

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 in the foreground, with some cars parked along the side. The overall scene is a mix of urban development and nature.

SHERIDAN PLACE I & II DEVELOPMENT UPDATE

MARCH 11, 2026

MEETING AGENDA

01 Selected *Development Partner*

02 *RAD OVERVIEW*

03 *Six-Month Look Ahead Timeline*

04 *QUESTIONS?*



Welcome

- This is the **second 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

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.



Selected Development Partner



MHT Housing, Inc.

Affordable Housing Developer



MHT Management, LLC

Property Management



MHT Construction, LLC

Construction



CORE Community Partners

CDFI - Statewide & Shareholder of FHLBI

Selected Development Partner

PROVIDING MORE THAN AFFORDABLE HOUSING

- MHT is dedicated to building and preserving high-quality affordable housing while enhancing the lives of its residents and strengthening the surrounding neighborhoods and communities.
- MHT's group of companies offers all-inclusive services including development, construction, community development, consulting, CDFI financing, and property management.
- MHT cares about their communities and the surrounding areas.

CELEBRATING 35+ YEARS OF IMPACT

- Owns and/or manages over 15,000 units specializing affordable and mixed income housing using tax credits, Section 8, Permanent Supportive Housing, PHAs, and other forms local, state, and federal assistance.
- Currently the management company for several DHC properties.
- MHT has developed and/or rehabbed over 2000 units of housing units in Detroit since 2019.



02

RAD OVERVIEW

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





WHAT IS RAD?

WHY IS RAD NEEDED?

Detroit Housing Commission Development Experience and RAD Implementation Role

About DHC: The Detroit Housing Commission (DHC) owns and manages about **3,600 public housing apartments** and helps nearly **6,000 families pay rent through a form of the Section 8** program across the Detroit area. DHC has many years of experience providing affordable housing.

Why Changes are Needed: Like many other public housing authorities, DHC is facing significant challenges to maintain its public housing units due to inadequate federal funding.

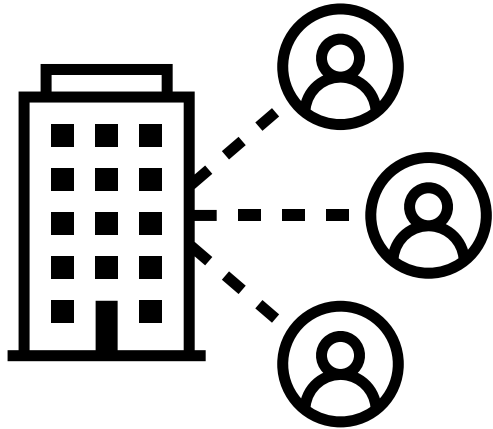
What DHC is Proposing: DHC proposes to use HUD's RAD program to convert its portfolio of Low-Income Public Housing units to **a form of Section 8** and has chosen **to partner with MHT Housing, Inc** a highly experienced affordable housing developer, **to bring additional capacity, resources, and expertise to the project.**

DHC will remain the majority owner of Sheridan Place I & II for the duration of the project and post conversion.

RAD Conversion Process

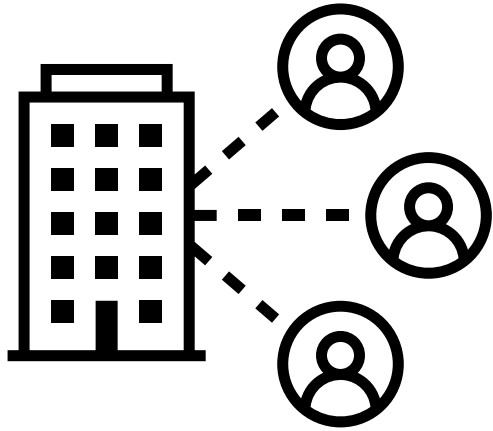


We are here



What IS RAD?

