

An aerial photograph of a city street, likely in Detroit, showing several tall, modern apartment buildings. The buildings are surrounded by trees and greenery. The street is visible with some cars parked along the side. The overall scene is a mix of urban development and nature.

SHERIDAN PLACE I & II DEVELOPMENT UPDATE

JANUARY 29, 2026

MEETING AGENDA

01 December Meeting Recap

02 Selected Development Partner

03 RAD Overview

04 Six-Month Look Ahead Timeline

05 Questions?



Welcome

- This is the **first of several RAD specific meetings** with the DHC as we plan for future changes at Sheridan Place I & II.
- DHC is working on a plan utilizing a program called **RAD**.
- **Today, we'll explain:**
 - What is RAD?
 - What will be DHC ongoing role at Sheridan Place I & II?
 - And most importantly, what are your rights as a public housing resident?
- **In future meetings**, we'll share more details about:
 - Planned repairs, timelines, and potential temporary relocations.



01

Selected Development Partner

December Meeting Recap



Due Diligence

Both buildings were inspected by **Engineers, Architects, and Contractors.**

This helped DHC understand project **scope, estimated cost, and the types of required partnerships.**



Developer RFQ

DHC released a **RFQ for Developer partners** to help rehabilitate Sheridan Place I & II.

(7) Companies responded and were interviewed. **(4) companies were short-listed:** Cinnaire, MHT, Procida, POAH.



Resident Relocation

Temporary relocation may be required due to construction scope, but DHC will provide a minimum of a **(90) day advance notice** and **prioritize temporary onsite moves.**

All residents will receive a new unit.



Construction Expectations

Major construction will likely not start for another 12-18 months.

02

Selected Development Partner

Selected Development Partner

The Real Estate Development team received board approval to select **MHT Housing, Inc.** As DHC's co-development partner for Sheridan Place I & II.

DHC selected MHT because:

- **They have experience fixing and improving high-rise buildings** like Sheridan Place I & II.
- **They share a clear plan for keeping residents informed** and for reducing disruption during construction as much as possible.
- **They have worked successfully with state and local agencies** that are required to be involved in a project of this size.





03

RAD OVERVIEW

Wednesday, January 28, 2026
Tuesday, March 10, 2026

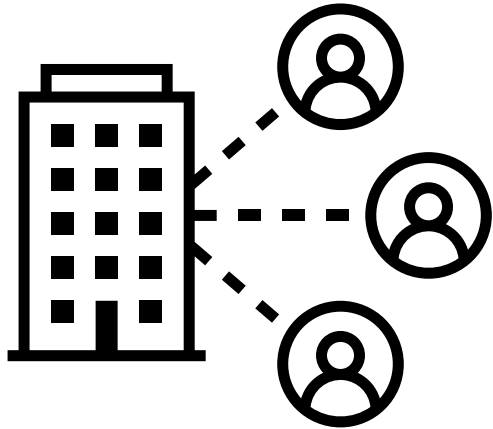




WHAT IS RAD?

WHY IS RAD NEEDED?

What IS RAD?



- RAD stands for **Rental Assistance Demonstration**
- It is a federal program that changes how public housing is funded
- RAD was created in 2011 to help preserve affordable housing
- After RAD Conversion:
 - Provides more stable, long-term federal funding
 - Allows for repairs and updates to older buildings
 - Helps keep affordable housing available for the future



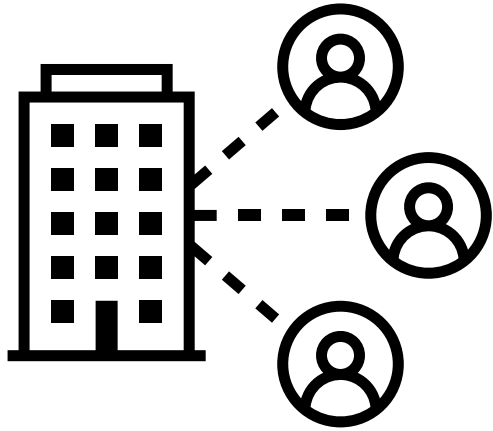
RAD Core Principles

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

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

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

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

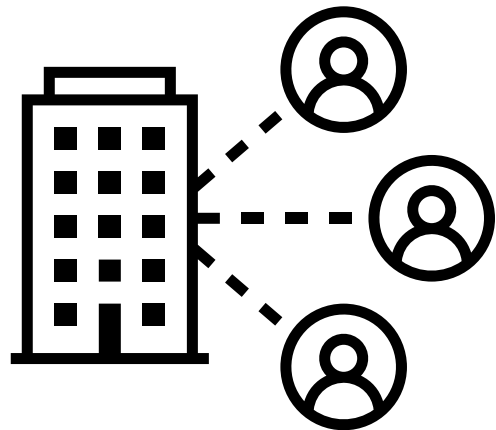


Why Does DHC Need RAD?

