

FY 2026 ANNUAL PLAN AMENDMENT

The Wilmington Housing Authority (WHA) is amending its FY 2026 Annual and FY 2025 – 2026 Five Year PHA Plans because it anticipates being a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the WHA will be converting to Project Based Vouchers/Project Based Rental under the guidelines of PIH Notice 2012-32, REV-3, REV-4, and any successor Notices and PIH Notice 2021-07.

In 2026-2027, WHA anticipates receiving a CHAP (Commitment to Enter into a Housing Assistance Payments) award for the following Public Housing Properties:

Property Name	Type	AMP	OBR	1BR	2BR	3BR	4+BR	Unit Count
Northeast	1 & 2 Story Rowhouses	DE001000005	1	19	83	42	29	174

Upon conversion, the unit types will remain the same. In some cases, some bedroom sizes may change as the WHA improves its housing stock and redevelops its unit to ensure compliance with the federal Fair Housing requirement to have a minimum of 5% units at each development be fully mobility accessible and 2% of the units at each development be accessible to those with hearing and/or vision impairments. Pursuant to the RAD CHAP awards, the WHA will submit an application into the Inventory Removal module in PIC for the disposition of the sites.

The WHA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to extremely low to moderately low-income individuals and families. Through the Rental Assistance Demonstration (RAD) program, the WHA will continue to own its properties and provide its residents with expanded choices and opportunities. WHA will also have the ability to evaluate and immediately address many needed capital improvements and will continue to serve the same population. The RAD program offers the WHA an opportunity to transition from its current public housing funding platform to a more stable, predictable, and sustainable funding source, the Project Based Voucher (PBV)/ Project Based Rental Assistance (PBRA) program, which will be administered by the WHA. The same families who are eligible today for public housing will be eligible for the PBV/ PBRA program.

Upon conversion to Project Based Voucher program, the WHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of the RAD Notice H-2019-09 PIH-2019-23 Rev. 4 (Attachment A); the RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17, PIH 2016-17 (HA), PIH-2012-32 (Attachment B) and the Joint Housing/PIH Notice H-2014-09/ PIH-2014-17 (Attachment C). Resident rights, participation, waiting list and grievance procedures are listed below. The WHA plans to adopt a site-based waiting list preference upon conversion, compliant with 24 CFR § 5.655(c)(2), for the converted projects.

Additionally, the WHA is currently compliant with all fair housing and civil rights requirements, and the RAD conversion complies with all applicable site selection and neighborhood reviews standards, and all appropriate procedures have been and will be followed. The WHA is not under a Voluntary Compliance Agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and assures that compliance will not be negatively impacted by conversion activities.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing PHA's with access to private sources of capital to repair and preserve its affordable housing assets. If WHA's Board approves, upon conversion, the WHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and this amount is estimated to be \$850,000. In addition, the WHA may also borrow funds to address their capital needs. Lastly, the WHA will be contributing Operating Reserves up to the amount of \$0 and Capital Funds up to the amount of \$850,000 towards the conversion.

Additionally, as a part of the portfolio conversion process, if approved by the WHA's Board, the WHA intends to utilize the RAD/Section 18 Blend and/or RAD/Section 18 Construction Blend and/or the Section 18 Demolition/Disposition process outlined in PIH Notice 2021-07 for all the above units. If approved, the WHA intends to dispose of these units to an instrumentality of the WHA at either Fair Market Value or below Fair Market Value and either convey the units to another entity or retain the units for the provision of affordable housing.

If approved by the WHA's Board, upon conversion, which the WHA anticipates completing no later than December 2032, the unit types, bedroom sizes, and number of units in each category will remain the same. Pursuant to PIH Notice 2018-04, the WHA intends to apply for Tenant Protection Vouchers (TPV) for these units and either provide the TPVs to impacted residents to utilize in the private market or subsequently project-base the vouchers to the units to maintain and ensure long term affordability.