

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: 02/29/2016
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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, and informs 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- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs**. **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

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>07/01/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3337</u> Number of Housing Choice Vouchers (HCVs) <u>6243</u> Total Combined Units/Vouchers <u>9580</u> PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" data-bbox="164 1005 1521 1509"> <thead> <tr> <th data-bbox="164 1005 488 1058">Participating PHAs</th> <th data-bbox="488 1005 667 1058">PHA Code</th> <th data-bbox="667 1005 976 1058">Program(s) in the Consortia</th> <th data-bbox="976 1005 1268 1058">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1268 1005 1521 1058">No. of Units in Each Program</th> </tr> <tr> <th colspan="4"></th> <th data-bbox="1268 1058 1386 1089">PH</th> <th data-bbox="1386 1058 1521 1089">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="164 1089 488 1184">Lead PHA:</td> <td data-bbox="488 1089 667 1184"></td> <td data-bbox="667 1089 976 1184"></td> <td data-bbox="976 1089 1268 1184"></td> <td data-bbox="1268 1089 1386 1184"></td> <td data-bbox="1386 1089 1521 1184"></td> </tr> <tr> <td data-bbox="164 1184 488 1289"></td> <td data-bbox="488 1184 667 1289"></td> <td data-bbox="667 1184 976 1289"></td> <td data-bbox="976 1184 1268 1289"></td> <td data-bbox="1268 1184 1386 1289"></td> <td data-bbox="1386 1184 1521 1289"></td> </tr> <tr> <td data-bbox="164 1289 488 1394"></td> <td data-bbox="488 1289 667 1394"></td> <td data-bbox="667 1289 976 1394"></td> <td data-bbox="976 1289 1268 1394"></td> <td data-bbox="1268 1289 1386 1394"></td> <td data-bbox="1386 1289 1521 1394"></td> </tr> <tr> <td data-bbox="164 1394 488 1509"></td> <td data-bbox="488 1394 667 1509"></td> <td data-bbox="667 1394 976 1509"></td> <td data-bbox="976 1394 1268 1509"></td> <td data-bbox="1268 1394 1386 1509"></td> <td data-bbox="1386 1394 1521 1509"></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	Lead PHA:																							
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B.	Annual Plan Elements																																									

B.1

Revision of 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 |
| ☒ | ☐ | De-concentration 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):

B. PLAN LOCATIONS:

Detroit Housing Commission Webpage www.dhcmi.org

Detroit Housing Commission, Main Administrative Office, 1301 E. Jefferson, Detroit, MI 48207

Detroit Housing Commission, Customer Service Center, 2211 Orleans, Detroit, MI 48207

Main Branch Public Library, Social Science, Economic and Religion Department, 5210 Woodward Avenue, Detroit, MI 48202

Management Office at the Following Locations (all located in Detroit, MI):

Brewster Homes 3526 St. Antoine, 48201

Forest Park /Diggs Homes 1331 East Canfield

The Villages of Parkside II and IV 5000 Conner, 48213

State Fair 1231 W. State Fair, 48203

Smith Homes 14313 Crescent Drive, 48223

Harriet Tubman 2450 W. Grand Blvd 48208

Warren West 4100 W. Warren, 48208

Sojourner Truth 4801 E. Nevada, 48234

Woodbridge Estates 4106 Supremes Drive, 48201

Riverbend Towers 4386 Conner, 48215

Sheridan I & II 7501 E. Jefferson, 48214

Woodbridge Senior Village 3521 John C. Lodge, 48201

Cornerstone Estates 3200 John C. Lodge, 48201

Woodbridge Senior Enhanced 1300 Martin Luther King Dr., 48201

Emerald Springs 5825 Emerald Springs Circle, 48212

Gardenview Estates 16461 Van Buren, 48228

B.1 Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:

DHC is proposing to change its public housing wait list organization from site-based wait lists to a centralized wait list. DHC is also proposing to add local preferences for Homeless persons and Honorably-Discharged Veterans.

