



SIGNIFICANT AMENDMENT

DHC 2026 Annual PHA Plan



SIGNIFICANT AMENDMENT – 2026 ANNUAL PHA PLAN

PUBLIC NOTICE OF RENTAL ASSISTANCE DEMONSTRATION ADDITIONS TO THE PHA ANNUAL PLAN

The Detroit Housing Commission (DHC) of Michigan is updating its Annual PHA Plan. DHC has received a Notice of Anticipated RAD Rents (NARR) from the U.S. Department of Housing and Urban Development (HUD) for the development of public housing units at the existing Kamper Stevens Apartments at 1410 Washington Blvd, Detroit, MI 48226. DHC intends to acquire the existing building and convert the existing units to new public housing apartment units under Section 9 of the Housing Act of 1937. DHC intends to convert the public housing apartments to Section 8 Project-Based Rental Assistance using a HUD program known as Restore-Rebuild (formerly known as Faircloth-to-RAD) in accordance with the guidelines of PIH Notice 2019-23 (HA) and 2021-07 and any successor or associated regulations, notices, or other HUD guidance.

This action must be included in a HUD-approved PHA Plan and must be made available for public comment. Conversion of assistance under RAD is considered a Significant Amendment to the Authority's Annual and/or Five-Year Plan.

This is a 45-day notice with an opportunity to present public comments regarding this change.

The draft of the proposed Plan is available for review at the DHC administrative office located at 1301 E. Jefferson Detroit, MI 48207.

Comments must be made in writing and presented to the administrative office located at 1301 E. Jefferson Detroit, MI 48207 with attention to Public Comments via email at pc@dhcmi.org no later than **11:59 pm EST on Monday, August 3, 2026**.

A public hearing will be conducted on August 4th at 11:00-11:30 pm at 1301 E. Jefferson, Detroit, MI 48207. You may also join virtually at the address below:

Join Zoom Meeting

<https://dhcni-org.zoom.us/j/83348790387?pwd=3ehADbjTUNwJ9KaibPIMX4A7dB3ZI.1>

Meeting ID: 833 4879 0387

Passcode: 662979

One tap mobile +13126266799,,83348790387#,,, *662979# US (Chicago)

+16469313860,,83348790387#,,, *662979# US

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
--	---	---

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Detroit Housing Commission</u> PHA Code: <u>MI001</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3399</u> Number of Housing Choice Vouchers (HCVs) <u>6612</u> Total Combined Units/Vouchers <u>10011</u> PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: Detroit Housing Commissions (DHC) PHA Plans are available for review on our website: https://www.dhcmi.org/resources. The DHC has posted notices across its portfolio with a QR-Code that directs residents and general public to the location of the current PHA Plan and previous plans (Including proposed plans). The DHC is dedicated to reducing the use of paper, to that end there will be no printed copies of the PHA Plans. Instead, the DHC has computers available at the following locations for the general public to review the plans: • The Detroit Housing Commission, Main Administrative Office, 1301 E. Jefferson, Detroit, MI 48207 • Detroit Housing Commission, Customer Service Center, 2211 Orleans, Detroit, MI 48207 • DHC Resident Services satellite office at The Villages of Parkside II 5000 Conner, 48213 • Envision Center There are additional non-DHC sites where the public can access computers to review the plans. • Main Branch Public Library, 5210 Woodward Avenue, Detroit, MI 48202 • All public libraries in Wayne County ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements														

