DETROIT HOUSING COMMISSION
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BREWSTER HOMES RAD RESIDENT MEETINGS

Q&A

Meeting Dates

- ✓ **RAD Meeting #1**
  - February 25th,2026 - RAD Meeting #1
- ✓ **RAD Meeting #2**
  - March 11th,2026 - RAD Meeting #2

Resident Questions: *Brewster Homes – February 25th, 2026*

1. **If residents have to move, where will we be relocated?**

   DHC will develop a detailed Construction Plan and Temporary Relocation Plan designed to minimize disruption to residents throughout the project. The finalized Relocation Plan will be shared with residents prior to final review and must be approved by HUD before construction begins.

   If planned construction activities would create unsafe or unsuitable living conditions, affected residents will be required to temporarily relocate. Any required relocation will follow HUD Uniform Relocation Act (URA) guidelines, including issuance of a written notice at least 90 days before a move is required. Residents who temporarily relocate will retain a guaranteed right to return to a newly renovated unit at the property.

   Residents who must relocate will receive individualized, one-on-one support to identify housing needs, including bedroom size, accessibility requirements, and other household considerations. All reasonable moving costs will be covered by DHC and MHT, including packing materials, transportation, and labor assistance if requested.

   The project team will prioritize temporary relocation within the two buildings on the property whenever feasible. If on-site relocation is not possible, residents may be temporarily relocated off-site to another suitable property. In all cases, DHC will cover approved relocation expenses and any essential costs required as part of the relocation process.

   Residents may also choose to voluntarily relocate off-site during construction to avoid temporary disruption. Those who select this option will receive a fixed stipend to assist with relocation costs and will maintain the right to return to a renovated unit upon completion of construction.

2. **Does my rental payment or lease agreements change after the site is redeveloped and when the site moves from Section 9 to Section 8 during RAD, including when I came in on a flat-rate rent payment?**

   Under RAD, the amount that each Resident pays will stay the same and will be based upon 30% of their income, with the exception of those who currently pay a Flat Rent.

   For those paying Flat Rent, their rent will need to be recalculated in accordance with Section 8 program rules and will transition from a fixed Flat Rate payment to a rent payment calculated at 30% of their income. This may or may not change the actual amount being paid, depending on the current Flat Rent payment amount. If a resident's 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.

3. **As part of the Big Beautiful Bill, the government is trying to limit Section 8 vouchers to 2 years. Does that affect residents from moving to Section 8 at this project?**

   DHC will be using PBV or PBRA Section 8 Voucher on this project, and therefore, residents are not likely to experience impacts from new legislation changes once the project converts from Section 9 to Section 8.

   There are (4) primary types of Section 8 vouchers:

   1. **Type 1 – Housing Choice Vouchers ("HCV")** is a Section 8 voucher that is applied directly to a tenant and can be used at any location accepting Section 8.
   2. **Type 2 – Project-Based Voucher ("PBV")** is a Section 8 voucher that is tied to a specific unit, which is then leased to an income-eligible family. PBV Vouchers are awarded under long-term, 15-20-year Housing Assistance Payment ("HAP") contracts administered by DHC and do not change once agreed.
   3. **Type 3 – Project-Based Rental Assistance ("PBRA")** is a Section 8 voucher that is tied to a specific unit, which is then leased to an income-eligible family. PBRA Vouchers are awarded under long-term, 20-year Housing Assistance Payment ("HAP") contracts administered by HUD to the developer and do not change once agreed.
   4. **Type 4 – Special Purpose Vouchers** is a Section 8 voucher that HUD may approve to protect a specific population, including:
      - Veteran supportive Housing
      - Youth aging out of foster care
      - Non-Elderly individuals with a disability
      - Emergency housing Vouchers (Displaced Public Housing Families, Homelessness, etc.)

   A resident at a project using PBV PBRA Section 8 vouchers (Type 1 & Type 2) is not likely at risk of negative impacts from legislation changes like the Big Beautiful Bill. A family granted

a Section 8 voucher (Type 1 or Type 4) could be at greater risk of changes to the subsidy under legislative changes.