- Like public housing agencies across the country, DHC does not receive enough federal funding to keep buildings fully maintained.
- DHC plans to use the RAD program to transition public housing to Section 8 funding and is partnering with MHT Housing, Inc. to support renovations and long-term success.

What this Means for Residents:

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



What Stays the Same?

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

What Changes?

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

What Residents can Expect

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



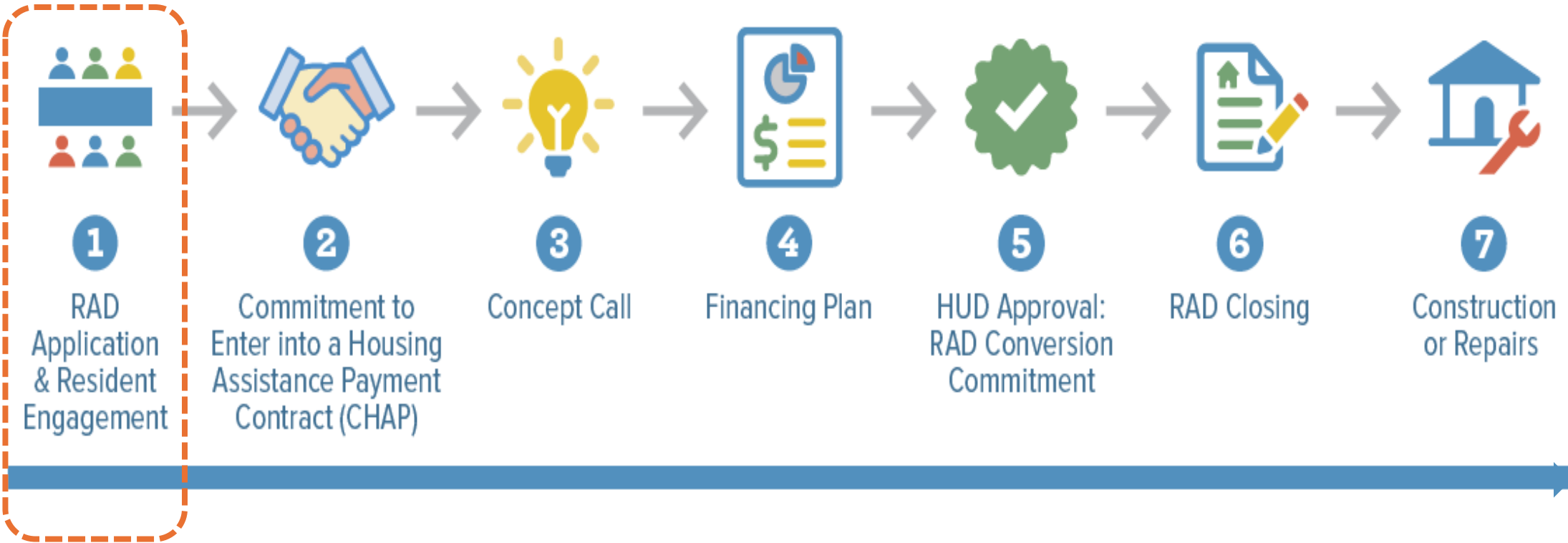
Repairs to Expect Inside Your Unit:

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

Repairs to Expect Around the Property

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

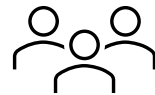
RAD Conversion Process



We are here



***RAD
Resident
Engagement***



Resident Meetings



The public housing authority must meet with residents of the property multiple times prior to conversion



Prior to applying to HUD, the PHA must meet hold at least **two resident meetings**



Prior to submitting a Financing Plan, the PHA must meet with residents at **least two more times**



The purpose of the meetings is to provide you information on the proposal, to collect feedback from residents, and to respond to your questions.



Resident Notices

- Prior to applying to HUD, the PHA must provide notices to residents:
 - RAD Information Notice (“RIN”), provides you with an overview of RAD and your rights.
 - General Information Notice (“GIN”) alerts you that you would have the right to relocation assistance if temporary relocation is needed.
- After HUD approves the RAD project Financing Plan, the DHC must send a notice to all residents
- Prior to beginning any relocation, each resident must receive advanced notice of relocation.



**PHA
Plan**



Participation in RAD requires a significant amendment to the PHA Plan



The PHA Plan must include a description of the conversion and changes that are proposed



Amending the PHA Plan requires consultation with the Resident Advisory Board and a public hearing and inviting comment around the Plan



RESIDENT RIGHTS



**Right to
Remain
and
Right to
Return**

Most conversions do not involve relocation



Residents will remain in place and cannot be rescreened when admitted into the Section 8 program

When relocation is necessary



Residents have a right of return to a unit in the project

No resident may be permanently or involuntarily displaced

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



No Rescreening

- Residents may not be rescreened as a result of the RAD conversion. This includes screening for income, criminal background, and credit.
- Following conversion, residents will be protected by standard Section 8 requirements related to tenancy.