B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Operation and Management. ☐ ☒ Grievance Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Community Service and Self-Sufficiency Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Asset Management. ☐ ☒ Substantial Deviation. ☒ ☐ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Significant Amendment/Modification. The following language was added to the Significant Amendment/Modification Policy. As part of the Rental Assistance Demonstration (RAD), DHC is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items: a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; c. Changes to the number of each bedroom-type placed under HAP contract after conversion d. If the conversion involved a transfer of assistance to a new location, changes to the location of the new site and plans for the original site following the transfer e. Whether the project will adopt preferences after conversion f. Whether the RAD conversion also involves a related Section 18 Disposition application, as long as such inclusion does not impact the number of units placed under HAP contract or the rights of impacted residents (c) The PHA must submit its Deconcentration Policy for Field Office review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☒ Choice Neighborhoods Grants. ☐ ☒ Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Designated Housing for Elderly and/or Disabled Families. ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance. ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☒ Occupancy by Over-Income Families. ☐ ☒ Occupancy by Police Officers. ☐ ☒ Non-Smoking Policies. ☐ ☒ Project-Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition

	activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. The Detroit Housing Commission (DHC) is amending its annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, DHC will be developing new affordable housing per Section 9 of the US Housing Act of 1937 under the authority granted by the Faircloth Amendment. DHC will subsequently convert the Section 9 affordable housing to Section 8 Project Based Rental Assistance following HUD program Restore Rebuild, formerly known as Faircloth-To-RAD. The RAD program rules can be found in the RAD Notice(s) H 2016-17/PIH 2016-17, H 2019-09/PIH 2019-23, H 2025-01/ PIH 2025-03 and any successor Notices. Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of H 2016-17/PIH 2016-17, H 2019-09/PIH 2019-23, H 2025-01/ PIH 2025-03. If DHC chooses to convert the units to Project-Based Voucher (PBV) instead of PBRA, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2016-17/PIH 2016-17, H 2019-09/PIH 2019-23, H 2025-01/ PIH 2025-03. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Detroit Housing Commission certifies that it is currently compliant with all fair housing and civil rights requirements. RAD was designed by HUD to assist in addressing the capital needs of public housing by providing properties with a stable income stream and access, if needed, to new sources of capital to repair and preserve its affordable housing assets. As part of this conversion, the Authority may also seek HUD approval for a Disposition for a portion of the project under Section 18 of the U.S. Housing Act of 1937 (the Act), though such application will not impact resident rights or the units that will be preserved under a HAP contract. The specific information related to the Public Housing Development(s) proposed for RAD is in the attachment.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. No changes tot he accepted 2026 PHA Annual Plan
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. No changes tot he accepted 2026 PHA Annual Plan
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe: No changes tot he accepted 2026 PHA Annual Plan
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☐ (b) If yes, please describe:

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: MI001-Detroit Housing Commission Form HUD-50075-ST (Form ID - 9207) printed by Rabelani Makwarela in HUD Secure Systems/Public Housing Portal at 06/16/2026 04:33PM EST



SIGNIFICANT AMENDMENT – 2026 ANNUAL PHA PLAN

Detroit Housing Commission PHA Plan Amendment

Rental Assistance Demonstration (RAD)

The Detroit Housing Commission (DHC) is amending its annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, DHC will be developing new affordable housing per Section 9 of the US Housing Act of 1937 under the authority granted by the Faircloth Amendment. DHC will subsequently convert the Section 9 affordable housing to Section 8 Project Based Rental Assistance following HUD program Restore Rebuild, formerly known as Faircloth-To-RAD. The RAD program rules can be found in the RAD Notice(s) H 2016-17/PIH 2016-17, H 2019-09/PIH 2019-23, H 2025-01/ PIH 2025-03 and any successor Notices. Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of H 2016-17/PIH 2016-17, H 2019-09/PIH 2019-23, H 2025-01/ PIH 2025-03. If DHC chooses to convert the units to Project-Based Voucher (PBV) instead of PBRA, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of H 2016-17/PIH 2016-17, H 2019-09/PIH 2019-23, H 2025-01/ PIH 2025-03. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Detroit Housing Commission certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing properties with a stable income stream and access, if needed, to new sources of capital to repair and preserve its affordable housing assets. As part of this conversion, the Authority may also seek HUD approval for a Disposition for a portion of the project under Section 18 of the U.S. Housing Act of 1937 (the Act), though such application will not impact resident rights or the units that will be preserved under a HAP contract.



