders, recertifications, and occupancy
- ▶ Improve relationships and communication between DHC and residents through Partnerships with CCAs, Resident Councils, Resident meetings and Pre-occupancy training
- ▶ Conduct unit inspections multiple times per year (2+)
- ▶ Increase rent collection
- ▶ Continue to increase occupancy
- ▶ Maintain 95% or higher in recertification compliance

2026: Key Objectives

- ▶ Process improvements
- ▶ Electronic Portal Access
- ▶ Staff Training
- ▶ New Project based developments



2026: Key Objectives



- ▶ **GRANT FUNDING** – DHC Resident Services Department will continually perusing grants to build and strengthen empowerment programming for all DHC Residents.
- ▶ **INCREASE COMMUNITY CONNECTIONS** – Community Coaches and Advocates will connect with their communities quarterly with digital literacy trainings and monthly office hours.
- ▶ **RENT CAFE** – The primary goal to increase Rent Café resident enrollments.
- ▶ **SUPPORT RESIDENT COUNCIL** – Provide Monthly Resident Council meetings with Resident Services and Property Management.

Comments and Questions

Submit your comments Via email to
PC@DHCMi.ORG

THE PROPOSED 2026 PHA ANNUAL PLAN IS AVAILABLE ON THE DHC WEBSITE
<https://www.dhcmi.org/resources>



DHC DEPARTMENTS



CAPITAL & MODERNIZATION DEPARTMENT

2025: Key Wins



► Unit Modernization

- Scattered Sites
- Sheridan I & II
- Sojourner Truth Homes
- State Fair

► Façade Repair

- Forest Park
- Harriet Tubman
- Riverbend
- Sheridan I
- State Fair

► Environmental Services

- DHC Portfolio

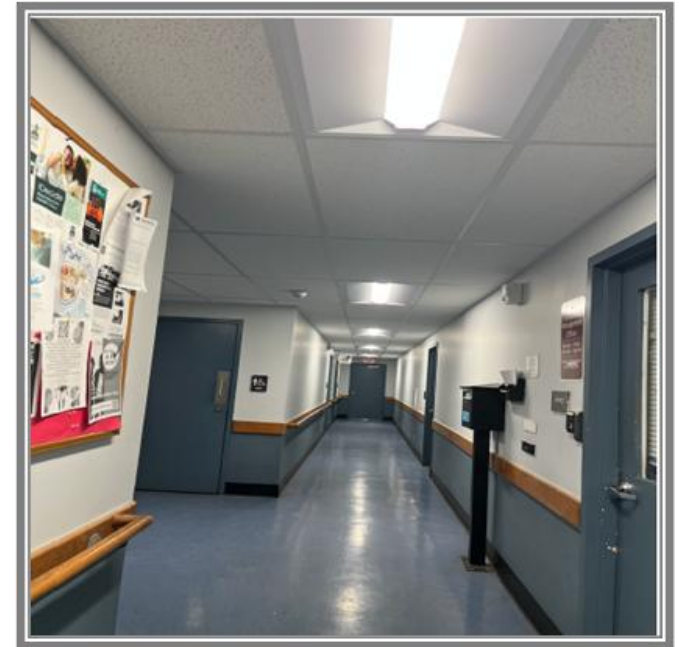
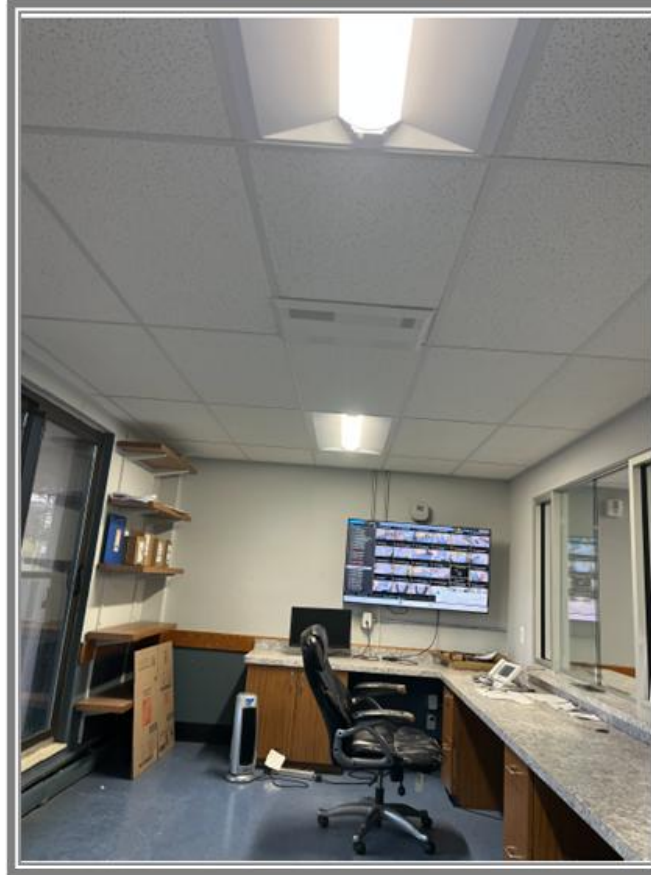
► Security Upgrades

- **Lobby Renovations**
 - Riverbend
 - State Fair

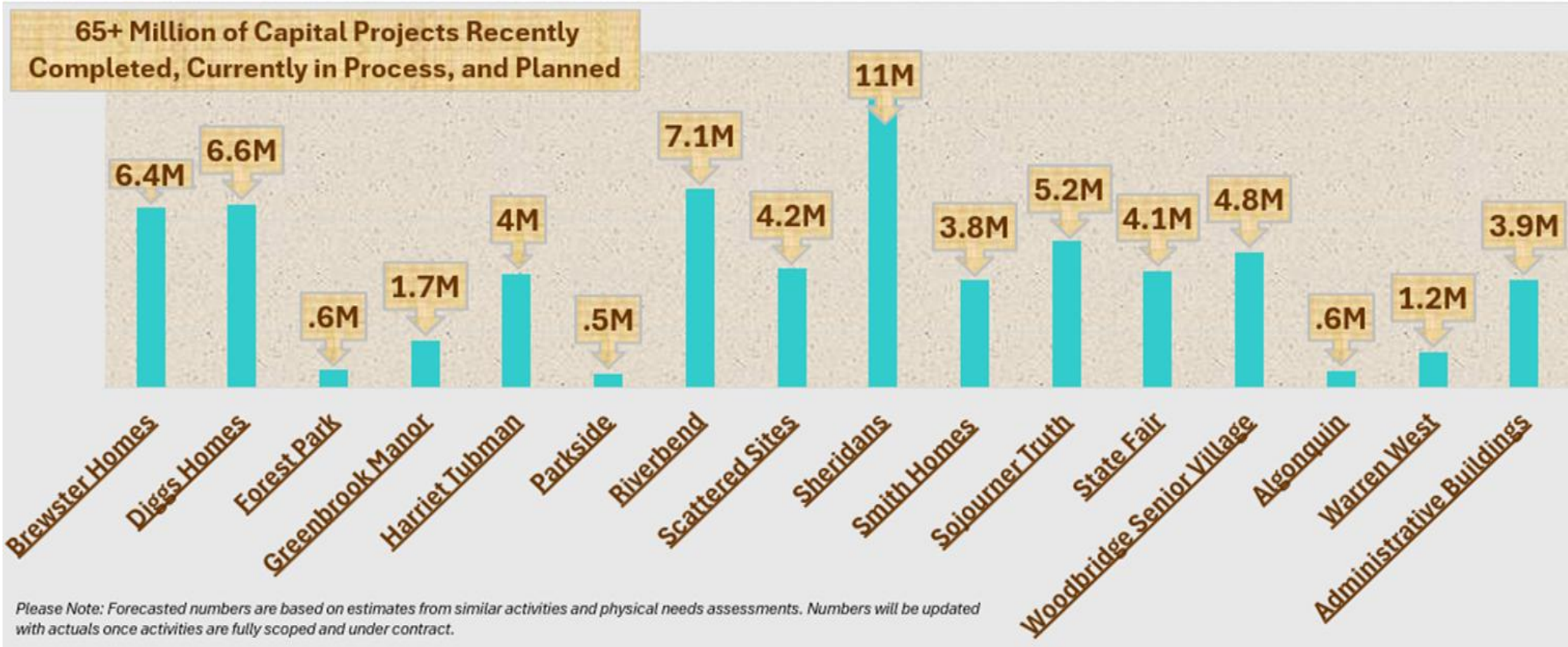
► Building Upgrades

- Brewster – Playground
- Diggs Homes – Courtyard Brick Walls
- Sheridan I & II – HVAC Upgrades
- Sojourner Truth Homes – Exterior Doors

