



SIGNIFICANT AMENDMENT

DHC 2026 Annual PHA Plan



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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
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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 to the 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 to the 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 to the 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.

	There were no comments from the members of the board. There were two clarification questions during the presentation, but no recommendations or challenges.
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. There was one challenge submitted by the Friends of Parkside leadership. A response to the challenges is attached. It was discussed during the DHC Special Board Meeting held on 8/10/2026 and will be uploaded to the DHC website.
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 08/11/2026 04:50PM 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)	November, 2027	
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)	\$ 0.00	
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-Conversion¹</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

1. There are 165 total units: 163 units will be RAD units and 2 units will be unrestricted.

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



CERTIFICATIONS

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Nicole Wyse, the DD - HUD Compliance & Ops
Official's Name *Official's Title*
certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
year 2026 of the MI001 - Detroit Housing Commission is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

City of Detroit

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State
Consolidated Plan.

The Detroit Housing Commission's (DHC) PHA Plan amendment is consistent with the City of Detroit's (CoD) Consolidated Plan as it aims to increase the amount of affordable units (including Low-Income Public Housing) within the DHC portfolio. It also conforms to title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802).

Name of Authorized Official: <u>Nicole Wyse</u>	Title: <u>DD - HUD Compliance & Ops</u>
Signature: <u>Nicole Wyse</u>	Date: <u>8/4/2026</u>

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

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Form identification: MI001 - Detroit Housing Commission form HUD-50077-SL (Form ID - 7536) printed by Rabelani Makwarela in HUD Secure Systems/Public Housing Portal at 07/28/2026 05:02PM EST

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Detroit Housing Commission

PHA Name

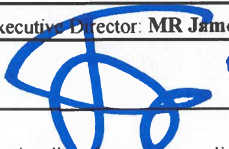
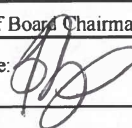
MI001

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2026**

_ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director: MR James Jemison	Name of Board Chairman: Richard Hosey
Signature:  Date: 8-10-26	Signature:  Date: 8/10/2026

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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-50077-ST-HCV-HP (Form ID -2789) for CY 2026 printed by Rabelani Makwarela in HUD Secure Systems/Public Housing Portal at 07/20/2026 10:41AM EST*



RESPONSE TO OBJECTIONS



PHA Annual Plan Significant Amendment Response to Objections

Note 1

The Restore & Rebuild program was discontinued by US HUD by notice in May of this year. DHC was noticed that any project which has submitted a NARR before May 15th would have until August 13th, 2026, to apply. We submitted a NARR within the time frame and are thus eligible to apply.

However, with the discontinuation of the program, DHC had a very short period available to make the application meet all the requirement milestones. In the balance, DHC recognized the rare opportunity to get additional rental assistance not only for this property but for the City at large.

After reading the rules for the application, DHC recognized that a case could be made no Significant Amendment was needed. However, DHC selected the harder course which was to be as transparent as possible and make the Significant Amendment.

DHC has met its Significant Amendment requirements. However, in that process, DHC is certain we will find matters where we may want to make further amendments or policy changes, because of this complaint and by other means.

If DHC chose to re-notice this Amendment, DHC and the City would lose their chance to execute this Restore-Rebuild process. DHC will consider the impact referenced in the comments and pursue changes where appropriate in either future Significant Amendments this year; or in its next Annual Action Plan.

Note 2

For the purpose of properly responding to this complaint, some background is required about this complainant, Friends of Parkside (FOP).

Friends of Parkside (FOP) has an established pattern of making procedural objections to DHC actions taken to advance development and redevelopment work at the Villages of Parkside property. In each case, FOP indicates that they have no problem with the project, indicating they have questions about the procedure in question.

In 2025 and 2026, they appealed or filed complaints against every procedural action on Villages of Parkside for HUD Rental Assistance Demonstration, MSHDA LIHTC approvals, local zoning review, state EGLE environmental review, to name a few. They also filed Civil Rights complaints against DHC.

In every case, DHC has worked to deliberately answer each question and request. And in every case, the governing authority has either investigated it and allowed DHC to advance in its process; or in most cases, dismissed the FOP concern explicitly.

