

**BAY CITY HOUSING COMMISSION**  
**PUBLIC HOUSING REPOSITIONING PLAN**

# REPOSITIONING?

Relax! Repositioning is not something to cause concern. Repositioning will have no negative impact on current tenants of BCHC and will facilitate the development of additional new affordable housing in Bay City. That's a very good thing!

# REPOSITIONING: UPDATE

- It may not be general knowledge but, seventy-one percent (71%) of all BCHC properties have been converted from the Public Housing Program to Project-based Rental Assistance (PBRA). The Bay City Housing Commission (BCHC) currently has 193 units remaining in its Public Housing Portfolio (PH). BCHC's properties are, on average, over 50 years old. Funding to continue to proactively invest in the maintenance and improvement of this portfolio is limited and dependent on federal appropriations. By converting the remaining properties out of the Public Housing Program, BCHC will be able to access private market capital funding when needed to repair or replace its aged affordable housing.

# REPOSITIONING: NEXT STEPS

The Bay City Housing Commission's Public Housing Repositioning Plan involves the sale/transfer of public housing properties to a nonprofit organization, that nonprofit is an affiliate of BCHC and will be managed by BCHC with the same staff and governance current residents already know.

Great Lakes Community Development Partners (GLCDP) will be the new owner of public housing properties as they are transitioned out of the public housing program. GLCDP will become the new Landlord for all transferring residents. New leases will need to be executed with residents at the time of transition.

# REPOSITIONING: NEXT STEPS

- The initial phase will replace a projected 112 units of BCHC's public housing units with newly constructed units located at 501 Columbus Avenue.
- Before BCHC and its development partners at MHT Housing Inc begin to build new affordable housing, the current scattered site properties must be sold to a new owner/operator to make room for the new developments.

# IMPACT ON CURRENT RESIDENTS?

- No need to relocate. Tenants transferred from public housing program may remain in their current scattered site housing or have a right of first refusal to relocate to the new development.
- No change in a tenant total rent obligations.
- No new rescreening requirements.

# IMPACT ON CURRENT RESIDENTS?

- Sale/Transfer of current properties will occur in two phases of 143 units and 50 units. These phase sizes may adjust along the way.
- The first group of properties and tenants will include all the duplex units (84 units in 42 properties) plus another group 59 three and four bedroom single family housing.

# IMPACT ON CURRENT RESIDENTS?

The new Section 8 Program Project-based Rental Assistance with GLCDP will provide the same level of rental assistance tenants are currently receiving.

The new program will convert the current project-based assistance to project-based vouchers (PBV) that will be administered by the Michigan Housing Development Authority (MSHDA).

New leases approved by MSHDA will be managed by BCHC.

Annual Housing Quality Standard Inspections will be conducted by MSHDA.

# PROJECTED SCHEDULES

- October 2025 - The remediation of environmental conditions and the demolition of site structures will begin on the Columbus Avenue sites is scheduled to be complete by March, 2026.
- Pre-development planning and funding applications for the new development will likely take the balance of 2025 and into early 2026.
- If funding is awarded in 2026, construction may begin by early 2027 with occupancy of the new community beginning around February 2028.

# PROJECTED RESIDENT MEETING SCHEDULES

- **Thursday, November 13, 2025, at 5:00PM**

Where: City Hall Commission Chambers

- ~~Wednesday, December 11, 2025, at 5:00PM~~ — **Rescheduled**

~~Where: City Hall Commission Chambers~~

**Wednesday, November 20, 2025, at 4:00PM**

**Where: City Hall Commission Chambers**

# GIVE US YOUR INPUT!

- The following pages of this presentation include HUD Guidance for Resident Engagements and Rights. Please read those with the understanding not all HUD information will apply to BCHC's Repositioning Plan.
- We have three ways for you to share your thoughts about the Repositioning Plan and ask questions:
  - Email: [information@baycityhousing.com](mailto:information@baycityhousing.com)
  - Snail Mail: 315 14<sup>th</sup> Street Bay City Michigan 48708, or
  - Attend an in-person meeting.