B.1 Financial Resources**FY 2018 FINANCIAL RESOURCES**

LIPH Subsidy	15,086,216	budgeted
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LIPH Dwelling Income	5,707,307	budgeted
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20,793,523

Tenant-Based Assistance (HAP)	38,389,259	budgeted
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Admin Fees Tenant-Based	3,090,269	budgeted
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41,479,528

CFP Grants		Start Date	End Date
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MII28P001501-14	645,120	5/13/2014	5/12/2018
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MI128P001501-15	2,057,233	4/13/2015	4/12/2019
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MII28P001501-16	5,735,906	4/13/2016	4/12/2020
MII28P001501-17	7,083,553	4/13/2017	4/12/2021
	15,521,812		
Resident Service Grants			
MI001FSH330A017	284,392	1/1/2018	12/31/2018
MI0014RPS068A015	393,330	3/24/2016	7/29/2019
	677,722		
Development Grants			
MI28URD001I194	1,247,854	8/12/1994	
MI28URD001I195	1,710,028	1/18/1995	
MI28URD001I296	1,115,587	11/14/1997	
	4,073,469		
	82,546,054		
B.1 Operation and Management			
DHC is looking to revise its policies in accordance with HUD mandatory regulatory changes and Final Rules. (e.g. Earned Income Disallowance, Rent and Reexaminations specifically, restriction of eviction of families based on income, USC 1437n(a)(5); FR-5976-N-07, 7/26/18).DHC is also looking to add/revise some of its discretionary policies (waitlist notifications, streamlines re-examinations, Interim Re-certifications, Repayment Agreements, Transfers, and Pet Restrictions). DHC's Public Housing management policies are located in the ACOP. The revised elements to the ACOP includes: - DHC proposes revisions to repayment agreements policy to reduce the number of monthly installments and the maximum account balance that a current resident may be considered repayment agreements with required approval from the Director of Asset Management (or designee). - Revise the criteria for management initiated interim reexaminations within (6) six months of the previous annual, for zero income households, if there are changes to income within 6 months of the previous annual. Also, will conduct streamlined annual reexaminations for families in which at least 100% of income is fixed-income. - Update Rent and Rexamination requirements to incorporate recent changes in the policy in accordance with USC 1437n(a)(5); FR-5976-N-07, 7/26/18.			
:			

- DHC proposes revisions to the guidelines for the exceptions that are considered when determining the appropriate unit bedroom size for a family.

DHC's Housing Choice Voucher and Section 8 Policies are located in the Administration Plan the revised elements to the Admin Plan.

Revised VAWA requirements incorporate policy changes. Policy revisions are in accordance with HUD mandatory regulatory changes and final rule (e.g. Triennial re-certifications VAWA, PBV and RAD)

B.1 Grievance Procedures

Public Housing

Chapter 14 of the ACOP outlines DHC's policies on grievances and appeals. To initiate the grievance process, applicants and residents may request informal reviews and hearings, respectively, from the corresponding DHC department or management office. Revisions are made to clarify the use of arrest records relative to denial and termination from the program. Revisions are also made to clarify DHC's obligation to provide information related to VAWA 2013 to applicants who are denied eligibility for admission.

Housing Choice Voucher

Chapter 17 of the Administrative Plan outlines DHC's policies on grievances and appeals. Revisions are made to clarify the use of arrest records relative to denial and termination from the program.

B.1 Homeownership Program

DHC will be revising the current Scattered Site Homeownership program from the 5 H Homeownership program to the updated Section 32 Homeownership program. The Section 32 Homeownership program will cover all non-disposed and demo units in the DHC single family scattered sites portfolio. AMPs 12, 13 & 14.

B.1 Community Service and Self Sufficiency

DHC's has received continued funding towards the coordination of services and programs by the award of the Family Self Sufficiency (FSS) Program in FY17 in the amount of \$284,392.

DHC has applied and anticipates receiving the FY17 JobsPlus grant award where an onsite Jobs Plus Center will open on the Brewster Homes site for focused and results driven employment, career and self-sufficiency services will be given.

DHC has also submitted a request and received a confirmation to participate in the HUD EnVision Center Demonstration to promote access and opportunity for PHA and if applicable Section 3 eligible residents to become economically self-sufficient.

DHC is also a member of the ConnectHome initiative Consortium to create a plan to assist residents in closing the digital divide and digital inclusion

B.1 Pet Policy

Proposed revisions include changes to pet area restrictions and notice of removal of service/assistance animal. See ACOP.