DHC leadership and its Board Chair also held a series of meetings with a local mediator to try and mediate the organization's issues and pursue a deeper understanding of their concerns. After the 6th meeting, the FOP decided they did not want to continue the meetings and resumed their procedural complaints. Their pursuit of these complaints only ended when a letter asking them to stop and reserving rights for action was sent to their offices, asking them formally to stop their procedural complaints because of their impact on the timelines of project approvals and advancement.



PHA Annual Plan Significant Amendment Response to Objections

Now, as DHC pursues the preservation of a different asset in the City, FOP comes forward saying they would like Kamper & Stevens to advance but have a list of procedural complaints, including how this separate transaction will affect Villages of Parkside on matters they acknowledge are settled.

As before, DHC will carefully respond to each of these questions, but we ask that the complaint be viewed with its proper context by reviewers.

Objection 1 — ***“The redefinition removes public review from decisions DHC has already scheduled at the Villages at Parkside.”***

FOPs objection is to a matter which have already been resolved with respect to the Villages of Parkside. DHC has conducted over 25 community meetings at the site, at which FOP or its representatives were present and has acted in a very transparent formal and appropriate way with the VOP community. In effect, the remaining response required is for future RAD processes not the process which is complete at the VOP site.

If DHC chose to re-notice this Amendment, DHC and the City would lose their chance to execute the Kamper & Stevens project using Restore Rebuild. DHC will consider the impact referenced in the comments and pursue change where appropriate in either future Significant Amendments this year; or in its next Annual Action Plan.

Objection 2 — ***“The public notice disclosed only one of two conversion paths, and the form elects the other.”***

As shared above, DHC had very little time to make this application due to HUDs decision to end the program. To retain the ability of DHC to improve Kamper & Stevens and add more affordable housing to the market. DHC had to rapidly advertise the amendment and accelerate regular property acquisition procedures in order to make the deadline.

Re-noticing the amendment would end the improvement opportunity for the DHC and the Kamper & Stevens property. The decision to acquire the property and which approach to rental assistance will be used will come before the DHC Board of Commissioners for final approval as part of the sale.

DHC will review this objection further and evaluate whether it is appropriate to correct the record in either future Significant Amendments this year; or in its next Annual Action Plan.

Objection 3 — ***“DHC’s published notices of the public hearing are irreconcilable”***

Objection 4 — ***“No notice was posted at the Villages at Parkside, and DHC will not print the document.”***

DHC acknowledges that one page included within the proposed Significant Amendment contained an inadvertent typographical error identifying the August 4, 2026, hearing time as “11:00–11:30 p.m.” and referenced DHC’s administrative office while providing the virtual-meeting information. The correct hearing time was August 4, 2026, from 11:00 a.m. until 11:30 a.m., and the hearing was conducted virtually with both internet and telephone participation available.

The isolated error did not accurately reflect the hearing information communicated through DHC’s principal public-notice channels. DHC’s dedicated hearing notice prominently stated that the virtual public hearing would occur on August 4 from 11:00 a.m. until 11:30 a.m. It supplied a Zoom link, meeting identification number, passcode, and three telephone dial-in numbers, and it expressly invited oral or written comments at the hearing.



PHA Annual Plan Significant Amendment Response to Objections

The newspaper notices likewise identified the hearing as occurring on August 4, 2026, from 11:00 a.m. to 11:30 a.m., described virtual participation by internet or telephone, and provided the necessary connection information. The affidavit establishes that the notice was published in both the Detroit Free Press and Detroit News on June 17, June 18, and June 19, 2026.

DHC also separately published a notice identifying a 45-day public review and comment period from June 20 through August 3, 2026. That announcement directed the public to the proposed plan and provided the dedicated public-comment address, PC@DHCMI.ORG. It also informed the public that oral or written comments could be presented at the public hearing.

Accordingly, the August 3 date applied to written comments submitted during the designated 45-day pre-hearing review period. It did not eliminate the separately stated opportunity to present oral or written comments during the August 4 public hearing. The two opportunities were complementary:

- Written comments could be submitted during the announced 45-day review period; and
- Oral or written comments could be presented at the public hearing.

The objection therefore incorrectly treats the pre-hearing written comment deadline and the opportunity to comment at the hearing as mutually exclusive.