# GIVE US YOUR INPUT!

- BCHC will be sending update notices to all scattered site tenants on a regular basis. There will be a series of in-person meetings scheduled to enable this engagement process.
- BCHC will be updating its website to enable access to updated information, meeting schedules and to enable public input about the Repositioning Plan.

[www.baycityhousing.com](http://www.baycityhousing.com)



# RESIDENT ENGAGEMENT PROCESSES

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# Resident Meetings



The public housing authority must meet with residents of the property multiple times prior to conversion



Prior to applying to HUD, the PHA must meet hold at least two resident meetings



Prior to submitting a Financing Plan, the PHA must meet with residents at least two more times



The purpose of the meetings is to provide you information on the proposal, to collect feedback from residents, and to respond to your questions.

# Resident Notices

- Prior to applying to HUD, the PHA must provide notices to residents:
  - RAD Information Notice, providing you an overview of RAD and your rights
  - “General Information Notice” alerting you that you would have the right to relocation assistance if temporary relocation is needed
- After HUD approves the Financing Plan, the PHA must send a notice to all residents
- Prior to beginning any relocation, each resident must receive advanced notice of relocation

# PHA Plan



Participation in RAD requires a significant amendment to the PHA Plan



The PHA Plan must include a description of the conversion and changes that are proposed



Amending the PHA Plan requires consultation with the Resident Advisory Board and a public hearing and inviting comment around the Plan



# RESIDENT RIGHTS

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## Right to Remain and Right of Return

Most conversions do not  
involve relocation



Residents will remain in  
place and cannot be  
rescreened when  
admitted into the  
Section 8 program

When relocation is  
necessary



Residents have a  
right of return to a  
unit in the project

**No resident may be permanently,  
involuntarily displaced**

## No Rescreening

**A conversion under RAD cannot be the basis for an eviction or loss of rental assistance**

- Residents may not be rescreened as a result of the RAD conversion. This includes screening for income, criminal background, and credit.
- Following conversion, residents will be protected by standard Section 8 requirements related to tenancy.

# Relocation

Where relocation is necessary, PHAs must provide residents with:

- Resident notices
- Moving assistance
- Benefits and assistance per the “Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)”

Relocation cannot begin until HUD approves the Financing Plan and issues the RAD Conversion Commitment (RCC).

PHAs should maintain a resident log for all impacted residents, which should be provided to HUD upon request.

# Alternative Housing Options

To maximize resident choice, PHAs may offer alternative housing options, such as vouchers, homeownership opportunities, etc.

Residents can voluntarily decline their right to return. Written consent by resident must be:

- **Informed** – written notification with counseling
- **Voluntary** – cannot be pressured and must be provided at least 30 days to decide
- **Documented** – retain evidence of notices, counseling, and resident's decision

## Post- Conversion Resident Rents

### Resident rents remain affordable after conversion

Under the Section 8 programs, residents pay 30% of their adjusted gross income in rent. This is mostly true for public housing residents except those paying a “flat rent.”

If tenant rent would increase by more than the greater of 10% or \$25 per month, the rent increase will be phased in over 3 or 5 years.

# Resident Self-Sufficiency Programs

Residents can continue to participate in self-sufficiency programs the PHA may be operating, including:

- **Family Self-Sufficiency (FSS).** Will continue at least through current grant period.
- **Resident Opportunities for Self-Sufficiency (ROSS).** Will continue through current grant period.
- **Earned Income Disregard (EID).** Enrolled residents can continue to benefit.
- **Jobs Plus.** Residents enrolled in the EID component of Jobs Plus will continue to be eligible post-conversion. All residents can continue to utilize services created as a result of the program.

## Section 3 and RAD

- Any rehab or construction performed as part of a RAD conversion is subject to Section 3 low-income hiring and contracting requirements.
- PHAs must take proactive steps to hire local low-income persons and to award contracts to businesses that are owned by or substantially employ those persons.
- Preference for hiring opportunities is provided to public housing and Section 8 residents.