B.1 Lead-Based Paint Capital Fund Program

DHC intends to apply for a Lead-Based Paint Capital Grant advertised through a Notice of Funding Availability (NOFA) issued by HUD on January 17, 2018. These funds have been designated for public housing agencies to evaluate and reduce lead-based paint hazards in public housing by carrying out the activities of risk assessments, abatement and interim controls. The deadline for the application is March 20, 2018. HUD will award grants to approximately 30 recipients ranging from \$25,000 to \$1 million. If DHC is awarded a grant actions will immediately commence to obligate and expend funds for the prescribed activities.

B.1 Substantial Deviation

Asset Management

a. Local Preference Related to Families Displaced by Federally Declared Disaster

A local preference is available for families displaced by a federally declared disaster occurring after July 1, 2005. In administering this preference, displaced families from other public housing authorities, whether the family is a displaced public housing or voucher participant, shall have preference over displaced families who are not public housing or voucher participants. The preference does not guarantee eligibility for admission to the public housing program for displaced families that are not from another public housing authority. This preference takes priority over all other local DHC preferences. An applicant which certifies to this preference may apply for placement on any DHC site-based wait list. The waitlists will remain open for this preference.

b. Local Preference Related to Disabled Families

A local preference is available for families in which the head of household, spouse, or sole member is a person with a disability. The preference does not guarantee eligibility for admission to the public housing program. All families assisted under this preference must provide verification of disabled status, or be referred to DHC by an agency, organization or consortia, that provides services to the disabled, with which DHC has a formal agreement. These agreements must be signed by DHC's Executive Director. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations and consortia to ensure administrative efficiency. DHC will not accept referrals from an agency, organization or consortia that deny its services to members of any federally protected class under fair housing laws. **The waitlists will remain open for this preference.**

c. Local Preference Related to VAWA Victims

A local preference is available for families that include victims of domestic violence, dating violence, sexual assault or stalking. The preference does not guarantee eligibility for admission to the public housing program. All families assisted under this preference must 1) apply with and be referred to DHC by an organization with which DHC has a formal partnering agreement, or 2) be referred by DHC's Director of Resident Services. All families must provide documentation of VAWA victim status. During the application process the applicant must certify that the abuser will not reside with the applicant without DHC's prior, written approval. DHC will only accept referrals from an agency, organization or consortia with which DHC has a formal agreement. These agreements must be signed by DHC's Executive Director. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations and consortia to ensure administrative efficiency. DHC will not accept referrals from an agency, organization or consortia that deny its services to members of any federally protected class under fair housing laws. An applicant eligible for this preference may apply for placement on DHC's centralized waitlist. The centralized waitlist will remain open for this preference. This preference shall have equal weight to other applicants with preferences on DHC's centralized waiting list. DHC will provide housing assistance for up to fifteen (15) new admissions per year to eligible families under this preference protected class under fair housing laws. The waitlists will remain open for this preference.

d. Local Preference Related to Homeless Families

DHC will provide housing assistance with up to thirty-six (36) new admissions per year to homeless families who are referred for assistance through formal agreements with partnering organizations. All applicants assisted in this category must apply with and be referred to DHC by a recognized homeless program provider or administrator including but not limited to, the City of Detroit, the Homeless Action Network of Detroit ("HAND"), Central City Integrated Health, or other organizations addressing homelessness. Each agreement will be established based on the population to be served and the terms and conditions presented to and agreed upon by the Executive Director. DHC has the right to limit the number of partner organizations to insure administrative efficiency. DHC will not accept

referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

An applicant eligible for this preference may apply for placement on DHC's centralized waitlist. This preference shall have equal weight to other applicants with preferences on DHC's centralized waiting list. The waitlist will remain open for this preference.

C. DHC will revise its Designated Housing Plan to convert Harriet Tubman Apartments and State Fair Apartments to its previous designation of near-elderly.

DHC's Housing Choice Voucher Program is establishing local preferences to support the following housing needs:

DHC is permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits DHC to establish other local preferences, at its discretion. Any local preferences established must be consistent with DHC's Admin Plan and the consolidated plan, and must be based on local housing needs and priorities.

Verification of Preference

All preferences will be verified. For example, the preference associated with insufficient funding will be validated through DHC's termination records and notices. Persons claiming displacement by natural disaster will have to provide acceptable government documentation such as FEMA status.

