



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Great Lakes Regional Office, Region 5
Ralph Metcalfe Federal Building
77 W Jackson Blvd.
Chicago, IL 60604-3507

OFFICE OF PUBLIC HOUSING INVESTMENTS'
SPECIAL APPLICATIONS CENTER

VIA ELECTRONIC MAIL

June 4, 2026

[REDACTED]
5525 Curtice Rd
Mason, MI 48854
[REDACTED]

SUBJECT: Freedom of Information Act Request – Final Response
FOIA Control Number: 26-FI-RO5-01710

[REDACTED]:

On April 27, 2026, the U.S. Department of Housing and Urban Development (“HUD” or “Department”) received your Freedom of Information Act (“FOIA”) request. On April 27, 2026, the Department’s Great Lakes Regional FOIA Office received your request; and assigned it to the Special Applications Center (SAC) and the Office of Public Housing - Detroit on April 28, 2026. This letter is in response to that request. The Department understands your request to seek records concerning the Section 18 disposition of public-housing units owned by the Lansing Housing Commission (MI058) from January 1, 2020, to present:

1. The Section 18 disposition application(s) submitted by the Lansing Housing Commission to HUD's Special Applications Center (SAC) covering the disposition of scattered-site public-housing units, including:
 - a. The complete application form (HUD-52860 or successor) and all attachments
 - b. The Demolition and Disposition Addendum (HUD-52860-A or successor)
 - c. The justification narrative addressing one or more of the three Section 18 grounds (obsolescence, rehabilitation cost exceeds replacement cost, public interest)
 - d. Any environmental review or NEPA-related submissions
 - e. Any unit-by-unit physical condition documentation
 - f. Any cost-of-rehabilitation vs. cost-of-replacement analysis

Responsive Record: PIC Applications: DDA0012078 and DDA0012266

2. HUD's written response to the application(s), including:
 - a. Approval letter(s) issued by SAC, the HUD Detroit Regional Office, or any other HUD office
 - b. Any letters issued conditioning approval on specific terms
 - c. Any letters denying or partially denying the application
 - d. Any subsequent correspondence modifying the original approval

Responsive Record: PIC Applications: DDA0012078 and DDA0012266

3. Tenant Protection Voucher (TPV) records related to the disposition, including:
 - a. The TPV count requested by LHC
 - b. The TPV count approved by HUD
 - c. Any monitoring or compliance reports concerning TPV issuance to affected tenants

Responsive Record: Detroit FO

4. Any HUD compliance review, monitoring report, or audit finding concerning LHC's execution of the disposition, including any correspondence issued between January 1, 2020, and the date of this request that addresses the LHC scattered-site disposition.

Responsive Record: No responsive records from Detroit FO or SAC

5. Any records reflecting the bid solicitation review HUD conducted, if any, of LHC's distribution to approximately 375 prospective bidders and the resulting two formal bids.

Responsive Record: No responsive records from Detroit FO or SAC

Pursuant to the FOIA, 5 USC § 552(a)(6)(A)(i), once HUD properly receives a FOIA request, the Department has 20 working days within which to make a determination on the request. Under the FOIA, the Department may extend the 20-day response time when “unusual circumstances” exist. Unusual circumstances exist in one of the following three situations:

1. The component needs to search for and collect responsive records from a field office or other entity separate from the office processing the request;
2. The request involves a “voluminous” amount of records that must be located, compiled, and reviewed; or
3. The component needs to consult with another federal agency or two or more HUD components that have a substantial interest in the responsive information.

FOIA provides the right to access federal agency records that exist and are in federal agency files. FOIA authorizes federal agencies to exempt from disclosure certain information pursuant to statutory text that is often referred to as the FOIA Exemptions. 5 U.S.C. § 552(b). Depending on the exempt content at issue, an agency may elect to redact a portion of the content in the record or withhold the record in its entirety.