4. **So, do the residents get the Section 8 Voucher?**

   No, the Section 8 voucher under PBV or PBRA is assigned to the unit and does not leave with the resident in the event of a move.

5. **What are the chances of receiving a Section 8 voucher through Choice Mobility?**

   Under RAD, residents who live at Brewster Homes, which is contemplated to be converted to Project-Based Voucher (PBV) assistance or Project-Based Rental Assistance (PBRA), may become eligible for **Choice Mobility** after completing the required occupancy period (12-months (PBV) or 24-months (PBRA)), as outlined in the RAD Notice and 24 CFR Part 983.

   Choice Mobility allows eligible households to request a tenant-based (Section 8) voucher and move from Brewster Homes with a Section 8 subsidy, subject to voucher availability and DHC's Administrative Plan policies. Section 8 Voucher awards are based on current Section 8 funding availability. If vouchers are not currently available, Choice Mobility applicants are placed on a separate Section 8 Choice Mobility waiting list, prioritized by application order.

6. **When will residents know what the construction project will include?**

   DHC is actively reviewing the current condition of the site and buildings. The following steps will be taken to gather more information about the current condition of the site and to continue redevelopment planning work, allowing DHC to share findings with all residents.

   - Review past architecture and engineering reports.
   - Complete initial site redevelopment feasibility studies.
   - 3rd Party to complete new physical needs assessments.
   - Developers, contactors, architects, and engineers to review all compiled information and work with DHC to create a proposed project phasing plan.
   - DHC to inform residents of due diligence findings, proposed phasing plans, and next steps.

7. **If I am forced to move off-site during the construction, will I be able to come back to Brewster Homes?**

   Yes, all existing Brewster Homes residents have the right to return to Brewster Homes if they are temporarily relocated off-site.

8. **Will there be options for senior housing with no stairs for the temporary relocation?**

DHC will have a designated relocation specialist team, which will provide 1-on-1 support to any resident required to relocate temporarily, including how you move, when you move, and where you move. The Relocation specialist team will follow all HUD Universal Relocation Act guidelines and work with each resident to determine the required accommodations each resident needs from their new unit. Residents will likely not be given a specific choice on unit location but will be provided with all essential accommodations and amenities to meet their families' needs, including any necessary accessibility accommodations.

9. **If we like where we are and we like the unit, do we need to relocate, and if so can we come back to the same unit?**

   Because the expected construction work will be extensive, temporary relocation will likely be required for all residents. Once DHC knows which project phase will include each resident's existing unit, DHC will provide significant advance notice to the residents, including 1-on-1 support with the designated relocation team to discuss temporary relocation options and to understand the specific needs of each family, both for temporary relocation and for their future new unit.

   If planned construction activities would create unsafe or unsuitable living conditions, affected residents will be required to temporarily relocate. Any required relocation will follow HUD Uniform Relocation Act (URA) guidelines, including issuance of a written notice at least 90 days before a move is required. Residents who temporarily relocate will retain a guaranteed right to return to a newly renovated unit at the property.

   DHC will have a designated relocation specialist team that will provide 1-on-1 support to any resident required to relocate temporarily, including details on how, when, and where you move. The Relocation specialist team will follow all HUD Universal Relocation Act guidelines and work with each resident to determine the required accommodation each resident needs from their permanent new unit.

10. **If my daughter and I live in the same unit, will we be able to get separate units?**

    Requested housing or family composition changes related to splitting an existing family must be submitted via a formal request/application through the standard DHC Fair Housing Regulatory processes and cannot be addressed through RAD. Please meet with your on-site DHC property manager to submit this request.

11. **Is it possible to apply to the LIPH waitlist, and how can you be prioritized?**

    Applications for the DHC Low-Income Public Housing (“LIPH”) waitlist are managed through the DHC website. Questions regarding applications to the LIPH waitlist and how prioritization is determined can be directed to the on-site DHC property manager.