DHC will select families from the tenant-based waiting list based on the following preferences using a point system:

- | | |
|--|-----------|
| • Families terminated from DHC's HCV program due to insufficient funding | 50 Points |
| • Families displaced by a natural disaster or government action | 30 Points |

Local Preference Related to Displacement by DHC

A local preference is available for families that are displaced from a DHC-owned public housing unit as a result of a failure of a building system, fire, flooding, environmental or other failure beyond DHC's control and DHC has no suitable DHC-owned replacement public housing unit available.

DHC will provide up to 50 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

Families must be referred, in writing, by DHC's Executive Director. A family will not be referred if alternate public housing accommodations have been offered and refused by the family.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to VAWA Victims

A local preference is available for families that include victims of domestic violence, dating violence, sexual assault or stalking.

DHC will provide up to 25 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families assisted under this preference must 1) apply with and be referred to DHC by an organization with which DHC has a formal partnering agreement, or 2) be seeking an emergency transfer under DHC's public housing program's VAWA Emergency Transfer Plan and the public housing program or other covered housing programs operated by DHC cannot accommodate the transfer, or 3) be referred by DHC's Director of Resident Services. All families must provide documentation of VAWA victim status. During the application process the applicant must certify that the abuser will not reside with the applicant without DHC's prior, written approval.

DHC will only accept referrals from an agency, organization or consortia with which DHC has a formal agreement. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations and consortia to ensure administrative efficiency.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to Victims of Human Trafficking

A local preference is available for families that include victims of human trafficking which is the action or practice of illegally transporting people typically for the purposes of forced labor or commercial sexual exploitation.

DHC will provide up to 10 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families assisted under this preference must

apply with and be referred to DHC by an organization with which DHC has a formal partnering agreement. All families must provide documentation of Human Trafficking victim status.

DHC will only accept referrals from an agency, organization or consortia with which DHC has a formal agreement. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations and consortia to ensure administrative efficiency.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to Displaced Families with a Child(ren) Six or Younger With Elevated Blood Lead Levels

A local preference is available for families with a child(ren) six or younger who has elevated blood lead levels of 5 micrograms of lead per deciliter of blood as verified by the local Health Department where the families have been displaced from their permanent housing. The families must reside in DHC's HCVP jurisdiction which consists of Wayne, Oakland, Macomb, Lapeer and St. Clair counties. The families must have been displaced due to lead exposure and the owner of the housing's inability to control the lead-based paint hazards.

DHC will provide up to 10 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families must apply with and be referred to DHC by the local Health Department or through the HUD-mandated Healthy Homes Program with which DHC has a formal agreement. The terms and conditions of the agreements will be based upon the population to be served.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to Homelessness and Transitioning from Permanent Supportive Housing

A local preference is available for families that participate in a homeless program or that are transitioning from permanent supportive housing.

DHC will provide up to 225 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families assisted under this preference must apply with and be referred to DHC by an agency, organization or consortia, that provides services to the homeless, with which DHC has a formal agreement. These agreements must be signed by DHC's Executive Director. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations and consortia to ensure administrative efficiency.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to VASH Voucher Holders Transitioning from Permanent Supportive Housing

A local preference is available for families that have received assistance under the Veterans Administration Supportive Housing Program ("VASH") who no longer require permanent supportive housing as mutually agreed upon by the adult family members and MSHDA and the area VA Medical Center. The transition from permanent supportive housing requires the family to have participated in the VASH Program for the last five years.

DHC will provide up to 25 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families assisted under this preference must apply with an agency, organization or consortia with which DHC has a formal agreement. These agreements must be signed by DHC's Executive Director. Families must be referred to MSHDA and the area VA Medical Center by the DHC partner agency, organization or consortia. MSHDA and the area VA Medical Center must jointly approve and refer the family to DHC. DHC will enter formal agreements with MSHDA and the area VA Medical Center. These agreements must be signed by DHC's Executive Director. All terms and conditions of all agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations and consortia to ensure administrative efficiency.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

PRIORITY OF PREFERENCES

DHC will administer the local preferences based upon the following priority listing:

1. Displaced by DHC
2. Lead-Based Paint Displacement
3. VAWA
4. Victims of Human Trafficking
5. Homeless
6. Transitioning from VASH

Each of these local referral preferences has its own waiting list. In light of the uniqueness of each local preference, an applicant should only be on a single local preference waitlist. An applicant, however, can be on a local preference waitlist and on the traditional HCVP tenant-based waitlist.