SIGNIFICANT AMENDMENT – 2026 ANNUAL PHA PLAN

Below, please find specific information related to the Public Housing Development(s) proposed for RAD. Elements of this proposal or subject to change as plans develop, in consultation with residents:

Proposed Conversion of Kamper Stevens:

Development Name and Development Number(s) per PIC:	Kamper Stevens	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	Month, 2026	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☒ Yes ☐ No	<i>If yes, please describe Elderly</i>
Will the conversion involve a transfer of the assistance to a new location?	☐ Yes ☒ No	<i>If yes, please describe:</i> 1) <i>put the location if known, and # of units transferring</i> 2) <i>What the PHA plans to do with the original site following the transfer of assistance</i>
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	\$ 	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	N/A – Restore-Rebuild transaction	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act	☒ Yes ☐ No	
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ Yes, and compliance will not be negatively impacted by conversion activities. ☒ No	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ Yes ☒ No	<i>If yes, please describe the impact</i>



SIGNIFICANT AMENDMENT – 2026 ANNUAL PHA PLAN

Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice		☐ Yes ☒ No	<i>If yes, please include a statement explaining how the PHA will be able to maintain continued service level requirements.</i>
<i>Bedroom Type</i>	<i>Number of Units Pre-Conversion</i>	<i>Estimated Number of Units Post-Conversion</i>	<i>Change</i>
Studio/Efficiency	0	0	0
One Bedroom	147	147	0
Two Bedroom	18	18	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0

Resident Rights, Participation, Waiting List and Grievance Procedures

Upon conversion to the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in H-2016-17/PIH-2016-17 (RAD Civil Rights and Relocation Notice and:

- ☒ For conversions to PBV: Section 1.6 of the RAD notice_
☐ For conversions to PBRA: Section 1.7 of the RAD Notice

Below, please find a table listing out each of the provisions affecting residents' rights and participation, waiting list and grievance procedures. The table lists out the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing, with reference to the Notice provisions that provide each tenant protections.

Tenant Right	Reference for Conversion to PBV	Reference for Conversion to PBRA
<i>Tenant Protections Under the RAD Civil Rights and Relocation Notice (H 2016-17; PIH 2016-17)</i>		
Resident Right to Return	Section 6.2	
Relocation Rights	Section 6.3-6.11	
<i>Tenant Protections Under the RAD Notice (H 2019-09/PIH 2019-23, REV-4, as revised)</i>		
No rescreening of tenants upon conversion	Section 1.6.C.1	Section 1.7.B.1
Establishment of Waiting List	Section 1.6.D.4	Section 1.7.C.3
Phase-in of tenant rent increase	Section 1.6.C.3	Section 1.7.B.3
Resident Participation and Funding	Section 1.6.C.5	Section 1.7.B.5
Family Self Sufficiency (FSS)	Section 1.6.C.4	Section 1.7.B.4
Resident Opportunity and Self Sufficiency Service Coordinators (ROSS-SC)	Section 1.5.G	Section 1.5.G
Jobs Plus	Section 1.6.C.8	Section 1.7.B.8
Earned Income Disregard	Section 1.6.C.7	Section 1.7.B.7
Choice-Mobility	Section 1.6.D.8	Section 1.7.C.5
When Total Tenant Payment Exceeds Gross Rent	Section 1.6.C.9	Section 1.7.B.9
Under-Occupied Unit	Section 1.6.C.10	Section 1.7.B.10
Termination notification	Section 1.6.C.6	Section 1.7.B.6
Grievance process	Section 1.6.C.6	Section 1.7.B.6

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), DHC is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the number of each bedroom-type placed under HAP contract after conversion
- d. If the conversion involved a transfer of assistance to a new location, changes to the location of the new site and plans for the original site following the transfer
- e. Whether the project will adopt preferences after conversion
- f. Whether the RAD conversion also involves a related Section 18 Disposition application, as long as such inclusion does not impact the number of units placed under HAP contract or the rights of impacted residents