



THE PUBLIC HOUSING REPOSITIONING PLAN QUESTIONS AND ANSWERS

SEPTEMBER 24, 2025

The Bay City Housing Commission's (BCHC) is starting to move its next phase forward in 2026. The [Public Housing Repositioning Plan](#) can be found at baycityhousing.com. This Question and Answer report is intended to serve as a quick reference guide to inform current BCHC residents about the coming transformation to BCHC's housing program and identify any potential impacts to the Scattered Site Public Housing Program BCHC provides. As a quick reference guide, this document does not address every potential circumstance in the repositioning but it does serve as a good basis for future conversations and in-person meetings.

What's Happening? Should a Tenant be Concerned?

Absolutely no cause for concern! The Bay City Housing Commission is working with the U.S. Department of Housing and Urban Development (HUD) to convert its remaining public housing properties from the Public Housing Program to the Section 8 Housing Choice Voucher Program through a process called Section 18: Demolition/Disposition.

As units are converted to the new program, current tenants will be assigned a Tenant Protection Voucher (TPV) that will continue the current rental assistance tenants receive. At about the same time, these vouchers will be converted into Project-Based Vouchers (PBVs). This means the rental assistance stays with the property rather than being portable with the tenant.

When is this Transition Happening?

The transition process starts now with two scheduled in-person meetings to conduct and other applications and paperwork to process with HUD before actually making the transition. As public meetings are scheduled and benchmarks are reached, BCHC will be communicating directly with you.

What Will Stay the Same?

- Current tenants Will NOT lose their housing. Current tenants in the Scattered Site program can stay in their homes, and there is no requirement to move.
- You will continue paying 30% of your adjusted gross income toward rent and utilities — just like under the Public Housing program.
- Your housing assistance will continue uninterrupted.

What Will Change?

- The landlord will change to Great Lakes Community Development Partners (GLCDP), an affiliated nonprofit entity of the Bay City Housing Commission. GLCDP is managed by BCHC and the property management team will continue to be BCHC employees.
- The federal program providing rental assistance (federal subsidy) to tenants will change from Public Housing to the Section 8 Program in the form of project-based vouchers (not portable with the tenants).
- The voucher administrator will change: Instead of the Bay City Housing Commission administering the program directly, the subsidy will be overseen by the Michigan State Housing Development Authority or a contract administrator, consistent with HUD's Section 8 rules and requirements.

- Tenants will be required to complete a new lease agreement that will be much the same as the current public housing leasing documents and House Rules. Tenants will be assisted throughout the transition process.

What are the key changes Scattered Site Tenants should Remember?

Tenant Impact:	Nominal impact. Tenants continue living in current housing with no change in the tenant's current rent payment.
New Landlord:	Great Lakes Community Development Partners (GLCDP), the nonprofit organization affiliated with the Bay City Housing Commission.
Property Management:	No change. The Bay City Housing Commission will continue to be the property manager for GLCDP.
New Lease Agreement and Rental Assistance/Voucher Administrator:	Nominal Impact. MSHDA or a contract administrator will work with GLCDP to assure smooth transition and ongoing oversight for the project-based vouchers that will provide the tenants with rental assistance.

What are the Rights and Protections for Tenants?

- Current tenants cannot be evicted or displaced because of this conversion.
- Current tenant housing costs will be unchanged by the conversion and only adjust in the same manner as currently prescribed in tenant lease agreements.
- Current tenants will have the same lease protections as they have now.

How do I stay Informed? What's Next?

BCHC will be communicating with its Scattered Site Public Housing tenants frequently as it moves through this transition. BCHC also maintains information and schedule updates on its website at www.baycityhousing.com.

Are tenants invited to express/share their views on the transition?

Most certainly! BCHC is asking all its Scattered Site Public Housing Tenants to send comments and questions. It is an important part of the process for BCHC and GLCDP to receive tenant input and provide the best information available to its tenants at any point in time.

The most effective way to share information is through email. Emails allow BCHC to better save the comments and use them in reporting to the various agencies involved with the transition.

- Send emails to repositioning@baycityhousing.com
- If you have questions now or need assistance, tenants may contact:
Tammy Blair
Bay City Housing Commission
989 892 9581
tammy@baycityhousing.com



Resident Meeting Schedule

1. Thursday, November 13, 2025, at 5:00PM at City Hall Commissioner Chambers
2. Thursday, November 20, 2025, at 4:00PM at City Hall Commission Chambers (New Date/Time)
(City Hall Commission Chamber, Ste 301 Washington Avenue Bay City, MI 48708)