Annually, DHC will select persons from the local preferences waitlists, based upon funding availability, after it has selected 200 names from the traditional HCVP tenant-based wait list. The exception to pre-selection of 200 names from the traditional HCVP tenant based wait list will be based on individual emergency housing needs as determined by the Executive Director or designee. The selection of applicants will be in the order of date and time. For applicants on a preference waitlist that requires a referral, selection of applicants will be in the order of date and time based upon receipt of the completed referral.

B.1 Significant Amendment / Modification

The Agency Plan is a living document, which shall serve to guide DHC operations and resource management. In the event that circumstances or priorities necessitate actions, which would represent a substantial departure from the goals, objectives, timetables or policies as set forth in the plan, the DHC will invite resident review and input prior to taking actions that would implement such substantial changes.

Development of subsequent Annual Plans shall be a vehicle through which updates and minor or routine modifications to the Agency Plan are made. On an annual basis the DHC will review its progress toward the achievement of its goals and objectives and the existing policies and procedures, adequately address the needs of its constituents, stakeholders and the agency. To the extent that those needs are not met by the elements of the existing Agency Plan, the subsequent Annual Plan shall be written to reflect changes to goals, objectives, policies and procedures to address those needs.

In the event that the elements of the subsequent annual plan represent a significant departure from those of the existing Agency Plan, a Significant Amendment or Modification to the Agency Plan will be undertaken. Under these circumstances, a full and participatory planning process will be used to obtain resident and stakeholder input. A draft of the substantially modified Agency Plan will be subject to the public review, comment, and hearing process.

DHC's definition of Significant Amendment will include the following revisions under

Please See subsection B.1

- Homeownership Program
- Substantial Amendment/Modification

B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☒ ☐ Mixed Finance 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 Assistance under RAD. ☐ ☒ 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 current 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. B.2 Mixed Finance Modernization or Development Villages of Parkside: Discussions regarding a Charter School on Village I have ceased. DHC anticipates unwinding activities to commence on all Villages and redevelopment planning to begin. Woodbridge Estates: Phase IX of Woodbridge Estates closed in December 2017. Construction of the four story building began in January 2018. When completed, Phase IX will consist of 80 new senior designated rental units of which 39 will be ACC units and 22 Housing Choice Voucher. Phase IX will be the final phase for the Woodbridge Estates redevelopment. Once this phase is complete, DHC will commence with the Hope VI grant close out process. Gardenview Estates: Phase 5. The construction began in 2nd quarter 2017. The total development cost will be \$26.2 Million. Rental Phase 5 will consist of 97 units, of which 30 will be ACC and 67 units will be tax credit only. Once this phase is complete DHC will initiate Grant Close-out procedures. DHC and Holy Cross have entered into an Option to ground lease 3.03 acres of vacant land at GVE. Holy Cross will work in collaboration with Covenant Community Care to create a Healthy Village Campus within the site. The Development Department is creating a long-term self-development plan that is focused on completing the revitalization of Gardenview Estates, the Villages at Parkside; as well as the possibility of initiating RAD contracts for Mixed Finance Projects and all other developments within DHC's portfolio for which a Letter of Interest has been received by HUD (See B.2 page 8).

The completion of a self-development plan will allow DHC to partner with private/public entities and compete for financial assistance including but not limited to Low Income Housing Tax Credits, grants, traditional equity, New Market Tax Credits and conventional financing. DHC will also put into place a strategic land acquisition plan to help preserve affordable housing within the City of Detroit.

Development Staff is currently researching various funding sources to determine DHC's eligibility and possible new development endeavors. The Development Division has requested FFY 2018 & 2019 Capital funds for administrative and planning purposes.

B.2 Demolition and/or Disposition

DHC has sold (disposed) of 127 vacant single family homes to the City of Detroit for \$1,186,600.00. The proceeds from this sale are being utilized to further affordable housing in the scattered site AMPs 12, 13 & 14. Most of the proceeds will be used to renovate vacant and/or severely distressed homes. Any remaining proceeds will be used to address critical needs in the occupied homes.