State Fair – Lobby Renovations



Recently Completed, Currently in Process, and Planned



In- Process Projects

► Unit Modernization

- Harriet Tubman
- Riverbend
- Smith Homes
- Sojourner Truth Homes
- Warren West

► Building Upgrades

- Diggs Homes – Courtyard Brick Replacements
- Harriet Tubman – HVAC Upgrades
- Riverbend– HVAC Upgrades
- Scattered Sites – Roof Replacements
- Sheridan I & II – Exterior Unit Door Replacements
- Smith Homes – Interior Unit Upgrades
- Riverbend– HVAC Upgrades
- Woodbridge Senior Village – Façade Repair



► Security Upgrades

- **Lobby Renovations**
 - Harriet Tubman
- **Access Cards**
 - Harriet Tubman
 - State Fair
- **Security Cameras**
 - Algonquin
 - Brewster
 - Diggs Homes
 - Greenbrooke
 - Smith Homes
 - Sojourner Truth Homes
 - Warren West

► Environmental Services

- DHC Portfolio

Planned Projects



► Unit Modernization

- Smith Homes
- Scattered Sites

► Security Upgrades

- DHC Portfolio
- Greenlight
- Security Camera
- Access Card
- Intercom

► Environmental Services

- DHC Portfolio

► Building Upgrades

- Sheridan II – Façade Repair
- Sheridan I & II – Generator Replacement
- Harriet Tubman – HVAC Upgrades
- Greenbrooke – HVAC Upgrades
- Riverbend – HVAC Upgrades
 - Chiller Replacement
 - Boiler Replacement
 - CPVC Upgrades
- Riverbend – Fence Replacement
- State Fair – HVAC Upgrades



REAL ESTATE DEVELOPMENT DEPARTMENT

Real Estate Development Department (REDD)



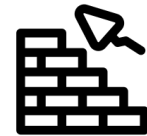
Preserve & create quality public and affordable housing for current and future DHC residents.



Collaborate with various DHC departments & stakeholders to create the best possible experience for our residents.



Generate income for DHC through various disposition strategies.



Help DHC reach its goal to self develop.

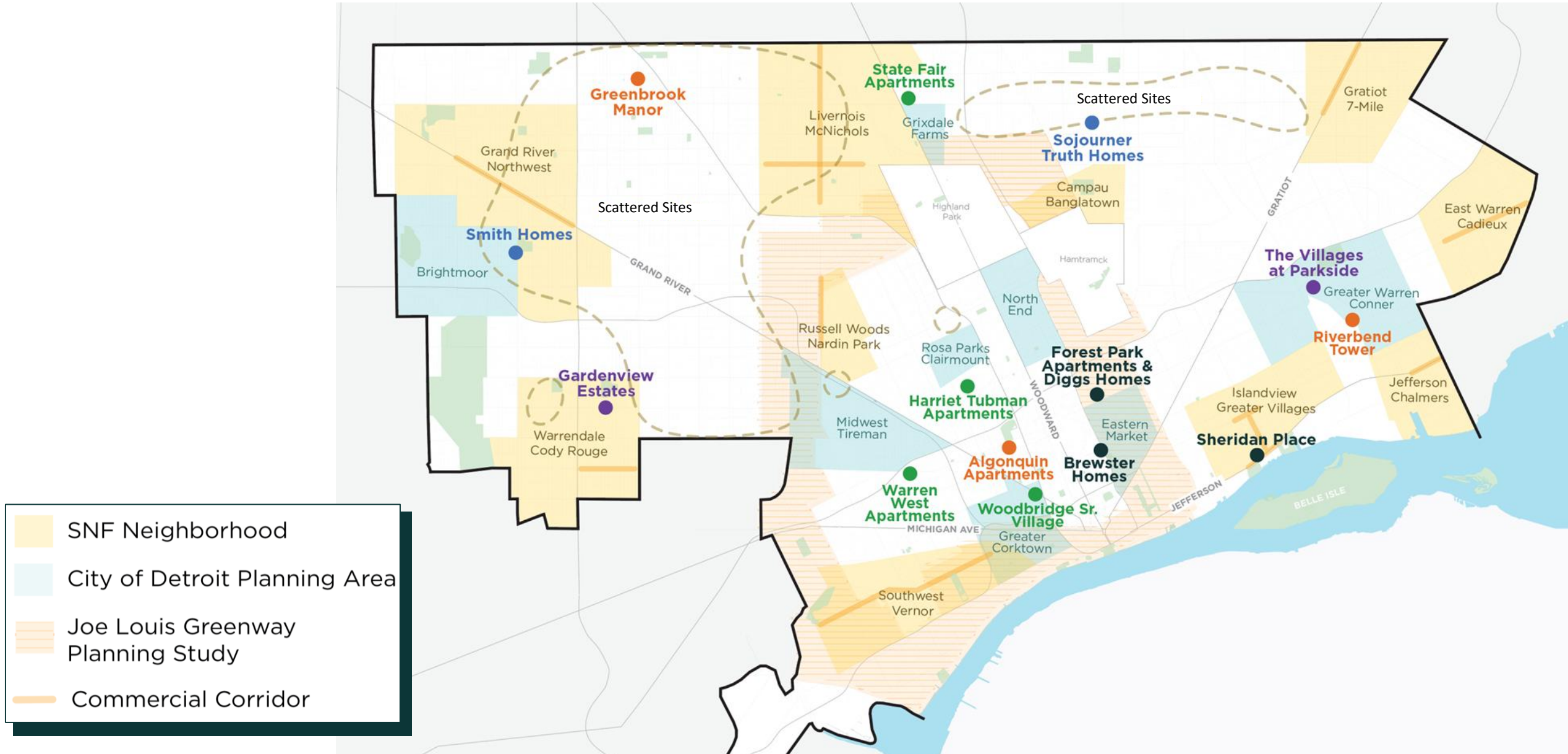
2025: Key Wins



Gardenview Aerial

1. DHC's **Asset Repositioning Plan** was approved by the Board.
2. The **Parkside Redevelopment** secured its CHAP and 4% LIHTC award. **Phase I is expected to begin construction in 2025.**
3. DHC selected a **seasoned local developer (MHT)** for the **Gardenview Estates**.

MAPPING DHC'S PIPELINE



DHC PROJECT PIPELINE

DEVELOPMENT	UNITS	COMPETITIVE BIDDING	PROPOSAL	AFFORDABLE UNITS MAINTAINED
PHASE 1: LEGACY				
Parkside I	0	Completed	Ground Lease / JV	160
Parkside II	137	Completed	Ground Lease / JV	54
Parkside III	0	Completed	Ground Lease / JV	54
Parkside IV	139	Completed	Ground Lease / JV	54
Parkside V	0	Completed	Ground Lease / JV	162
Gardenview 200 (KIPP/DHC)	0	Completed	Ground Lease / JV	196
<i>Phase 1 Subtotal</i>	276			484
PHASE 2: ACTIVE				
Sheridan Place I & II	409	Completed	Ground Lease / JV	409
Forest Park	97	Completed	CNI / Ground Lease / JV	92
Diggs Homes	104	Completed	CNI / Ground Lease / JV	125
Brewster Homes	250	RFQ	Ground Lease / JV	250
SSHOP East	77	RFQ	Sell to Tenants / DLBA Disposition	73
SSHOP Central	81	RFQ	Sell to Tenants / DLBA Disposition	77
SSHOP West	49	RFQ	Sell to Tenants / DLBA Disposition	47
<i>Phase 2 Subtotal</i>	1,067			
PHASE 3: PROSPECTIVE				
Harriet Tubman	200	RFQ	Ground Lease / JV	190
State Fair	200	RFQ	Ground Lease / JV	190
Warren West	143	RFQ	Ground Lease / JV	156
Woodbridge Senior	296	RFQ	Ground Lease / JV	261
Riverbend	95	RFQ	Ground Lease / JV	90
Algonquin	12	RFQ	Ground Lease / JV	11
Greenbrooke	32	RFQ	Ground Lease / JV	30
Sojourner Truth	186	RFQ	Ground Lease / JV	177
Smith Homes	156	RFQ	Ground Lease / JV	148
<i>Phase 3 Subtotal</i>	1,320			1,253
TOTAL	2,663			2,994
Restore Rebuild		RFP	Ground Lease / JV	4000
GRAND TOTAL	2,663			6,994