- RAD stands for **Rental Assistance Demonstration**, a federal program that helps improve public housing by changing how it's funded.
- RAD was created in 2011 to preserve this critical stock of affordable housing.
- Through RAD, public housing authorities like DHC can access **more stable federal funding to renovate older buildings and preserve existing affordable housing units long-term.**
- After RAD Conversion:
 - Public Housing units will transition to receiving federal funding through **a form of Section 8 rental assistance** and will no longer receive federal capital and operating funds administered through Section 9.



What Stays the Same?

- Your rent will continue to be based on your income (typically no more than 30%).
- You keep housing subsidy assistance.
- You do not need to move unless major repairs require it, and even then, you have the right to return to Sheridan Place I & II.

What Changes?

- The property will no longer be funded under Section 9 (Public Housing) and will now operate under Section 8 guidelines.
- New funding will be available to allow for major property renovations of both Sheridan Place I & II and the surrounding site.
- DHC will have access to more reliable funding to support long-term building maintenance and repairs.



What changes can I expect in my unit and around the property?

As part of the RAD conversion, each building will go through a Physical Capital Needs Assessment. This helps identify what repairs and upgrades are needed inside your unit, in common areas, and around the site.

Inside your unit:

- New Flooring, Doors, Paint
- New kitchen cabinets and appliances
- Bathroom renovations
- New HVAC, Plumbing, or Electrical systems

Outside your unit:

- Full replacement of HVAC, Plumbing, or Electrical systems
- Renovated building entries, hallways, Community rooms, and laundry rooms
- Resurfaced Parking lots, new fences, new landscape
- New roof and façade repairs



RAD Core Principles

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

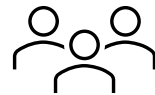
- Long-term Section 8 HAP contract ensures residents pay an affordable rent and must be renewed at each expiration
- RAD Use Agreement recorded on land
- Capital Needs Assessment performed upfront to ensure current and future repairs can be supported
- One-for-one replacement of deeply affordable units (with de minimis exception)

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

- In most RAD conversions, the PHA continues to own the property directly or through an affiliate
- When Low-Income Housing Tax Credits are used, the ownership changes but a public or non-profit must retain control



***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, 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.



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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:

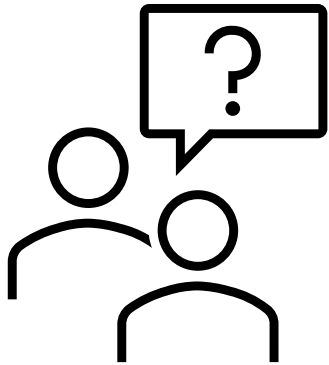
- **Scan this code** to access additional RAD Information on the HUD website for Public Housing Residents, including 15 Resident Fact sheets on topics such as resident engagement, grievance rights, relocation, and leases.
- DHC Contact:
Greg Williams – Real Estate Development Manager
Email: williamsg@dhcml.org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

03

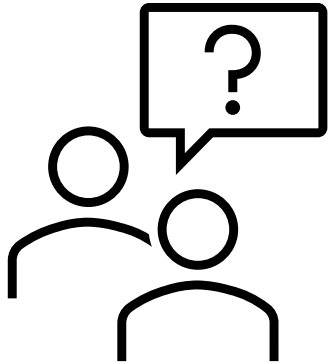
Six-Month Look Ahead Timeline

When will we know more?

Future Resident Meetings:



- **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



When will we know more?