DHC has disposed of 70 vacant lots to the Detroit Land Bank Authority (DLBA). The disposition was completed as a donation as approved by HUD. DHC had determined the cost to market and dispose of these parcels with a total appraised value of \$22,375.00 was cost prohibitive. The programs established by the DLBA were determined to be the most efficient method to dispose of these properties.

DHC disposed of Lee Plaza and Woodland Apartments for \$258,000.00. DHC has no further rights or liabilities related to either of these properties. DHC may, like with any other residential development in the City of Detroit, become a partner to further affordable housing through our Housing Choice Voucher or Public Housing programs.

DHC has 26 vacant lots which are intended to be disposed. There are also 6 vacant homes which DHC may request to be disposed if the cost to renovate becomes unreasonable. DHC will submit an application to HUD SAC for the disposition 26 vacant lots and the 6 vacant homes once confirmed. If approved, the proceeds from the sale of these properties will be used to further affordable housing in the remaining scattered site AMPs from which the properties were contained.

Vacant Lots to be included in a new dispo application

ADDRESS	STREET	AMP
2900	Fullerton	12
6815	Rutland	12
8254	Robson	12
4812	Gray	13
5942	Three Mile Dr.	13
8342	Northlawn	13
8500	Roselawn	13
9429	Lauder	13
12698	Meyers	13
15045	Novara	13
15802	Snowden	13
394	Lakewood	14
2900	Fullerton	14
7137	Varjo	14
8037	Robson	14
8608	Lauder	14
8891	Roselawn	14
9060	Archdale	14
9111	Littlefield	14
9217	Devonshire	14
9637	Mark Twain	14
12009	Montrose	14
13977	Winthrop	14

15325	Hartwell	14
16037	Hemlock	14
17584	Roselawn	14
18227	Washburn	14

Vacant single Family Homes under consideration for disposition

ADDRESS	STREET	AMP
20451	Ohio	13
15778	Mendota	13
18278	Pinehurst	13
18509	Monica	13
20169	Washburn	14
19303	Westmoreland	14

B.2 Conversion of Public Housing to Project-Based Assistance under RAD

DHC may under RAD if applicable will consider all of DHC's portfolio including Mixed Finance Developments, Modification Rehab contracted properties units for a conversion to RAD. Please see below.

AMP	Development Name(s)	Number of Units
MI001000001	Brewster	250
MI001000002	Sojourner Truth	186
MI001000003	Forest Park/Diggs	201
MI001000007	Harriet Tubman	200
MI001000009	The Villages at Parkside IV	139
MI001000011	Riverbend	95
MI001000012	Scattered Sites West	77
MI001000013	Scattered Sites East	80
MI001000014	Scattered Sites Central	47
MI001000015	The Sheridans	409
MI001000016	Smith Homes	156
MI001000017	State Fair	200
MI001000018	Warren West	143
MI001000019	Woodbridge Senior Village	296
MI001000020	Woodbridge Estates I	16

MI001000021	Lee Plaza, Woodland	258
MI001000028	Algonquin	12
MI001000029	Greenbrooke Manor	32
MI001000041	Emerald Springs 1A	39
MI001000042	Emerald Springs 1B	36
MI001000043	Emerald Springs II	30
MI001000051	Cornerstone Estates 7A	39
MI001000052	Cornerstone Estates 7B	60
MI001000053	Cornerstone Estates 7C	39
MI001000055	Woodbridge X	14
MI001000065	The Villages at Parkside II	137
MI001000071	Woodbridge Estates II	22
MI001000072	The Village of Woodbridge Manor	50
MI001000073	Woodbridge Estates III	13
MI001000074	Woodbridge Estates IV	15
MI001000075	Woodbridge Estates V	20
MI001000076	Alexandrine Square Apartments	6
MI001000077	Gardenview Estates I	48
MI001000080	Gardenview Estates IIA	22
MI001000081	Gardenview Estates IIB	22
MI001000082	Gardenview Estates IIC	24
MI001000083	Gardenview Estates IIIA	27
MI001000084	Gardenview Estates IV	27
MI001000085	Gardenview Estates IIIC	42
MI001000087	Gardenview Estates IIIB	25
MI001000089	Gardenview Estates IIID	41

