BREWSTER HOMES DEVELOPMENT UPDATE

March 11th, 2026

DHC
DETROIT HOUSING COMMISSION

BREWSTER HOMES – MEETING AGENDA

01 ***February Meeting Recap***

02 ***RAD Overview***

03 ***Next Steps***

04 ***Questions?***

01
February Meeting Recap

BREWSTER HOMES – December Meeting Recap

Due Diligence

Project planning is ongoing and will continue over the **next few months**.

Resident updates will pick back up during the next meeting.

RAD Meeting #1

DHC introduced the HUD RAD Program and explained how the program will be used to preserve affordable housing, **fund construction costs, and extend a series of rights to all Brewster Residents**.

02
RAD Overview



WHAT IS RAD?

WHY IS RAD NEEDED?



What IS RAD?

- RAD stands for **Rental Assistance Demonstration**
- It is a federal program that changes how public housing is funded
- RAD was created in 2011 to help preserve affordable housing

After RAD Conversion:

- Provides more stable, long-term federal funding
- Allows for repairs and updates to older buildings
- Helps keep affordable housing available for the future

RAD Core Principles

RAD is designed to secure the long-term affordability of converting properties

- Section 8 funding helps ensure rents stay affordable
- A long-term agreement is recorded on the property to protect affordability
- A building needs assessment is completed to plan for current and future repairs
- Affordable homes are replaced one-for-one so no units are lost

Properties converted under RAD must be owned or controlled by a public or non-profit owner

- In most RAD conversions, the housing authority continues to own the property
- Either directly or through a related organization
- When tax credits are used, the ownership structure may change
- A public or non-profit organization must continue to control the property



Why Does DHC Need RAD?

- Like public housing agencies across the country, DHC does not receive enough federal funding to keep buildings fully maintained.

- DHC plans to use the RAD program to transition public housing to a form of Section 8 funding.

What this Means for Residents:

- Better-maintained buildings
- Long-term affordability
- Continued DHC ownership and oversight



What Stays the Same?

- Rent stays based on your income (about 30%)
- You keep your housing assistance
- You do **not** have to move unless major repairs require it
  - If you do move temporarily, you have the right to return
- **DHC remains the majority owner** of Brewster Homes

What Changes?

- Funding shifts from Public Housing (Section 9) to Section 8
- More funding becomes available for major repairs and improvements
- More reliable funding for long-term maintenance

What Residents can Expect



- Before work begins, each building will receive a **Physical Needs Assessment** that identifies repairs and upgrades inside your unit, shared indoor spaces, and outdoor property and grounds.

Repairs to Expect Inside Your Unit:

- New flooring, doors, and paint
- New kitchen cabinets and appliances
- Updated bathrooms
- New or upgraded HVAC, plumbing, or electrical systems

Repairs to Expect Around the Property

- Building-wide HVAC, plumbing, and electrical upgrades
- Renovated building entrances, hallways, community rooms, and laundry rooms
- New landscaping and lawn, parking lot refreshes
- Roof replacements and exterior (façade) repairs

RAD Conversion Process





RAD Resident Engagement

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 provided notices to residents:
  - RAD Information Notice (“RIN”), provides you with an overview of RAD and your rights.
  - General Information Notice (“GIN”) alerts you that you would have the right to relocation assistance if temporary relocation is needed.
- After HUD approves the RAD project Financing Plan, the DHC 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

Right to Remain and Right to 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 or involuntarily displaced

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



No Rescreening

- 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.

Alternate 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 the 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 the resident's decision

Resident rents remain affordable after conversion



Post Conversion Resident Rents

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 the 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.

What we need from you

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

05

Indicate if you need additional assistance

Questions?



For questions about RAD:

- **Scan this code** to access additional RAD Information on the HUD website for Public Housing Residents, including 15 Resident Fact sheets on topics such as resident engagement, grievance rights, relocation, and leases.

- DHC Contact:
  Greg Williams – Real Estate Development Manager
  Email: williamsg@dhcmi.org
  Telephone: (313) 587-1277

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NEXT STEPS

BREWSTER HOMES – NEXT STEPS



When will we know more?