A search of records by knowledgeable staff within HUD’s Office of Public Housing Investments’ Special Applications Center located the following records relevant to your request:

PIC Application with Application and Development Attachments	Approval Date	Application Status
DDA0012078	October 28, 2022	HQ Approved
DDA0012266	May 9, 2023	HQ Approved

Your request for agency records has been granted in part. There will be no charge to produce the enclosed records because the fees associated with your request are below the minimum billable amount.

Limited redactions of personal information were undertaken in agency records pursuant to Exemption 6. 5 U.S.C. § 552(b)(6); 24 C.F.R. § 15.107(b)(6). The redactions were on the residents’ personal identifiable information (PII), which includes their names, addresses and/or phone numbers, on an estimated 10 pages. Exemption 6 of the Freedom of Information Act authorizes withholding content in records that if released it would constitute an unwarranted invasion of a personal privacy interest. The Department withholds such information only when the privacy interest exceeds the public’s interest in the disclosure of said information. In this instance, the release of personally identifiable information such as names and

addresses does not enhance the public's understanding of the operations of the government or enhance the public's understanding of the records being released. Thus, the privacy interest outweighs the public interest, and information has been withheld. In reviewing the enclosed records and applying FOIA exemption 6, HUD considered the foreseeable harm standard and has determined that harm would result from the release of the withheld information and warrants a withholding.

Phaedra Mapp, Senior Neighborhood Community, and Investment Specialist, in the Office of Public Housing Investment's SAC is responsible for the determination to withhold content pursuant to Exemption 6.

The FOIA Public Liaison is a supervisory official that you can raise questions or concerns about the service you have received. The FOIA Public Liaison is responsible for assisting in reducing delays, increasing transparency and understanding of the status of requests, and assisting in the resolution of disputes. You can contact the FOIA Public Liaison at FOIA@hud.gov or (202) 708-3054.

The Office of Government Information Services ("OGIS") at the National Archives and Records Administration is also available to assist you in addressing any concerns you may have with the processing of your FOIA request. To inquire about the FOIA mediation and dispute resolution services OGIS offers, you may contact them as follows:

Office of Government Information Services
National Archives and Records Administration
8601 Adelphi Road-OGIS
College Park, Maryland 20740-6001
E-mail: ogis@nara.gov
Telephone: 1-202-741-5770
Toll free: 1-877-684-6448
Fax: 1-202-741-5769

If you are not satisfied with the Department's response to your request, you may administratively appeal this FOIA determination by writing to the Department's Office of Ethics and Appeals Division in Washington, D.C. Your appeal must be postmarked or electronically transmitted within **90 days** of the date of response to your request. Your appeal should include copies of your original request and this response, as well as a discussion of the reason(s) supporting your appeal. The envelope or electronic transmission should be plainly marked to indicate that it contains a Freedom of Information Act Appeal.

Please note that contacting any agency official (including the FOIA analyst, FOIA Requester Service Center, FOIA Public Liaison) and/or OGIS is not an alternative to filing an administrative appeal and does not stop the 90-day appeal clock. If you should decide to appeal this decision, you may submit your appeal electronically at <https://hudpal.efoia-host.com/palMain.aspx> or by sending your appeal to:

Attention: The Associate General Counsel for Litigation
Attention: FOIA Appeals
Office of Litigation
U.S. Department of Housing and Urban Development
451 Seventh Street, S.W., Suite 10258 Washington, DC 20410
Telephone: (202) 402-4077

You may also submit your appeal online at HUDFOIAappeals@hud.gov.

For your information, your FOIA request, including your identity and the information made available to you, is releasable to the public under subsequent FOIA requests. In responding to these requests, the Department does not release personal privacy information such as home addresses, telephone numbers, or social security numbers, all of which are protected from disclosure under FOIA Exemption 6.

If you have any specific questions about this response, you may contact me at (312) 913-8306 or SACTA@hud.gov . Please refer to the FOIA Identification number above in any communications on this matter. Please note that this correspondence will be sent by e-mail; a hard copy will not follow unless requested by you.

Sincerely,

Belinda L. Bly
Director
Special Applications Center

Enclosure