B.2 Non Smoking Policies

Amendment to the DHC Smoke Free Housing Policy to incorporate recent changes in the policy. Effective July 1, 2018, DHC will not permit smoking at its public housing developments. Also, incense not permitted in public housing developments. Please see below Appendix D Page 286 of the Admissions and Continued Occupancy Plan

SMOKE-FREE POLICY

Smoke-Free Policy

As a landlord of public housing units committed to providing a safe and healthful living environment for our residents and, in compliance with 24 CFR 965, Subpart G, Smoke-Free Public Housing, the Detroit Housing Commission ("DHC") shall be a smoke-free community effective July 1, 2018. All DHC properties shall be smoke-free. Smoking and the burning of incense is strictly prohibited. This Smoke-Free Policy applies to all DHC-owned property regardless of location. No smoking or burning of incense is permitted in any indoor or outdoor area. This includes ALL residential spaces including single family homes.

The Smoke-Free Policy also covers all DHC parking lots so there is no smoking allowed in vehicles parked in the parking lots.

DHC will be a smoke free community. Smoking is prohibited by residents, their guests and visitors, DHC employees and service providers, and all other persons.

"No Smoking" and "Smoke Free Community" signs will be posted outside and inside all buildings.

Definition of Smoking

The term "smoking" means inhaling, exhaling, breathing, burning, carrying, or possessing any lighted cigar, cigarillo, cigarette (clove, bidis, kreteks), pipe, weed, plant, marijuana, other tobacco product or related substance or product. It also means inhaling, exhaling, breathing, carrying, or possessing any activated electronic smoking device, commonly known as e-cigarettes, product. It also means smoking or vaporizing tobacco or other plant material in a waterpipe (Hookah).

Definition of Incense

A gum, spice, or other substance that is burned for the sweet smell it produces.

DHC Not a Guarantor of Smoke Free Environment

By its adoption of a Smoke-Free Policy, neither DHC nor any of its officers, agents or employees are guarantors of a resident's health or of the smoke-free condition of the property. However, DHC will take reasonable steps to enforce the Smoke-Free Policy.

Disclaimer

DHC's adoption of a smoke-free living environment does not in any way change the standard of care that DHC has under applicable law to render the property any safer, more habitable or improved in terms of air quality standards than any other rental premises. DHC specifically disclaims any implied or express warranties that the property will have any higher or improved air quality standards than any other rental property. DHC cannot and does not warrant or promise that the property will be free from secondhand smoke. DHC's ability to police, monitor or enforce this policy is dependent in significant part on voluntary compliance by residents and residents' guests. Residents with respiratory ailments, allergies or other conditions relating to smoke are put on notice that DHC does not assume any higher duty of care to enforce this policy than any other obligation it has under the Lease.

Lease Violation

Residents are responsible for the actions of their household, their guests and visitors. Failure to adhere to any of the conditions of this policy will constitute a material and a serious violation of the Lease. In addition, residents found to have violated this policy will be responsible for all costs to remove smoke odor or residue.

Enforcement

DHC is not required to take steps in response to smoking unless DHC has actual knowledge or evidence of smoking. Evidence of smoking in a household includes, but is not limited to, smelling fresh or stale smoke, observing ashes or cigarette butts, observing burn marks on furniture, appliances or flooring.

In order to implement this policy in a fair manner, DHC will use the following guidelines.

- 1st Violation – Written warning and provision of smoking cessation materials.
- 2nd Violation - 30-day Termination Notice with option to remedy by signing a Last Chance Agreement and a referral to the Resident Services Department.
- 3rd Violation - 30-day Termination Notice with NO option to remedy.