PHASE I

Projects prior to 2024



Chandler Park Neighborhood

276 Units Preserved
200+ New Units



Gardenview Neighborhood

Approx. 200 New Units



PHASE II

Projects kicked off in 2024/25



1067 Total Units



Sheridan Place
409 Units | Islandview



Brewster Homes
250 Units | Brush Park



Scattered Single Family Sites
198 Homes | Multiple Detroit Locations



Forest Park & Diggs Homes
201 Units, Forest Park



Developer Selection

Feasibility Analysis

In-progress

CHOICE Neighborhood Planning

Full rehab

New Build

Homeownership / Rehab

Renovate or New Build

PHASE III

2026 focus areas



1320 Total Units



Harriet Tubman Apartments
200 Units
Northwest Goldberg



Warren West Apartments
143 Units
Chadsey Condon



State Fair Apartments
200 Units
Penrose



Woodbridge Sr. Apartments
296 Units
Core City



Sojourner Truth
186 Units
Krainz Woods



Smith Homes
156 Units
Brightmoor



Algonquin Apartments
12 Units
Warren - Conner



Riverbend Towers
95 Units
Warren - Conner



Greenbooke Manor
32 Units
Greenfield

STAY INVOLVED

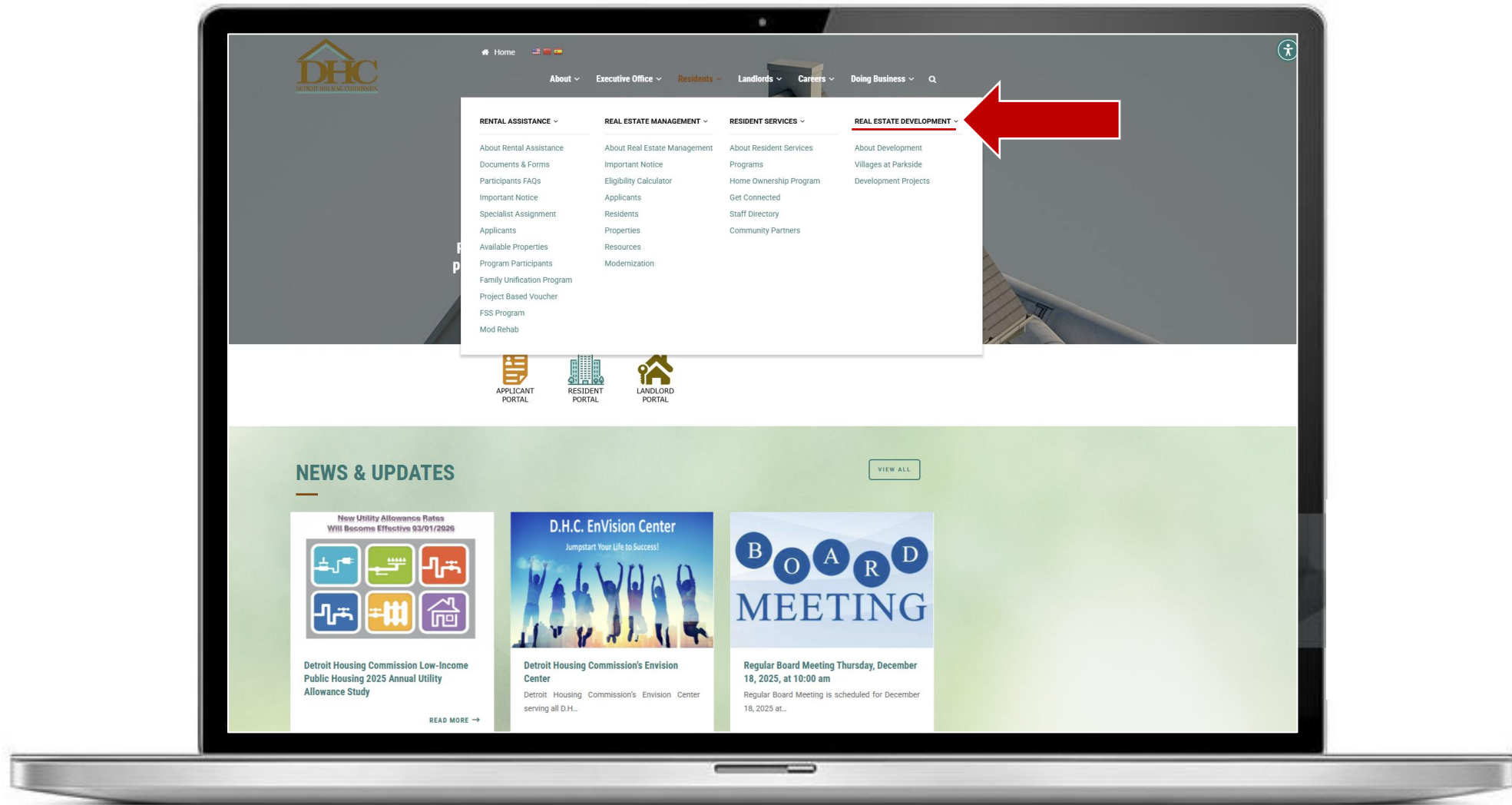
We want your feedback!





HOW TO STAY INVOLVED...

Visit our website for Community Meetings & Materials





REAL ESTATE MANAGEMENT DEPARTMENT

2025: Key Wins



Woodbridge Senior Village

1. Admitted **287** families into the public housing program as of mid-December 2025
2. **Increased the recertification rate** from **89.34%** in December 2024 when the initiative began to **96.31%** as of November 2025
3. **Increased responsiveness** to resident maintenance service requests
4. **Reduced Delinquent Routine Work Orders** to less than 600
5. **Increased NSPIRE Inspection Scores** across the portfolio, most scoring above 90

PROPOSED ACOP POLICY CHANGES

ACOP: Admissions and Continued Occupancy Policy

- The ACOP contains the policies used to administer the Low-Income Public Housing Program
- Contains policies that speak to HUD guidelines (mandatory policies) as well as policies providing DHC an option to elect how to proceed (discretionary policies)
- Generally, reviewed and updated (if applicable) at least annually
- Some updates to ACOP will require an update to the lease
- ACOP is a part of DHC's Annual PHA Plan and the public has an opportunity to submit comments to proposed changes to both the ACOP and lease
- Changes to the ACOP require approval by DHC's Board of Commissioners
- Most proposed updates to the ACOP would be effective 7/1/2026. Some HOTMA-related ACOP policy revisions were scheduled for no later than 1/1/2026. DHC is awaiting a potential new implementation date.