From a regulatory standpoint, 24 CFR Part 903 or the HUD-50075-ST instructions do not prescribe a length of time for a hearing. The goal is to ensure that the public have an opportunity to learn about the plans and provide recommendations/comments. Historically, Annual Plan Public Hearing have not taken longer than 30-minutes and DHC scheduled the meeting accordingly. DHC values the resident experience and would have extended the meeting to accommodate everyone who had a comment to voice. The meeting concluded in under 20 minutes, including waiting around 2 minutes to start the presentation to allow additional participants to join the hearing. Everyone at the hearing was provided with an opportunity to provide comments.

DHC conducted multiple overlapping efforts, consistent with the DHC Citizen Participation Plan, to inform residents and other stakeholders in the community about the significant amendment comment period and public hearing. Including:

- A 45-day review and comment period was announced.
- Notice was published repeatedly in two generally circulated local newspapers.
- The amendment was made available through DHC's website.
- DHC Resident Services made computers available at all DHC Development for residents to view the amendment.
- A dedicated email address was established for comments.
- The public hearing could be accessed by computer or telephone.
- Oral and written comments were invited at the hearing.
- A Resident Advisory Board meeting was held to discuss the amendment.
- RAB attendees were given an opportunity to comment. The absence of comments from the RAB does not demonstrate the absence of consultation.
- Resident Services personnel and resident advocates were briefed on the amendment and tasked with communicating the information to residents throughout DHC's developments.
- DHC would have printed the amendment on request.

If DHC chose to re-notice this Amendment, DHC and the City would lose their chance to execute this project using Restore-Rebuild.



PHA Annual Plan Significant Amendment Response to Objections

Objection 5 — *“The amendment is internally inconsistent and incomplete”.*

Referencing Notes 1 and 2 at the outset of this response, it was not possible to specify exact responses to many of the questions requested by the application because of the state of the transaction at the time of the notice.

As referenced in Note 1, the period allowed for Restore-Rebuild was severely truncated by the programs declared end. DHC responded in the best way possible at the time required so that the notice could be posted and the proposal advanced.

DHC will review this objection further and evaluate whether it is appropriate to correct the record in either future Significant Amendments this year; or in its next Annual Action Plan.

Requested Relief Response

DHC does not agree that the record supports reopening the comment period for an additional 30 days or rescheduling the hearing. The correct hearing information was August 4, 2026, from 11:00 a.m. until 11:30 a.m., conducted virtually with telephone access. The newspaper notices and dedicated public-hearing notice communicated that information. The public received a 45-day review period, a RAB meeting was held, and oral and written comments were accepted through the established participation process.

DHC acknowledges and regrets the typographical error in the amendment packet. DHC will use the correct hearing information in the final administrative record and will strengthen its internal review procedures to ensure that future versions of notices are consistent across publication channels. That corrective clarification does not, by itself, establish that the public was deprived of a meaningful opportunity to participate or require DHC to repeat the entire process.

If DHC chose to re-notice this Amendment, DHC and the City would lose their chance to execute this project using Restore Rebuild. DHC will consider the impact referenced in the comments pursue changes where appropriate in either future Significant Amendments this year; or in its next Annual Action Plan.



PHA Annual Plan Significant Amendment Response to Objections

Screenshots of Affidavit and Newspaper Advertisement

USA TODAY CO.
LocalIQ 3964 Solutions Center Chicago, IL 60677-3009

AFFIDAVIT OF PUBLICATION

Kabirani Makwala
Detroit Housing Commission
P.O. Box 44950
Detroit MI 48244-0950

STATE OF WISCONSIN, COUNTY OF BROWN

The below stated newspapers that are generally circulated in the State of Michigan, printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was published in said newspapers in the issues dated on:

DET Detroit Free Press 06/17/2026, 06/18/2026, 06/19/2026
DET Detroit News 06/17/2026, 06/18/2026, 06/19/2026

and that the fees charged are legal.
Subscribed and sworn to before me on 06/19/2026

Legal Clerk
[Signature]
Notary, State of WI, County of Brown
51587

My commission expires

Publication Cost: \$6234.86
Tax Amount: \$0.00
Payment Cost: \$6234.86
Order No: 12412636
Customer No: 1426162 # of Copies: 1
PO #: 1

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

Page 1 of 2

**NOTICE OF DETROIT HOUSING COMMISSION
SIGNIFICANT AMENDMENT TO 2026 ANNUAL PHA PLAN
HEARING & COMMENT PERIOD**

**Public Review and Comment Period is from
June 20, 2026, to August 3, 2026**

The proposed amendment to the plan will be available to view online on the **DHC Resources** page (<https://www.dhcmi.org/resources>) on **June 17th, 2026**.