Relocation

Where relocation is necessary, PHAs must provide residents with:

- Resident notices
- Moving assistance
- Benefits and assistance per the “Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA)”

Relocation cannot begin until HUD approves the Financing Plan and issues the RAD Conversion Commitment (RCC).

PHAs should maintain a resident log for all impacted residents, which should be provided to HUD upon request.



Alternate Housing Options

To maximize resident choice, PHAs may offer alternative housing options, such as vouchers, homeownership opportunities, etc.

Residents can voluntarily decline their right to return. Written consent by the resident must be:

- **Informed** – written notification with counseling
- **Voluntary** – cannot be pressured and must be provided at least 30 days to decide
- **Documented** – retain evidence of notices, counseling, and the resident's decision



Post Conversion Resident Rents

**Resident rents remain affordable
after conversion**

Under the Section 8 programs, residents pay 30% of their adjusted gross income in rent. **This is mostly true for public housing residents except those paying a “flat rent.”**

If tenant rent would increase by more than the greater of 10% or \$25 per month, the rent increase will be phased in over 3 or 5 years.



Resident Self-Sufficiency Programs

Residents can continue to participate in self-sufficiency programs the PHA may be operating, including:

- **Family Self-Sufficiency (FSS).** Will continue at least through the current grant period.
- **Resident Opportunities for Self-Sufficiency (ROSS).** Will continue through current grant period.
- **Earned Income Disregard (EID).** Enrolled residents can continue to benefit.
- **Jobs Plus.** Residents enrolled in the EID component of Jobs Plus will continue to be eligible post-conversion. All residents can continue to utilize services created as a result of the program.



Section 3 and RAD

- Any rehab or construction performed as part of a RAD conversion is subject to Section 3 low-income hiring and contracting requirements.
- PHAs must take proactive steps to hire local low-income persons and to award contracts to businesses that are owned by or substantially employ those persons.
- Preference for hiring opportunities is provided to public housing and Section 8 residents.



Resident Procedural Rights

- Resident organizing rights (24 CFR Part 245) safeguard:
 - Formation of resident organizations
 - Organizing activities
 - Meeting space
 - Resident organizers
 - Canvassing
- Resident participation funding (\$25 per unit per year)
- Grievance and termination procedures consistent with public housing requirements
- Rights must be incorporated into resident lease



Choice-Mobility

Following conversion, residents may request a tenant-based voucher after a period of residency at the converted property (“choice-mobility”), except for certain conversions where the PHA does not have a voucher program.

This is a voluntary option for RAD residents that is not available to Public Housing residents.

Prior to closing, the PHA must notify residents of opportunities and procedures to exercise the choice-mobility option.

- For PBV, the resident may request a voucher after one year of residency.
- For PBRA, the resident may request a voucher after two years of residency and the PHA/owner may adopt certain other limitations on use. In some cases, HUD may approve a good-cause exemption.

This right must be included in the lease.

What we need from you

01

Review
Notices for
information
about the
RAD process

02

Attend
Resident
Meetings

03

Ask
questions

04

Request
clarification
or more
information
before
signing
documents

05

Indicate if
you need
additional
assistance



Questions?

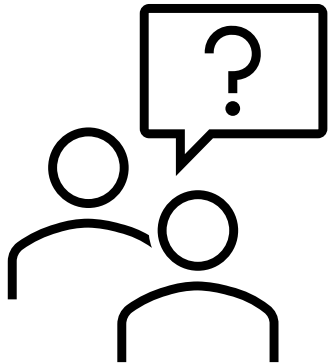


For questions about RAD:

- **Scan this code** to access additional RAD Information on the HUD website for Public Housing Residents, including 15 Resident Fact sheets on topics such as resident engagement, grievance rights, relocation, and leases.
- DHC Contact:
Greg Williams – Real Estate Development Manager
Email: williamsg@dhcml.org
Telephone: (313) 587-1277

04

Six-Month Look Ahead Timeline



When will we know more?