Current Stage:

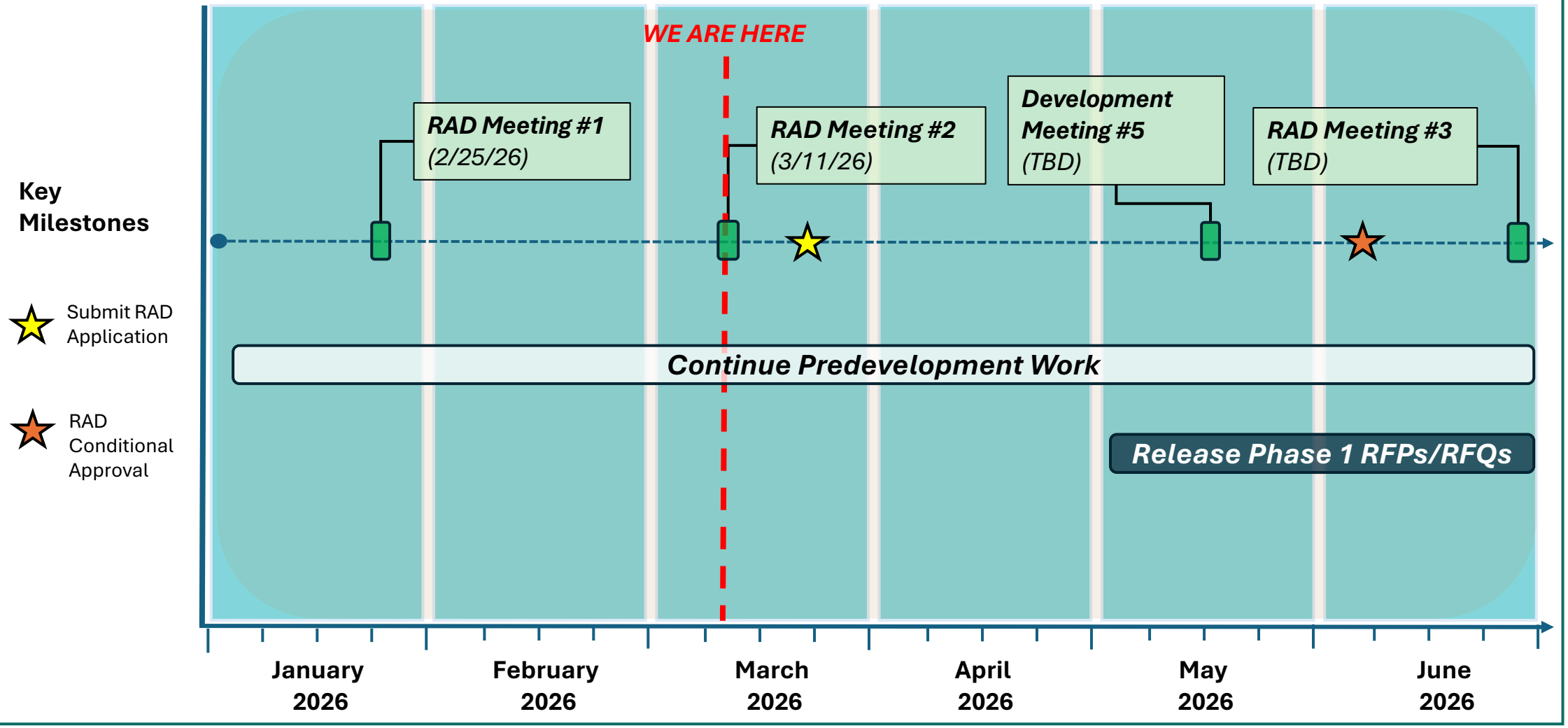
- DHC will engage with residents
- DHC will prepare the RAD application

Next Stage:

- HUD approves RAD application and issues CHAP
- Project Planning Continued

BREWSTER HOMES – NEXT STEPS

Six-Month Look Ahead Timeline



BREWSTER HOMES – NEXT STEPS



DHC's Commitment to you.

We promise to:

- **Keep you informed** every step of the way
- **Minimize disruption** as much as possible
- **Answer your questions** honestly and clearly

04
QUESTIONS

THANK YOU

DHC
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