The public is invited to submit written comments by email to pc@dhcmi.org. Comments must be received by the Commission **no later than 11:59 p.m. Monday, August 3, 2026**. Comments can also be mailed to:
**Detroit Housing Commission Attn: Sig. Amend. 2026 PHA Plans Comments
Resident Services Department
1301 E. Jefferson, Detroit, 48207**

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 general partner interest in the residential condominium of the existing building and convert the 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. Conversion of assistance under RAD is considered a Significant Amendment to the Authority's Annual and/or Five-Year Plan.

Significant Amendment to the 2026 Annual PHA Plan Public Hearing
will be held on
August 4, 2026, at 11:00 a.m. - 11:30 a.m.

The purpose of this public hearing is to discuss an amendment to the approved 2026 PHA Annual Plan. **The public is invited to attend virtually (online and/or by phone).** The Public Hearing can be attended by using the information below.

Join Zoom Meeting
<https://dhcmi-org.zoom.us/j/83348790387?pwd=3ehADbJTUNwfi9KaibPIMX4A7dB3Zl.1>
Meeting ID: 833 4879 0387
Passcode: 662979

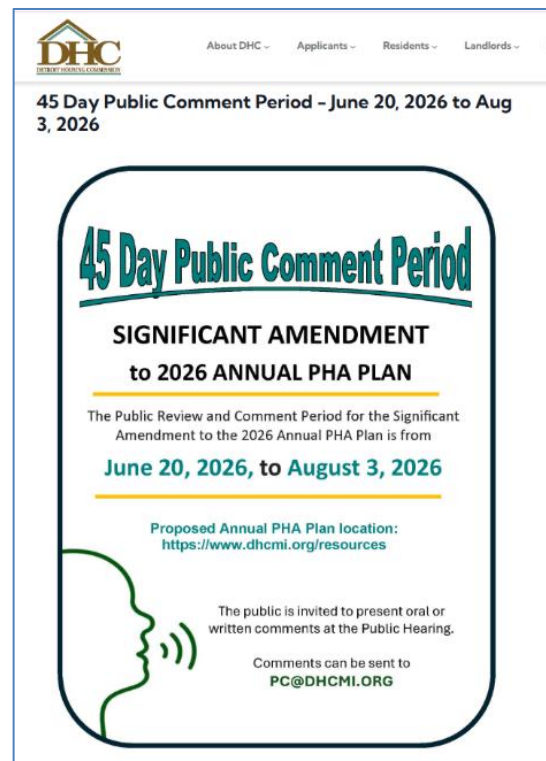
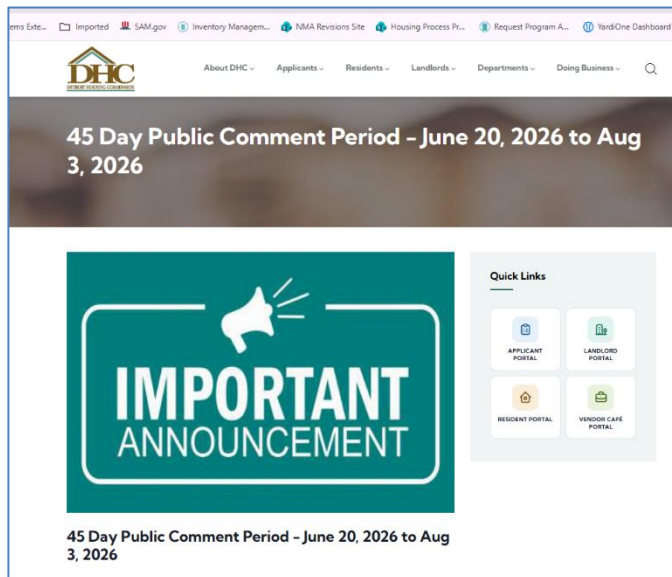
One tap mobile
+13126266799,,83348790387#,,,,*662979# US (Chicago)
+16469313860,,83348790387#,,,,*662979# US