PROPOSED ACOP POLICY CHANGES

HOTMA: Housing Opportunities Through Modernization Act of 2016

- This Act provides insight to how DHC must conduct business
- HOTMA impacts DHC in many areas, including the following:
 - Definition of Annual Income
 - Recertifications
 - Income verifications
 - Income exclusions
 - Income limits for public housing families
 - Assets
 - Medical threshold increase from 3% to 10% of annual income



RENTAL ASSISTANCE DEPARTMENT

HOUSING CHOICE VOUCHER PROGRAM

HCV PROGRAM REQUIREMENTS

Residents Are Responsible For:

- Reporting income and household changes timely
- Allowing inspections
- Complying with lease terms
- Following program rules



HUD HCV LANDLORD RESPONSIBILITIES

LANDLORDS PARTICIPATING IN HUD'S HOUSING CHOICE VOUCHER (HCV) PROGRAM HAVE SPECIFIC RESPONSIBILITIES TO ENSURE THE PROGRAM'S SUCCESS AND THE WELLBEING OF VOUCHER FAMILIES. THESE RESPONSIBILITIES INCLUDE:

➤ **MAINTAINING THE RENTAL UNIT:**

- Landlords must ensure that the unit is safe, decent, and sanitary. They are responsible for the maintenance of the unit, including repairs and upkeep of appliances.

➤ **SCREENING TENANTS:**

- Landlords have the right to screen tenants using their standard criteria. They can review credit history, check for evictions, and conduct criminal background checks.

➤ **RESPECTING TENANT RIGHTS:**

- Landlords must respect the tenant's rights under the lease agreement and the program requirements. They cannot occupy the rental unit and must provide reasonable accommodations for family members with disabilities if necessary.

➤ **COMPLIANCE WITH REGULATIONS:**

- Landlords must comply with HUD's regulations and guidelines, including the Fair Housing Act, which prohibits discrimination based on race, color, national origin, religion, sex, familial status, or disability.

➤ **PARTICIPATING IN INSPECTIONS:**

- Landlords are required to participate in inspections to ensure compliance with housing quality standards.



KEY PROGRAM UPDATES CURRENT OR UPCOMING UPDATES MAY INCLUDE:

Payment standard changes for 2026

Inspection standards (HQS/NSPIRE)

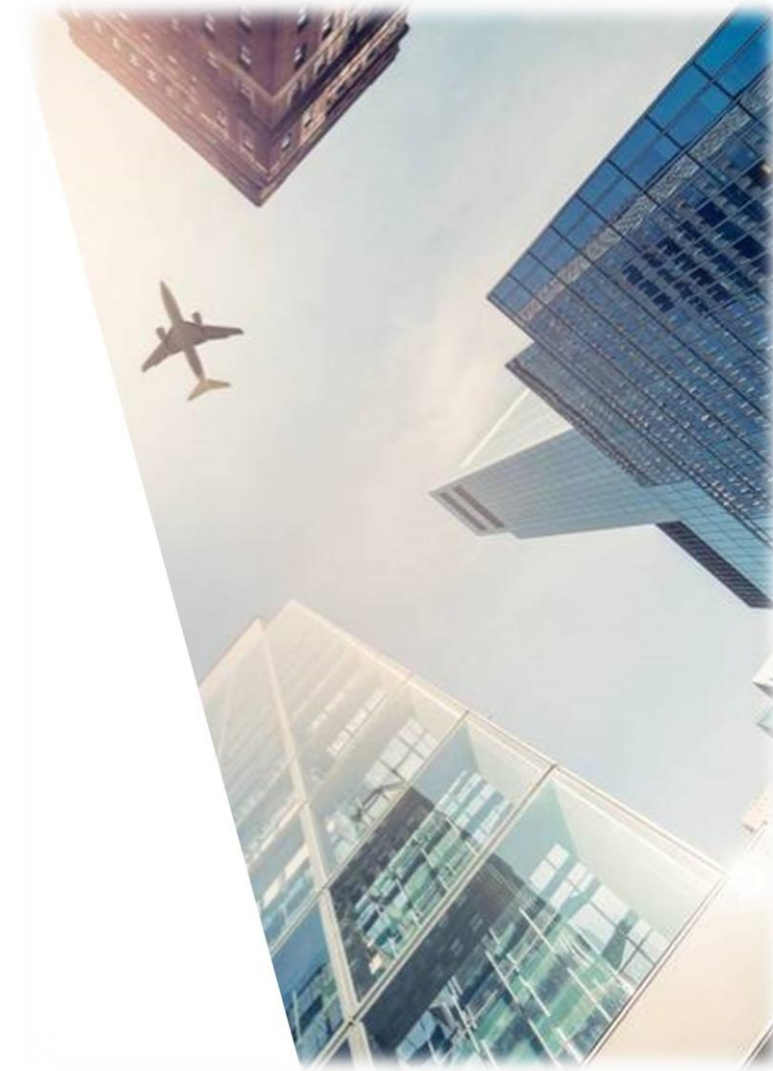
Portability process updates

Waitlist status for open waiting list

New Project based developments

The HCV program is currently not accepting new vouchers due to federal funding constraints.

For all other open waiting list you can apply online at www.dhcmi.org



COMMON VOUCHER CONCERNS

- Inspection delays
- Rent increase Confusion
- Communication challenges
- Landlord participation
- Landlord compliance
- Housing Search
- Voucher amounts

What we are doing:

- Process improvements
- Staff Training
- Electronic Portal Access
- Clear and concise notifications
- Resource Information
- Landlord outreach



HCV SPECIAL PROGRAMS

- Under the HCV Program we also administer several special programs
- All our Special Programs are waitlist selections and or community partner referrals.
- FSS (family Self Sufficiency)
- Moderate Rehab Program
- Project Based Vouchers
- Main Stream Disabled
- Home Ownership Opportunities



RESIDENT SERVICES DEPARTMENT

Detroit Housing Commission Resident Services Department

*2026 Annual PHA Plan
Presentation*

I CAN
&
I WILL



Resident Services Mission Statement

About Resident Services

The Detroit Housing Commission's Resident Services Department provides excellent resident engagement and overall positive experience by offering superior service delivery, resident advocacy, and quality customer service. We develop programs that give residents access to the resources and support they need to succeed in their tenancy and beyond.

Resident Services

Primary Objectives

- Develop a comprehensive array of programs and services that address the present and future needs of the resident population.
- Address “aging in place” issues of increasing frailties and the associated physical, emotional, and social consequences for residents.
- Assist families in overcoming the barriers to self-sufficiency through linkages with community resources related to employment, education, financial planning, childcare, etc.
- Target activities that enhance the living environment, increase socialization and interaction among residents and promote independence and self-sufficiency.
- Ensure residents are meaningfully involved in the planning, development, implementation and evaluation of programs and services intended for their benefit.

The Partnership Network

The success of Resident Services is intrinsically linked to our ability to cultivate and maintain a high-functioning ecosystem of external stakeholders. We have moved beyond simple referrals to develop deep, integrated partnerships that empower DHC residents through a multi-sector approach.

We are proud to report that our network has grown to 110 active Community Partners. This diverse coalition provides a vital safety net and a springboard for economic mobility, including:

- **Governmental & Municipal Alignment:** Direct collaboration with the City of Detroit to align our programs with city-wide workforce initiatives and housing strategies.
- **Corporate & Local Business Engagement:** Partnerships with local businesses that provide direct employment pipelines, internships, and on-the-job training opportunities.
- **Faith-Based & Non-Profit Advocacy:** Strong linkages with faith-based organizations and supportive service providers that offer the social and spiritual framework necessary for long-term resident success.