# Resident Procedural Rights

- Resident organizing rights (24 CFR Part 245) safeguard:
  - Formation of resident organizations
  - Organizing activities
  - Meeting space
  - Resident organizers
  - Canvassing
- Resident participation funding (\$25 per unit per year)
- Grievance and termination procedures consistent with public housing requirements
- Rights must be incorporated into resident lease

# Choice-Mobility

Following conversion, residents may request a tenant-based voucher after a period of residency at the converted property (“choice-mobility”), except for certain conversions where the PHA does not have a voucher program.

This is a voluntary option for RAD residents that is not available to Public Housing residents.

Prior to closing, the PHA must notify residents of opportunities and procedures to exercise the choice-mobility option.

- For PBV, the resident may request a voucher after one year of residency.
- For PBRA, the resident may request a voucher after two years of residency and the PHA/owner may adopt certain other limitations on use. In some cases, HUD may approve a good-cause exemption.

This right must be included in the lease.

# Recommendations

01

Review Notices for information about the RAD process

02

Attend Resident Meetings

03

Ask questions

04

Request clarification or more information before signing documents

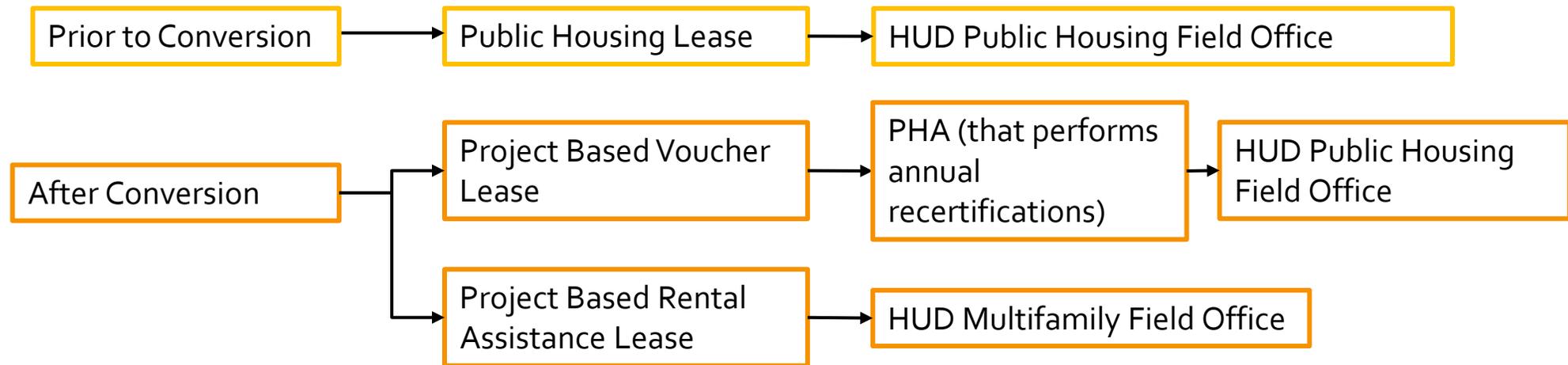
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Indicate if you need additional assistance

# Questions/Issues?

Typically, the best place to start when you have questions or issues related to the RAD conversion is to discuss with your property manager or Owner/PHA.

**For additional assistance, see below.**



- Public Housing Field Offices: [www.hud.gov/program\\_offices/public\\_indian\\_housing/about/field\\_office](http://www.hud.gov/program_offices/public_indian_housing/about/field_office)
- Multifamily Field Offices: [www.hud.gov/program\\_offices/housing/mfh/hsgmfbus/about/subspcs](http://www.hud.gov/program_offices/housing/mfh/hsgmfbus/about/subspcs)

# Thank You and Questions

For more information visit: [www.hud.gov/rad](http://www.hud.gov/rad)  
Contact: (insert property manager/PHA contact info)  
[rad@hud.gov](mailto:rad@hud.gov)

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[www.hud.gov/rad](http://www.hud.gov/rad) webpage)