NOTICE OF NON-DISCRIMINATION: The Detroit Housing Commission does not discriminate on the basis of race, color, religion, national origin, age, sex, disability, familial status, marital status, gender identity, or sexual orientation. Discrimination complaints may be filed with the Detroit Housing Commission, Board of Commissioners, 1301 E. Jefferson, Detroit, MI, 48207

1301 E. Jefferson • Detroit, Michigan 48207 • 313.877.8000 • 800.222.3679 "Equal Housing Opportunity"

EF-46201026

Screenshots of Announcements on DHC Website





PHA Annual Plan Significant Amendment Response to Objections

Answers to Questions in FOP 08/03/26 Comment Letter

1. Do the six exclusions at page 5 of 5 amend the substantial deviation criteria under 24 CFR 903.7(s)(2)(i), the significant amendment criteria under 24 CFR 903.7(s)(2)(ii), or both? Do they replace the four-item definition at B.2.2 of the accepted 2026 Annual PHA Plan, or supplement it?

Response: Both, and the exclusions apply specifically to the proposed Kamper & Stevens RAD conversion. These six exclusions are specified in a HUD document titled “Sample PHA Plan Language for the Rental Assistance Demonstration (RAD) Program” released on March 24, 2026.

2. Do the exclusions apply portfolio-wide, or solely to the Kamper Stevens conversion?

Response: The exclusions apply specifically to the proposed Kamper & Stevens RAD conversion.

3. Notwithstanding exclusion (f), will a future Section 18 disposition application at any DHC development trigger the open board meeting, Resident Advisory Board consultation, and public hearing required by 24 CFR 903.21 — including, by way of example, at the Villages at Parkside?

Response: Administratively, DHC is not planning to change its process. DHC will review carefully to confirm that it does not change its current process for other properties.

4. Is the conversion at Kamper Stevens to Project Based Rental Assistance or to Project Based Voucher assistance, and which resident rights regime will apply?

Response: Currently DHC plans to use Project Based Vouchers, in which case the PBV resident rights regime will apply. DHC is at a preliminary start of due diligence on this project currently and reserves the right to change this as the process advances. If DHC needs to take further action to comply with the rules, it will.

5. On what date was the Resident Advisory Board consulted regarding this amendment, what materials were provided to the Board, and on what date were they provided?

Response: The RAB met July 8th, 2026 and the attached slide was shown.

6. What is the estimated conversion date, and what amount of Capital Funds is estimated for use in the conversion?

Response: The estimated Conversion Date was not included because the agreement had not been reached at the time of advertisement. The estimated date of RAD conversion is November 2027 and the Capital Funds estimate is \$0.

7. Which of DHC’s published notices controls as to the hearing time, the format and location, whether oral comment is accepted, and whether a written comment deadline applies?

Response: FOP and other attended the meeting which was held over Zoom at 11AM. Oral comment was accepted. The written comment deadline applied. FOP submitted a comment.



PHA Annual Plan Significant Amendment Response to Objections

8. Is DHC adopting sample PHA Plan amendment language published by HUD? If so, from which RAD Notice and which attachment?

Response: *The language is from a HUD document titled “Sample PHA Plan Language for the Rental Assistance Demonstration (RAD) Program” released on March 24, 2026.*

9. If DHC is adopting sample language published by HUD, why does the proposed definition omit the exclusions for changes to the construction and rehabilitation plan and for changes to the financing structure, which DHC adopted in the 2024 Annual Plan and carried forward at B.2.2 of the accepted 2026 Annual PHA Plan?

Response: *DHC adopted a version of Sample PHA Language newly released by HUD on March 24, 2026. HUD’s recommended items are different than those included in previous versions.*

10. Have Forms HUD-50077-SL and HUD-50077-ST-HCV-HP been completed for this amendment, and will they be made available for public inspection?

Response: *The forms will be posted on the website.*