1-800-238-7162/TTY: 711

Humana

COMMUNITY
PARTNERS



ABC Mobile Vision
Accounting Aid Society
Adult Well Being Services
Aetna Better Health
American Cancer Society
Blast Detroit
Beyond Institute
Blue Cross Complete
Boys and Girls Club of Southeastern MI
BSEED
Cancer Awareness Resource Network
Cease Fire
City of Detroit
CNS Healthcare
Comcast
Communication Workers of America
Local 4100
Connect Homes USA
Courageous, Inc.
Crossroads
Department of Labor (DOL)
Detroit Area Agency on Aging (DAAA)
Detroit at Work
Detroit Community Healthcare
Connection
Detroit Employment Solutions Corp

Detroit Health Department
Detroit Institute of the Arts
Detroit Land Bank Authority
Detroit Metropolitan Diaper Bank
Detroit Pizza Bar
Detroit Police Department
Detroit Public Library
Detroit Public School Community District (DPSCD)
Detroit Training Center
Detroit Wayne Mental Authority
Detroitters Working for Environmental Justice
Disability Network
Dominican Literacy Center
DSO
DTE
Detroit Champions for Hope
Detroit Change Initiative
Detroit Community Care Network (DCCN)
Department of Labor (DOL)
Emerging Industries Training Institute (EITI)
Encourage Me I'm Young
Express Employment
Focus Hope
Forgotten Harvest
Genesis House
Gianna House
Gilda's Club of Metro Detroit
Ginosko Modular
Girl Scouts of Southeastern MI
Gleaners Food Bank
Goodwill Industries

Goodfellows
Greening of Detroit
Grindtime Fitness
GSD
Hearts of Humanity
Homeless Action Network of Detroit
Homer Ferguson Foundation
Housing and Urban Development (HUD)
Housing Revitalization Dept
Human IT
Humana
Karmanos Cancer Institute
Keep Growing Detroit
Lakeshore Legal
Lincoln Heritage
LISC
Matrix Human Services
Merit
MHT Housing Inc
Michigan Rehabilitation Services (MRS)
Micha Nevah
Michigan State University
Microsoft
Mosaic Youth Theatre
MSHDA
Mylestones Work Force Academy
NACA
National Book Foundation
North American Senior Benefits
Oak Street Health
PACE
PNC Bank

Purpose 4 Life
PW Concepts
Rocket Community Foundation
Ross Innovative Employment Solutions
Salvation Army Bed and Bread Truck
Santa For A Day
SEED Inc.
SER Metro
ST. Patrick Senior Center
St. Vincent Sarah Fischer Street Court
Democracy
Team Wellness Center
The Youth Connection
Wayne County Community College District
Wayne County Sheriff
Wayne Metro Community Action Agency
Wayne State University
YMCA



Grant Funded Programs



Youthbuild Program

The Detroit Housing Commission's YouthBuild program caters to a specific and vital demographic of young people who possess immense potential but face systemic barriers to traditional success. Young adults between the ages of 18 and 24 currently disconnected, meaning they are neither enrolled in school nor participating in the workforce. These youth often navigate complex life circumstances that require more than just job training; they require a holistic support system.

We do not view this population as "at-risk," but rather as a group of individuals looking for an opportunity to pivot. Our partnership model focuses on three strategic outcomes:

Skillsets: Transitioning from "unskilled" to "certified" through hands-on vocational training (Construction, Healthcare, IT, Customer Service or Culinary).

Mindsets: Cultivating resilience, professional etiquette, and "lifelong learning" attitude necessary to navigate modern career paths.

Leadership: Moving beyond mere employment to become civic-minded leaders who contribute to the revitalization of their own neighborhoods.



Jobs Plus

The Jobs Plus program is a strategic initiative designed to empower residents of Diggs Homes, Harriet Tubman, and State Fair to achieve economic independence. By increasing employment opportunities and earnings, the program aims to reduce the long-term need for assisted housing through sustainable self-sufficiency.

The Workforce Enterprise “WE” Center

Through the Jobs Plus Grant, we established the Workforce Enterprise “WE” Center. This on-site hub serves as a comprehensive resource for employment and entrepreneurial services, offering targeted training programs and activities designed to enhance resident empowerment.

The “WE” Center model is built upon three core components:

- 1. Employment-Related Services
- 2. Financial Incentives (Earned Income Disregard)
- 3. Community Support for Work



Family Self-Sufficiency (F.S.S.)

The FSS program provides critical funding to Public Housing Authorities (PHAs) and—for the first time—private and nonprofit Multifamily Housing Owners. This support facilitates the salaries and training of FSS Program Coordinators who serve families receiving assistance through Housing Choice Vouchers (HCV/PBV) and Public Housing (PH) programs.

The Role of the FSS Program Coordinator

FSS Coordinators are architects of opportunity. They develop localized strategies to connect families with public and private resources designed to:

- **Boost Earned Income:** Facilitating career growth and vocational training.
- **Financial Empowerment:** Providing tools for budgeting, credit building, and wealth management.
- **Economic Independence:** Reducing or eliminating the need for welfare assistance through long-term self-sufficiency.

The Contract of Participation

Success in the FSS program is formalized through a five-year Contract of Participation executed between the PHA and the family. This contract outlines the mutual responsibilities of both parties and includes a customized training and services plan.

Commitment to Equity: In accordance with federal guidelines, PHAs are strictly prohibited from "skimming" or limiting participation to families deemed "most likely to succeed." The FSS program is open and accessible to all families regardless of their starting point, ensuring an equitable pathway to financial freedom.



Resident Opportunity Self Sufficiency (R.O.S.S)

The Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinator program is a place-based initiative designed to assist residents in moving along a continuum toward economic independence and housing stability.

A Community-Wide Approach

Unlike programs that target specific individuals, ROSS focuses on the entire resident community within designated public housing sites. This approach allows the program to address barriers at both the community and individual levels simultaneously. Participation in ROSS is entirely voluntary and is never a condition of housing.

Our progress is measured through high-impact services delivered across four key areas:

- Digital Inclusion: Bridging the digital divide through technology access and literacy.
- Youth Programming: Engaging young residents in educational and developmental activities.
- Health & Wellness: Connecting families to physical and mental health resources.
- Life Skills: Providing essential training for daily navigation, from financial literacy to conflict resolution.



United Healthcare Community Catalyst Grant

This program is dedicated to the resilient women of Detroit the matriarchs, the providers, and the backbone of our neighborhoods. Single women heading households face a unique intersection of socioeconomic pressures that often force personal health to the bottom of the priority list. The WWE (Women's Wellness & Empowerment) Initiative is a response to the critical need for gender-specific, trauma-informed health programming. By removing barriers to access and fostering a culture of mutual support, we aim to reverse the cycle of delayed wellness promotion and ensure that the mothers of our community thrive alongside their children.

Initiative Objectives:

- 1. Data-Driven Program Design
- 2. Behavioral & Physical Health Integration
- 3. Empowerment & Preventative Advocacy
- 4. Cultivating the "Village"

Expected Outcomes

- Improved Engagement: A measurable increase in the utilization of preventative care services among participants.
- Stress Reduction: Lower reported levels of psychological distress through regular behavioral health participation.
- Housing & Family Stability: Improved health outcomes directly correlate to increased housing stability and positive behavioral shifts in dependents.





DETROIT CHOICE NEIGHBORHOOD

The City of Detroit (City), in partnership with the Detroit Housing Commission (DHC), was awarded a HUD Choice Neighborhoods (CN) Planning Grant for the Greater Forest Park/Eastern Market neighborhood. Detroit is one of 13 communities nationwide to receive the CN grant in 2024. Through the grant, the City and DHC will work with residents and a variety of community stakeholders to create a forward-looking CN Plan with a strong commitment to diversity and inclusion.

The Plan will be centered on the redevelopment of DHC's Forest Park Apartments and Diggs Homes properties, which includes a total of 201 units of low-income housing. The CN Plan will seek to replace 100% of those housing units within the neighborhood, or in other areas of opportunity as part of new mixed-income developments and identify additional investments to the Forest Park/Eastern Market neighborhood.

The Choice Neighborhood's key goals include:

- **Housing** : Explore the redevelopment of the 201 units that are part of the Target Housing Sites within the Forest Park and Diggs Homes developments. The new units would bring high-quality affordable housing as part of new mixed-income developments in the neighborhood.
- **People**: Connect partners in the city and neighborhood to fill gaps in existing programs and services to ensure residents have access to a good education, affordable childcare, healthy food, safe places to play, and quality job opportunities that help increase their quality of life.
- **Neighborhood**: Create a vision for strengthening the neighborhood through new and improved parks, walkability, public transportation, stores, and other amenities that promote future investment.
- The planning process for the Forest Park/Diggs Community Plan will take about 2 years to complete (2025-2026).



Section 3

Section 3 of the Housing and Urban Development Act of 1968 is a federal requirement designed to ensure that employment, training, and contracting opportunities generated by HUD-funded projects are directed, to the greatest extent feasible, to low- and very low-income residents and the businesses that substantially employ them.

The Detroit Housing Commission is required to make every effort to prioritize Section 3 residents and Section 3 business concerns when hiring for jobs, awarding contracts, and coordinating workforce development activities associated with HUD-funded construction, rehabilitation, and other covered projects.

