



50 Church St. Mt. Clemens, MI 48043 Office: (586) 468-1434 Fax: (586) 464-0142 TTY: 711
www.mchcmi.org

NOTICE OF LEASE CHANGE

Date: December 16, 2025
To: All Residents of Mt. Clemens Housing Commission
Subject: Public Housing Lease Changes Effective July 1, 2025

Dear Resident,

This notice is to inform you that the Public Housing Dwelling Lease has been revised. The updated lease will be presented to our Board at the Regular Board Meeting on January 20, 2026.

Summary of Key Changes:

- Updated Tenant Obligations include housekeeping standards, guest policies, and community service requirements.
- Clarified rent determination and reexamination procedures.
- Revised rules on maintenance charges, surcharges for appliances, and security deposit handling.
- Strengthened Violence Against Women Act (VAWA) protections and reasonable accommodation provisions.
- Modification procedures now require written riders signed by both PHA and tenant.

Your Rights Under HUD Regulations (24 CFR §966.3 & §966.5):

- Receive at least 30 days' written notice of proposed lease changes.
- Submit written comments individually or through resident organizations.
- Have all comments considered before adoption.

How to Submit Comments:

- Email: erica@mtclemenshc.org
- Mail/In-Person: Mt. Clemens Housing Commission, 50 Church Street, Mount Clemens, MI 48043
- Deadline for Comments: All written comments must be received by January 15, 2026, at 4:00 PM.
- Please include your name, address, and unit number in your comment.

Access to Full Lease Draft:

For transparency, a full draft of the revised lease is available:

- At the Management Office during business hours.
- On our website: www.mchcmi.org

The Mount Clemens Housing Commission will provide a reasonable accommodation or modification to a qualified resident or applicant with a disability by providing modifications, alterations or adaptations in policy, procedure, and practices. Please inform us if you require a reasonable accommodation by contacting our management office at (586) 468-1434.



"Equal Housing Opportunity"





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When Will You Sign the New Lease?

Residents are not required to sign the revised lease immediately. Signatures will be collected at your next annual recertification. New move-ins and interim changes will sign the updated lease at the time of their action.

Accessibility and Language Assistance:

In compliance with Section 504 of the Rehabilitation Act and the Americans with Disabilities Act (ADA), lease documents and notices are available in alternative formats such as Braille, large print, and audio upon request. Language assistance is available for persons with limited English proficiency. Please contact the Management Office for assistance.

Posting Requirement:

This notice and the draft lease will be posted in at least three conspicuous locations in the Management Office and Clemens Towers until adoption.

Thank you for your attention to this important update.

Sincerely,
Tamica Sutton
Executive Director
Mt. Clemens Housing Commission

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