12. **If my mother needs ADA accommodation, can these be requested now?**

    Yes, accessibility accommodations can be requested immediately, and DHC is required to provide appropriate accommodations. This process can be started by your current on-site property manager.

13. **I was recently visiting a friend who lives in a new apartment building with shops on the ground floor over by Corktown. Will we have anything like that here?**

    Mixed-Use multifamily with first-floor retail is one of the building typologies that DHC is evaluating during this initial Brewster Homes planning phase. We think that this development strategy aligns with the organization's development goals and with the resident feedback received during previous development meetings.

14. **Is the rec-center to the South a DHC site?**

    No, the Rec Center to the South is not owned by DHC.

Resident Questions: *Brewster Homes – March 11th, 2026*

1. **Please explain more about Section 8 versus Section 9. I have heard that they are different and if I were to more from Brewster Homes I can not take the assistance with me.**

   Public Housing is administered under HUD Section 9. If you were to move from a Section 9 Public Housing Unit you would not be able to take the rental assistance with you.

   There are (4) primary types of Section 8 vouchers:

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   4. **Type 4 – Special Purpose Vouchers** is a Section 8 voucher that HUD may approve to protect a specific population, including:
      - Veteran supportive Housing

- Youth aging out of foster care
- Non-Elderly individuals with a disability
- Emergency housing Vouchers (Displaced Public Housing Families, Homelessness, etc.)

DHC will be using either Type 2 or Type 3 Section 8 assistance during the Brewster Homes RAD project, therefore if a Resident chooses to leave, they will not be able to take Section 8 voucher assistance with them, with (1) exception, which is Choice Mobility.

Under RAD, residents who live at Brewster Homes, which is contemplated to be converted to Project-Based Voucher (PBV) assistance or Project-Based Rental Assistance (PBRA), may become eligible for **Choice Mobility** after completing the required occupancy period (12-months (PBV) or 24-months (PBRA)), as outlined in the RAD Notice and 24 CFR Part 983.

Choice Mobility allows eligible households to request a tenant-based (Section 8) voucher and move from Brewster Homes with a Section 8 subsidy, subject to voucher availability and DHC's Administrative Plan policies. Section 8 Voucher awards are based on current Section 8 funding availability. If vouchers are not currently available, Choice Mobility applicants are placed on a separate Section 8 Choice Mobility waiting list, prioritized by application order.

2. **As we transfer to Section 8 will we be impacted by the (2) year subsidy limits proposed in the Big Beautiful Bill? Is Choice Mobility affected?**

DHC will be using PBV or PBRA Section 8 Voucher on this project, and therefore, residents are not likely to experience impacts from new legislation changes once the project converts from Section 9 to Section 8.

There are (4) primary types of Section 8 vouchers:

1. **Type 1 – Housing Choice Vouchers ("HCV")** is a Section 8 voucher that is applied directly to a tenant and can be used at any location accepting Section 8.
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A resident at a project using PBV PBRA Section 8 vouchers (Type 1 & Type 2) is not likely at risk of negative impacts from legislation changes like the Big Beautiful Bill. A family granted a Section 8 voucher (Type 1 or Type 4) could be at greater risk of changes to the subsidy under legislative changes.

Choice Mobility would be considered a standard Tenant-Based Section 8 Voucher and would be a classification of Section 8 assistance that could potentially be affected by the proposed legislation.

Currently, there are **no changes to the Housing Choice Voucher (Section 8) program that affect current rental assistance, and DHC is continuing operations as usual.**

Changes outlined in the bill do not change existing voucher assistance, rent calculations or participant eligibility.

We will continue to operate normally under the Housing Choice Voucher program through from the U.S. Department of Housing and Urban Development (HUD). If any future federal changes happen that may affect voucher assistance, we will notify participants directly.

3. **Does Section 9 get phased out by Section 8?**

Yes, RAD will result in Brewster Homes transitioning from the Section 9 Platform to the Section 8 Platform.