Section 3 priorities include:

- Providing job training, employment, and contracting opportunities to public housing residents and other eligible low-income individuals.
- Encouraging contractors and subcontractors to recruit, hire, and retain Section 3 residents.
- Supporting Section 3 businesses that are owned by or substantially employ low-income residents.

Resident Services plays a critical role in Section 3 compliance by:

- Identifying and preparing residents for employment opportunities.
- Hosting Section 3 listening sessions, orientations, and workforce readiness programming
- Coordinating referrals between residents, contractors, and partner agencies.
- Tracking participation, placements, and outcomes in compliance systems.

Through this process, Section 3 not only fulfills a regulatory obligation but also serves as a powerful tool for advancing economic mobility, strengthening families, and creating long-term career pathways for Detroit Housing Commission residents.





DHC Connect Home

Creating a more connected and technologically empowered community

The DHC Resident Services Department (DHCRSD) continues to strive in bridging the digital divide through Digital Empowerment Network D.E.N. Program.

- Comcast Heartland Grant Award: Our partner, Comcast, has once again awarded the Detroit Housing Commission (DHC) with the Heartland Grant to support Digital Equity awareness and Literacy training, aiming to bridge the digital divide.
- Increased broadband accessibility: by implementing Digital C Affordable Access to the Internet at Brewster and Diggs Homes.
- Technology Training Sessions: Facilitated Digital Navigator, Rent Café, and computer device literacy training for residents.
- Increased Device Distribution : The increase in the distribution of computer devices has significantly contributed to bridging the digital divide and fostering digital literacy within the community.

THE VALUE OF RESIDENT COUNCIL AND HOME OWNERSHIP PROGRAMS

*EMPOWERING
COMMUNITIES &
BUILDING FUTURES*



Understanding Resident Councils: Empowering Our Community



The Voice of the Community: They facilitate a two-way flow of communication, ensuring that resident concerns reach DHC and that DHC's plans are shared with residents.



Active Advocacy: They identify necessary property improvements and policy changes, advocating for the best interests of the collective resident body.



Community Enrichment: They organize social activities, educational workshops, and neighborhood events to foster a deep sense of belonging.

What is a Resident Council?

Resident Councils are democratically elected, representative groups of residents living within a specific housing community. They serve as the official bridge between the people who live in the community and the management team that oversees it.

Understanding Resident Councils: Empowering Our Community

Why Resident Councils Matter?

The presence of an active Resident Council transforms a housing complex from a group of buildings into a self-governing, vibrant community. Their impact is felt across four key areas:

1. Empowerment and Agency:

Resident Councils move residents from being passive recipients of services to active participants in the decision-making process. By having a seat at the table, residents gain a sense of ownership and control over their living environment.

1. Strategic Collaboration:

Councils encourage a partnership model rather than a "management vs. resident" dynamic. When management and residents collaborate, projects move faster, trust is built, and resources are allocated more effectively to meet actual needs.

2. Intentional Community Building:

Isolation is a common challenge in high-density housing. Resident Councils strengthen social ties by creating opportunities for neighbors to meet, share experiences, and support one another, which significantly increases overall housing stability.

3. Proactive Problem Solving:

By identifying issues—ranging from safety concerns to maintenance trends—at the ground level, Councils allow management to address problems before they escalate. This proactive approach improves the quality of life for all residents and protects the long-term value of the property.

Understanding Resident Councils: Empowering Our Community

Building an effective council often involves overcoming specific obstacles. Below are common barriers and the strategies used to solve them:

Low Participation / Apathy: Residents may feel their voice doesn't matter or are too busy with personal responsibilities.

Lack of Trust: Past negative experiences with DHC or previous councils can create skepticism.

Communication Gaps: Information often fails to reach residents.

Conflict with Management: A "combative" relationship can lead to gridlock and frustration.

Show Immediate Value: Focus on "Quick Wins" (e.g., fixing a broken light) to prove effectiveness. Provide incentives like refreshments during meetings to make attendance easier.

Radical Transparency: Share budget reports to Resident councils, and ensure all elections are overseen by a neutral third party to build credibility.

Multi-Channel Outreach: Use Resident Council for door-knocking, provide translated materials, use physical bulletin boards in addition to digital tools, email blast and Rent Café outreach.

Formal Liaison Roles: Establish a regular, recurring meeting between Resident Council, Property Management, and DHC to discuss issues in a professional, non-confrontational setting.

Understanding Resident Councils: Empowering Our Community

Four Steps to a Successful Resident Council

To ensure a council is effective, sustainable, and impactful, the following steps should be implemented:

1. **Establish Clear Governance and Bylaws:** Define the council's mission, roles (President, Secretary, Treasurer), and election procedures. Having a written set of rules ensures transparency and helps resolve internal conflicts fairly.
2. **Maintain Consistent and Inclusive Communication:** Hold regular, well-publicized meetings and use multiple channels (flyers, social media, door-knocking) to reach all residents. Inclusivity ensures the council reflects the diversity of the entire community.
3. **Build Strategic Partnerships with Management:** Focus on "solution-oriented" advocacy. Instead of only presenting complaints, come to the table with researched suggestions and a willingness to collaborate on long-term improvements.
4. **Prioritize Small Wins and Quick Gains:** While tackling large policy changes is important, organizing successful small events or fixing minor maintenance issues builds momentum, proves the council's value, and encourages more residents to get involved.



Why Promote Homeownership?



Homeownership

Why promote Homeownership?

Promoting homeownership is a strategic priority for community development and resident services. Beyond the personal benefits to the individual, homeownership serves as a catalyst for broader social and economic progress.

- 1. Social Stability:** Homeownership significantly reduces housing insecurity. By providing a permanent residence, it allows families to establish deep roots.
- 2. Generational Wealth Building**
Unlike renting, homeownership allows families to build long-term financial security and closing economic disparities.
- 3. Sustainable Community Growth**
High rates of homeownership are directly linked to enhanced neighborhood pride and physical upkeep.
- 4. Positive Economic Impact**
Homeownership stimulates local economies through a "multiplier effect"
- 5. Personal Empowerment and Agency**
Homeownership provides individuals with a sense of accomplishment and the freedom to customize their environment.
- 6. Homeownership Accomplishment**
Resident Services have graduated 13 Residents into Homeownership

Barriers to Homeownership

Building a successful homeownership program requires addressing systemic and psychological obstacles. Below are the primary challenges identified in our community, paired with actionable, strategic solutions.

1. Challenge: Lack of Resident Engagement

- *Many residents may feel that homeownership is unattainable or simply do not prioritize attending informational sessions.*

2. Challenge: Limited Funding for Programs

- *Budget constraints often restrict the ability to provide necessities or rewards residents for attending meetings or hire sufficient staff.*

3. Challenge: Resistance to Change

- *Long-term residents may fear the added responsibility of homeownership (repairs, taxes) or fear losing the safety net of subsidized housing.*



Overcoming Barriers to Homeownership

Meet Residents Where They Are: Move beyond traditional meetings. Host "virtual office hours" or small group sessions within the housing developments at times that accommodate working families (evenings and weekends).

Utilize Resident Councils: Partner with Resident Councils to successfully transition Council members to homeownership. Their peer-to-peer testimonials can carry more weight than professional presentations.

Incentives: Create a "Milestone Rewards" program. Offer small, tangible incentives (e.g., gift cards, household starter kits) for completing financial literacy classes and or attending credit counseling sessions.

Simplify and Educate: Create a "One-Page Path" infographic that demystifies the process, and educates residents on the benefits of Homeownership.

Leverage FFS Escrow Accounts: Actively promote the Family Self-Sufficiency (FSS) program. By helping residents build their own escrow through increased earnings, you create a "self-funding" down-payment mechanism that doesn't rely on external grants.