Current Stage:

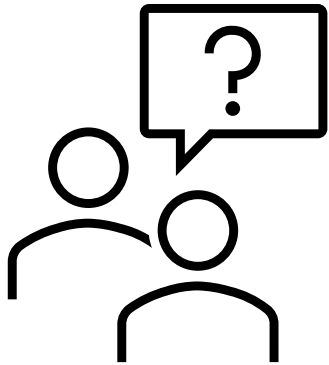
- DHC & MHT will engage with residents
- DHC & MHT will prepare the RAD application

Next Stage:

- HUD approves RAD application and issues CHAP
- DHC and MHT complete RAD Physical Needs Assessment
- Planning & Design

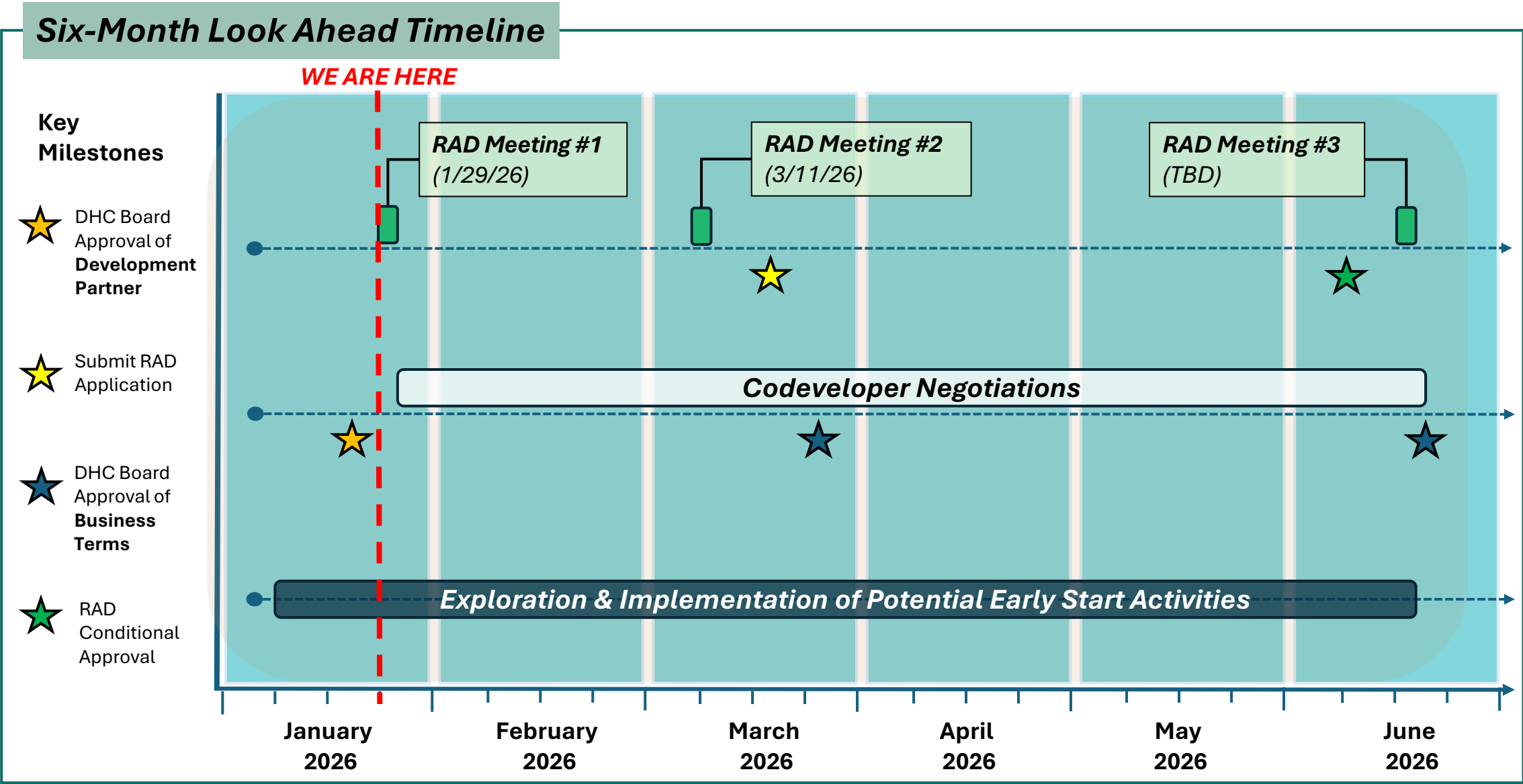
When will we know more?

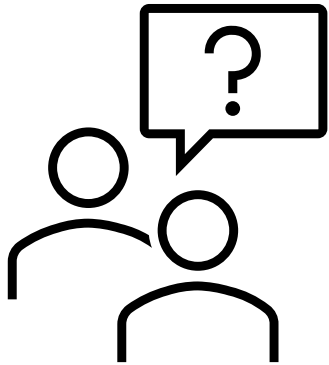
Future Resident Meetings:



- **RAD Meeting #2:** March 11, 2026
- **RAD Meeting #3 and 4:** TBD
- During RAD meetings, we will discuss:
 - Explain scope of expected repairs
 - Share when work might begin
 - Talk through any possible temporary relocation needs

SHERIDAN PLACE II - RESIDENT MEETING – RAD MEETING #1





DHC's Commitment to you.

We promise to:

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



05 *QUESTIONS?*



Thank You