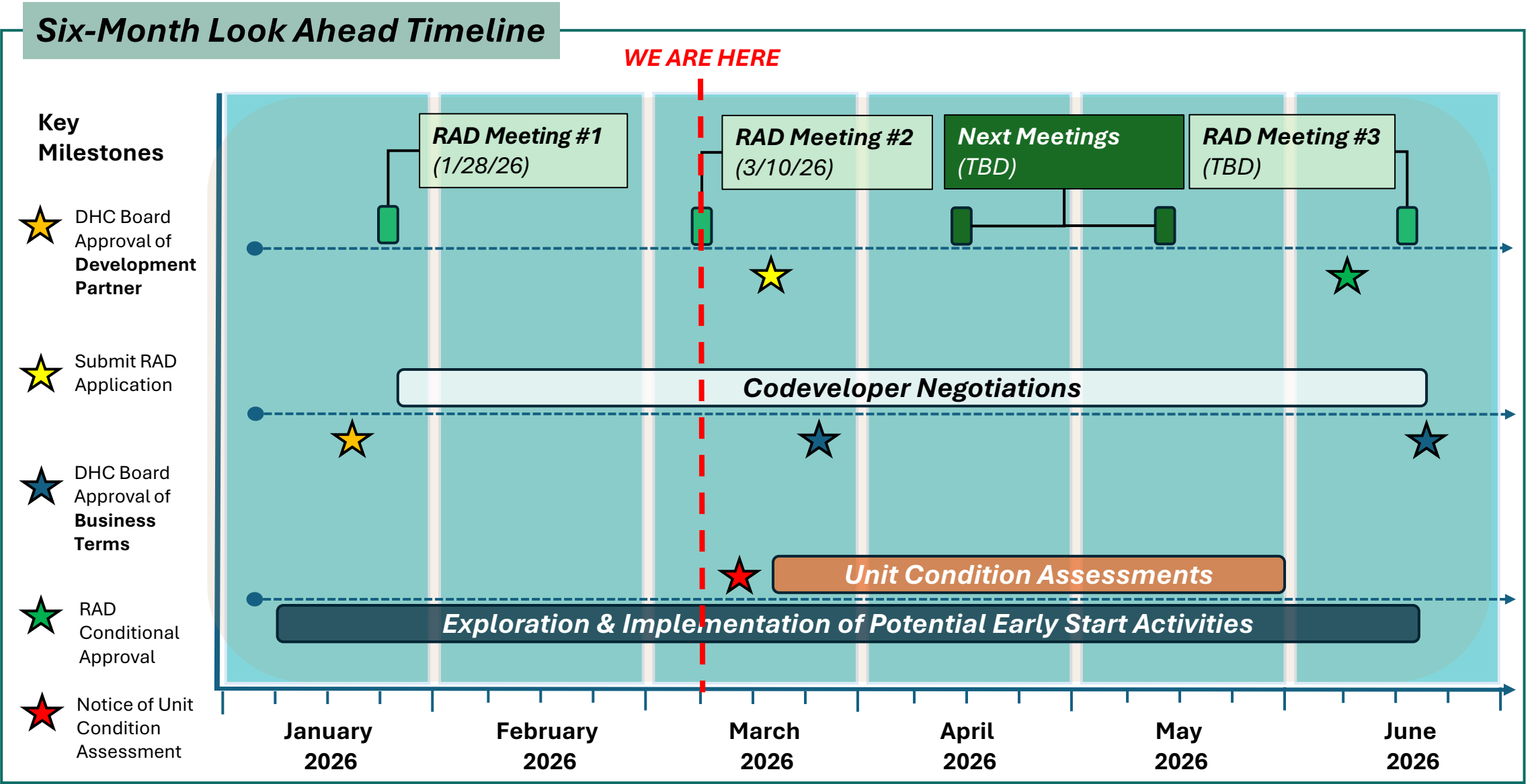
Current Stage:

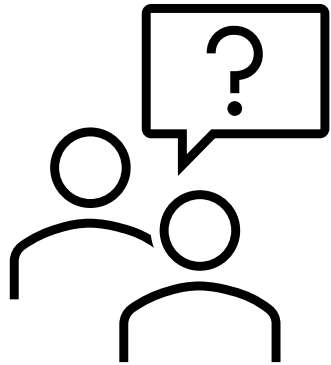
- DHC & MHT will engage with residents
- DHC & MHT will prepare the RAD application

Next Stage:

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

SHERIDAN PLACE II - RESIDENT MEETING – RAD MEETING #2





DHC's Commitment to you.

We promise to:

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

04 *QUESTIONS?*



Thank You