Overcoming Barriers to Homeownership

Reinvestment Models: Ensure programs like the Scattered Sites Homeownership (SSHOP) are clearly marketed as opportunities for FSS / Homeownership Residents

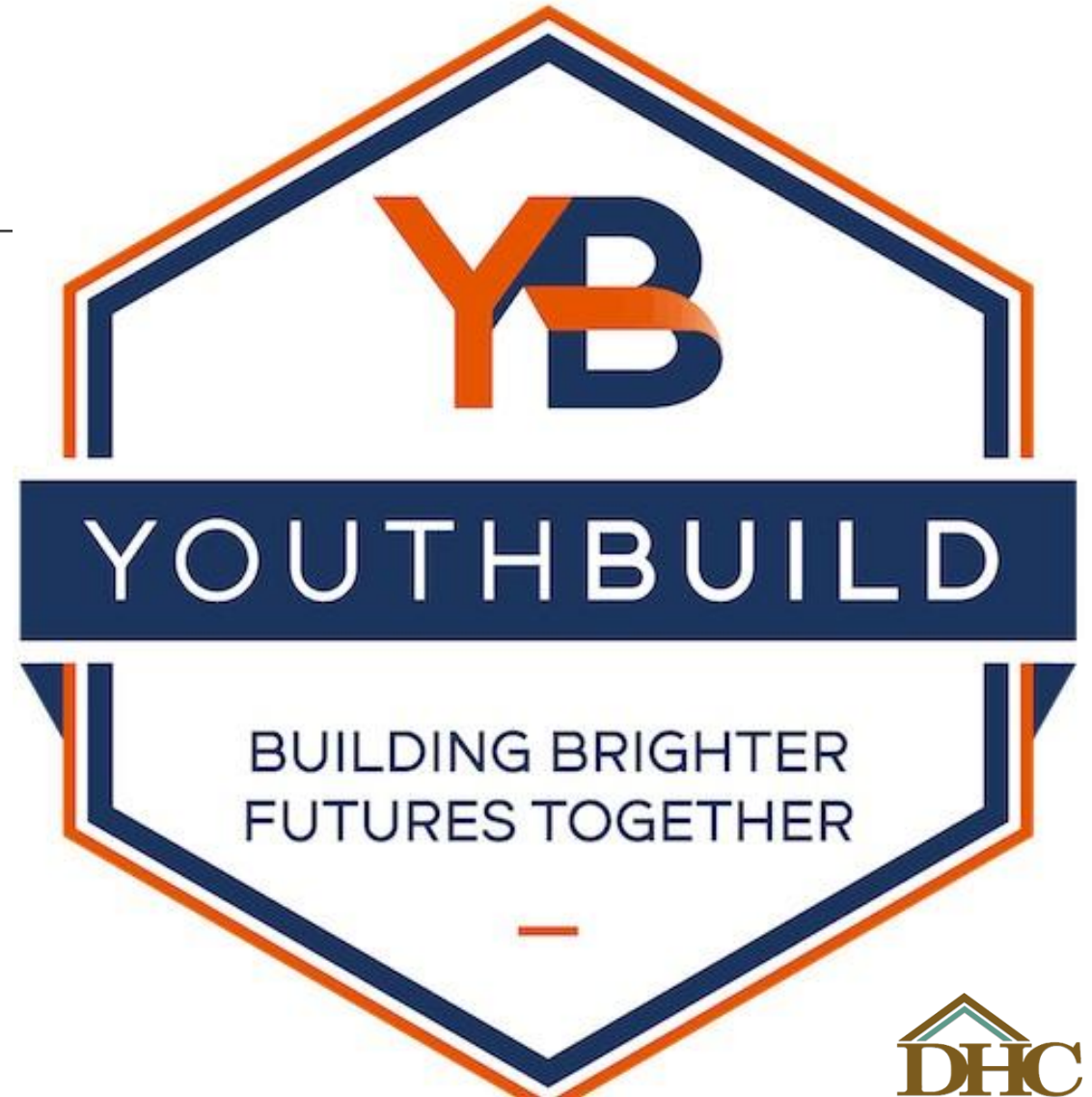
"Try Before You Buy" Education: Host hands-on home maintenance workshops. Teaching residents how to perform basic repairs (fixing a leak, changing a furnace filter) reduces the fear of the "unknown" costs of ownership.

Phased Transition Support: Offer post-purchase counseling for the first 12 Months. Knowing that the Resident Services team is still available for guidance after the closing date provides a significant psychological safety net.

Financial Safety Net Training: Focus heavily on equity. Clearly demonstrate through visual charts how homeownership acts as a hedge against inflation and rising rents, turning a monthly "expense" into a "savings account."

Succession and Legacy Planning: Frame homeownership as a tool for family legacy. Shifting the perspective from "added responsibility" to "generational wealth" helps residents see the long-term value over the short-term stress.





I. Grant Portfolio & Enrollment Management

We are currently managing two YouthBuild grants, both of which have demonstrated significant momentum and exceeded benchmarks. **FY22 YouthBuild Grant:** Successfully managed a total of **63 participants**. The enrollment period for this cycle concluded on November 30, 2024. **FY24 YouthBuild Grant:** Achieved exceptional recruitment success by exceeding our established goals, reaching a total of **71 participants**. Across both active grant cycles, we have successfully onboarded **134 participants**, representing a major expansion of our service footprint.

II. Workforce Readiness & Skill Advancement

A core pillar of our success is the conversion of enrollment into tangible skill mastery. **Skill Mastery Rate:** **To date, 130 of our 134 participants (97%)** have achieved documented training skill advancements. We have integrated **two additional training tracks** specifically designed to increase the breadth of certifications available. These programs are tailored to high-demand sectors to ensure participants transition directly into gainful, long-term employment

III. Employment Outcomes & Educational Milestones

The FY22 grant maintained an employment rate of 14.3%. Through refined placement strategies and deeper employer partnerships, the FY24 grant has already achieved a rate of 28.78%, effectively doubling our impact. We have reached a significant milestone with 20 participants successfully completing their GED with an additional 18 participants currently on the path to completion. We have introduced two new courses focusing on employment readiness and entrepreneurship. These courses are designed to shift the participant's mindset from "job seeker" to "wealth creator." "The impact of this shift is already visible; 14 participants have utilized these courses to launch or develop their own small businesses.

IV. Executive Summary

Overall, YouthBuild's success in scaling enrollment and facilitating high-level certifications, education, and leadership development demonstrates its pivotal role in the community. By equipping participants with life-altering skills and fostering a culture of entrepreneurship, we are not just providing jobs, we are building the next generation of community leaders and business owners.





Workforce Enterprise (W.E.) Centers

Job Plus- Workforce Enterprise (W.E.) Centers Accomplishment

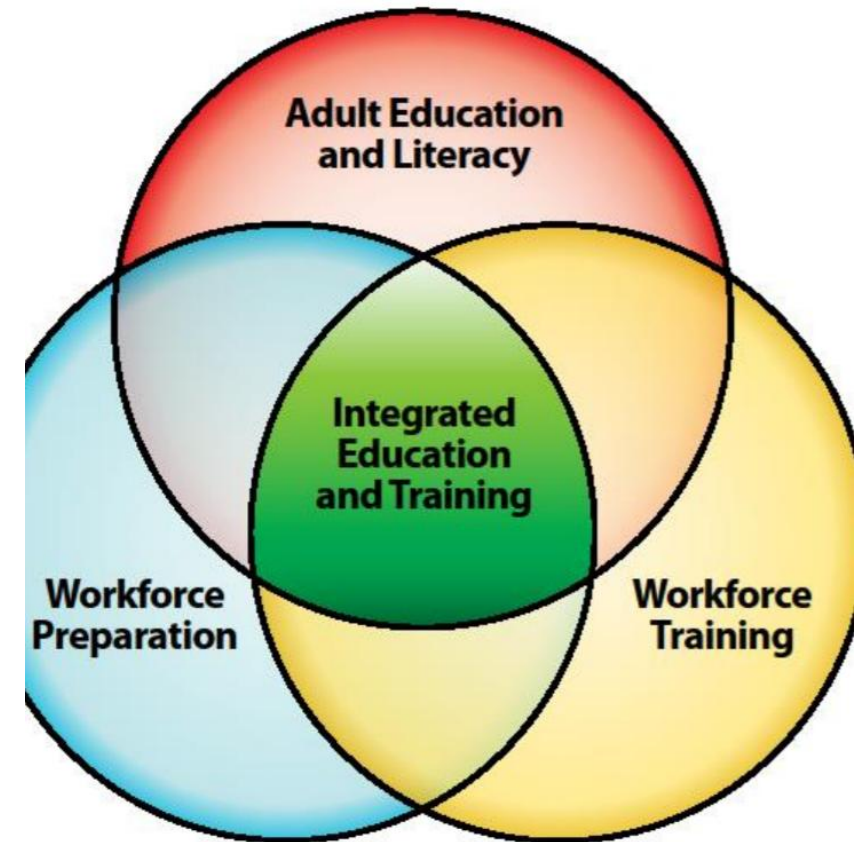
Program Success and Impact: The Job Plus Program

The success of our homeownership initiatives is built upon the strong foundation of our workforce development programs. The Job Plus Program serves as a pipeline for financial readiness and self-sufficiency.