4. **How soon until we can sign up for Choice Mobility?**

DHC is following a (7) step RAD timeline. Today we are at Step 1 and expect that it will take approximately (12) – (18) months to reach Step 6.

Once we receive all the required authorizations to start construction on Step (7), we think that it will take several years to complete all construction activities, broken into several phases. During the project, as each resident moves into their new finished unit the Choice Mobility Clock starts.

Under RAD, residents who live at Brewster Homes, which is contemplated to be converted to Project-Based Voucher (PBV) assistance or Project-Based Rental Assistance (PBRA), may become eligible for **Choice Mobility** after completing the required occupancy period (12-months (PBV) or 24-months (PBRA)), as outlined in the RAD Notice and 24 CFR Part 983.

On the first day after the (12) month or (24) month period has elapsed, a resident is then eligible to request to exercise their Choice Mobility rights.

5. **From the answer to the previous question, does that mean we will need to wait even up to (3) years before we can apply for Choice Mobility?**

   Yes, it will likely be multiple years before Residents will be eligible for choice Mobility due to the expected overall total length of the RAD process,

6. **My unit is next to several vacant units, and often I see maintenance entering those units and taking out parts and pieces of the unit. Why is that happening?**

   DHC will always prioritize the needs of existing resident units over occupying vacant units. DHC is significantly affected by limited federal funding for maintenance projects across the public housing portfolio. DHC maintenance technicians will do their best to leverage refurbishment whenever possible to allow DHC to spread our limited funding across the entire portfolio.

7. **Why is DHC refurbishing parts of existing units to repair units versus buying new equipment?**

   DHC is responsible for the financial stewardship of the federal funding it receives each year, and that includes stretching that money as far as possible. Refurbishment of used equipment is often much cheaper than buying that same equipment brand new. This is one way that DHC stewards its annual federal funding.

8. **Will there be (1) bedroom units or other types of units brought to the site, and if we are in a (2) bedroom will we get a new (2) bedroom unit?**

   DHC is considering if is it is possible to build a range of (1), (2), (3), and (4) bedroom units to be able to appropriately meet the needs of many different family composition types.

   All residents will receive 1-on-1 support to identify housing needs, including bedroom size, accessibility requirements, and other household considerations. A resident's new unit will be based on need and availability and not based on the current bedroom size. In cases of a resident currently being “over-housed” for their family composition needs as defined by the 2025 DHC Administration Plan and ACOP, then that family will be offered a unit (s) that meet their current family needs if available.

9. **If I move temporarily to a different unit on-site and end up linking that unit, can I stay there?**

   DHC develops a detailed Construction Plan and Temporary Relocation Plan designed to minimize disruption to residents throughout the project. The finalized Relocation Plan will be shared with residents prior to final review and must be approved by HUD before construction begins.

If planned construction activities would create unsafe or unsuitable living conditions, affected residents will be required to temporarily relocate. Any required relocation will follow HUD Uniform Relocation Act (URA) guidelines, including issuance of a written notice at least 90 days before a move is required. Residents who temporarily relocate will retain a guaranteed right to return to a newly renovated unit at the property.

Residents who must relocate will receive individualized, one-on-one support to identify housing needs, including bedroom size, accessibility requirements, and other household considerations. All reasonable moving costs will be covered by DHC and MHT, including packing materials, transportation, and labor assistance if requested.

The project team will seek to prioritize one-way moves from a resident's current unit directly to their permanent new unit as much as possible. In other cases, residents will be relocated temporarily to an existing unit before moving to their new unit. In either case, DHC will work with each resident 1-on-1 to jointly determine the right fit for each family.

10. **Are you going to keep the current units vacant until RAD is complete or open them back up before RAD is complete?**

    DHC is actively evaluating the best course of action as the environmental review process is concluding. We do not have a definite answer right now, but we will inform residents as soon as we have an answer on whether we will be occupying vacant units before or after the RAD process is complete.