Exceptional Enrollment and Reach: We exceeded the Job Plus Program enrollment requirements by 21.69%, with 331 residents currently enrolled. Furthermore, 438 participants were assessed and received vital post-assessment services, ensuring a high level of individual support.

Exceeding Workforce Goals: We surpassed our goal for workable adults by 16.17%. Impressively, the average income of workable adults in the program has reached \$70,396.53. This achievement highlights the program's efficacy in securing high-quality job opportunities and fostering sustainable career advancement.

A Holistic Approach to Self-Sustainability: Participant testimonials consistently emphasize the transformative power of the program. By addressing skill gaps, enhancing employability, and securing educational resources, the Job Plus Program provides a holistic pathway for residents to elevate their earning potential and prepare for the long-term goal of homeownership.





Family Self-Sufficiency (FSS) Program: Graduation & Financial Impact

The FSS Program has achieved remarkable success in fostering financial independence and long-term economic stability for our residents.

- **Graduation Success:** The program reached a commendable milestone by empowering **133 participants** to graduate successfully. This achievement marks a significant step toward total financial independence for these individuals and their families.
- **Escrow Milestone:** The program's tangible financial impact is demonstrated by a grand total of **\$947,592.21 in escrow payments** contributed by graduates. This represents a massive accumulation of wealth that supports future homeownership and stability.
- **Current Enrollment & Engagement:** We currently maintain a robust active roster of **263 enrolled participants**. Engagement metrics for this group include:
 - **127 participants** are actively employed.
 - **29 participants** are currently contributing to their escrow accounts.
 - **78 participants** are enrolled in the Homeownership program, actively pursuing property titles.
- **Strategic Expansion:** We are currently awaiting approval for the **FY26 FSS Grant**. Access to these new funds will provide even more residents with the opportunity to achieve financial self-sufficiency and break the cycle of poverty.





Resident opportunities and self-sufficiency (ROSS) program



We are delighted to share our exceptional achievements, surpassing key goals across various aspects of our initiatives:

Resident Engagement: We exceeded our resident engagement goal by an impressive 51%. This accomplishment underscores our commitment to fostering meaningful connections and involvement within our community.

- Program Enrollment and Case Management: Both program enrollment and case management goals were surpassed by an outstanding 14%. This achievement reflects our dedication to providing comprehensive support and services, ensuring that individuals receive the assistance they need for their personal and professional development.
- Programming Services: Our team has exceeded expectations by achieving a remarkable 300% increase in programming services. This accomplishment highlights the expansion and enhancement of the services we provide, catering to the diverse needs of our community.
- These results showcase our proactive approach, dedication, and effectiveness in meeting and exceeding set targets. We remain steadfast in our commitment to the continued growth and success of our programs, ensuring a positive impact on the lives of those we serve."

Health, Wellness & Food Security: 2025 Economic Resilience

Despite the economic turbulence of 2025, Resident Services remained steadfast in its commitment to the physical and mental well-being of our community. We recognized that financial independence is impossible without a foundation of health and food security.

Nutrition & Food Security

Through high-impact strategic partnerships, we delivered critical nutrition services to mitigate the effects of rising food costs:

Large-Scale Distribution: Accommodated **800 families** with consistent access to fresh, high-quality produce and pantry staples.

Senior Nutrition: Delivered over **1,000 free prepared meals** directly to our senior communities, ensuring our most vulnerable residents remained nourished.



Targeted Support: Provided **127 specialized food boxes** and conducted general food distributions serving an additional **400 residents**.

Physical Health & Preventative Screenings

Our proactive health initiatives focused on early detection and active aging:

Senior Vitality: **22 senior residents** engaged in regular chair exercise programs to improve mobility and cardiovascular health.

Clinical Outreach: Conducted **260 blood pressure screenings** and **179 comprehensive wellness checks** to identify and manage chronic conditions early.

Nutritional Education: **80 residents** completed intensive wellness workshops focused on proper nutrition and dietary management.

Behavioral Health & Mental Wellness

We expanded our "whole-person" care model to include robust support for mental health and recovery:

Substance Recovery: Maintained a consistent support system for **6 residents** actively participating in ongoing Alcoholics Anonymous (AA) sessions.

Trauma-Informed Care: Provided specialized counseling and recovery resources for **10 residents** navigating complex challenges, including grief, anxiety, depression, stress, and trauma.

Santa For A Day

This year, the Santa for a Day initiative successfully gathered heartfelt letters from 69 children within DHC. In collaboration with the Resident Services Department (RSD), a festive holiday event was organized to bring joy to all participants of the Santa For A Day Program. This special occasion provided an opportunity for DHC children who had written letters to Santa to receive personalized holiday presents.





Agency Wide Initiatives

- Inspire the Incredible Men Empowerment
- Passport to Health
- Back to School Giveaway
- Career & Entrepreneur Expo
- DHC Entrepreneurship Program
- DHC Leadership Program
- Harvest Fest
- Pink Out
- Hearts of Humanity Clothing Giveaways
- Operation Warmth Coat Giveaways
- Accounting Aid Society Free Tax Preparation
- Community Catalyst
- Strengthening Families
- Santa 4 A Day
- Food Programming (Forgotten Harvest, Micah Niveah, Focus Hope, Salvation Army Bed & Bread)
- Section 3
- Generational Wealth Building - Home Ownership

We are proud to celebrate a powerful increase in participation across our programs. This growth is a testament to the rising energy, trust, and commitment within our community—and a clear reflection of the impact of our work. As more residents engage, learn, and lead, our collective momentum continues to build. We remain steadfast in our mission to cultivate an environment where every voice matters, every effort counts, and every participant is empowered to make a meaningful difference.



2025 Accomplishments

The accomplishments achieved this year highlight the transformative power of the Detroit Housing Commission Resident Services Department across workforce development, family self-sufficiency, youth empowerment, health and wellness, and digital inclusion.

The remarkable growth in enrollment, training completions, financial milestones, and community connectivity reflects our unwavering commitment to creating lasting change in the lives of the residents we serve.

Together, We Can and We Will accomplish even more in 2026!



Resident Service 2026 Primary Initiatives

- Community Coaches and Advocates will connect with their communities quarterly with digital literacy trainings and monthly office hours. The primary goal to increase Rent Café resident enrollments.
- In 2025 Resident Services graduated 13 Residents into Homeownership. The goal for homeownership graduates in 2026 is 25 residents.
- Monthly Resident Council meetings with Resident Services and Property Management
- Increase volunteers/advocates/Resident Council

Resident Service 2026 Philanthropic Goals

Grant Funding

- DHC Resident Services Department will continually perusing grants to build and strengthen empowerment programming for all DHC Residents.
- Resident Services was awarded the FSS Grant (FY26)

I Can and I Will Empowerment Gala & Partnership Appreciation.

- We will honor the partners who have significantly impacted our DHC residents.



Say it with me!
I Can and I Will!
TEAM 100!



Comments and Questions

**Submit your comments Via email to
PC@DHCMI.ORG**

**THE PROPOSED 2026 PHA ANNUAL PLAN IS AVAILABLE ON THE DHC WEBSITE
<https://www.dhcmi.org/resources>**