	B. 2 Project Based Vouchers DHC has HUD approval to Project Based 487 units. The approval of 370 was received in 2015. DHC will request authorization to Project Base up to 20% of the available allocations (units or funding) an estimated additional 726 units. The developments will be located in the city of Detroit and the five surrounding counties, Wayne, Macomb, Oakland, Lapeer and St. Clair. The PBV opportunities will be available through competitive and non-competitive selection and may include PHA Owned Units as well as Non-PHA Owned units. The Project Based program allows DHC to expand housing and economic opportunities throughout the region and will allow for deconcentrating poverty. DHC has requested and received authorization to Project Base up to 20% of the Housing Choice Voucher budget authority, approximately 370 units. B.2 Units with Approved Vacancies for Modernization DHC's units approved for modernization are coded in HUD's Public and Indian Housing Information Center (PIC) systems as "Undergoing Modernization", a sub-category of non-dwelling units. These units must remain vacant until improvements are completed and are ready to be offered to applicants or transferees. DHC may request approval for additional units to be placed under modernization. (c) The PHA must submit its De-concentration Policy for Field Office review. **See Attachment A
B.3	Civil Rights Certification. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. **Submitted by the PHA as an electronic attachment to the PHA Plan
B.4	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
B.5	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. The Detroit Housing Commission will continue to effectively and efficiently develop, manage, and preserve quality affordable housing through four major components. The development and maintenance of community partnerships; promoting high quality customer service; sustaining sound fiscal management; and ensuring operational sustainability. DHC's annual progress pertaining to these goals are as follows:

Goal # 1. Creation of Affordable Housing consistent with HUD's Strategic Goal of increasing the availability of decent, safe and affordable housing in American Communities."

MEASUREMENT: Creation of Public-Private Partnerships to develop new affordable housing opportunities as well as traditional rehabilitation of existing affordable units.

PROGRESS:

Gardenvue Estates Phase IV added an additional 47 multi-family units of which 27 are ACC units.

DHC is actively completing substantial renovations and certifying properties to ensure DHC is in compliance with UFAS and ADA regulations.

Elevator renovations have been completed at Harriet Tubman and State Fair. Riverbend and Woodbridge Senior Village will be receiving elevator upgrades next.

DHC continues to complete upgrades to boiler systems which improves the quality of life and reduces utility expenses. Harriet Tubman, State Fair, Warren West, Forest Park, Woodbridge Senior Village and Sheridan I & II received new boilers. Harriet Tubman and State Fair will still be receiving domestic boilers and Riverbend is expected to receive boiler upgrades in the next two years.

Planning and design activity is underway for significant exterior upgrades at Brewster Homes, Riverbend,

Sojourner Truth and Sheridan.

Exterior door replacements funded by the 2015 Emergency Security grant have been complete at both Sheridan I & II.

DHC applied and was awarded 75 Mainstream Disabled Vouchers. DHC established three partnerships through this application process allowing us to serve each category of persons identified in the NOFA. DHC accepted the lead on two HUD Opt-Out events: Friendship Forest and Rademacher Lodge in 2019

DHC has established a Project Based Voucher program, with HUD approval for 1,212 units. Ninety percent of the units are under commitment. The activity is allowing DHC to work with developers and establish long term contracts in expanding areas. The PBV commitments are providing economic opportunities throughout the region

DHC has received a High Performer SEMAP ranking for 6/30/2107, 6/30/2018 and 6/30/2019. Although this is an operational goal the score allows DHC to improve standing in the community securing new partnerships and apply for new funding opportunities

Goal # 2. Promotion of Equal Housing Opportunities consistent with HUD's Strategic Goal of "Ensuring equal opportunity in housing all Americans."

MEASUREMENT: DHC launched a website which includes detailed information regarding DHC's business and career opportunities, program information and a landlord portal. A number of landlord fairs will be held. Information regarding DHC's policies and procedures are available through the website.

PROGRESS:

DHC's website continues to be tool for information and access to various business opportunities, relevant and important agency updates, program details and the landlord portal. Several landlord events have been held with significant success with plans for additional landlord outreach. Information regarding DHC's policies and procedures continues to be available through the website and DHC will modify the website in 2017 to improve appearance and access to information to promote housing access to all America

Goal # 3. Promotion of Self-Sufficiency consistent with HUD's Strategic Goal of "Promoting Self-Sufficiency and Asset Development."

MEASUREMENT: Creation of Partnerships to offer an array of services to participants in The Detroit Housing Commission Programs.

PROGRESS:

DHC's Resident Services Department continues to focus on obtaining effective community partnership that will foster resident self-sufficiency in the areas of sustainable employment, mental and wellbeing health services, youth and young adult mentoring and self-esteem services as well as services aimed at ensuring when possible the successful aging in place activities for our elderly residents. These partnerships will continue to be achieved through local higher education institutions, faith-based organizations, local health initiative and other community-based not-for-profits. DHC has also received continued funding towards the coordination of Service and program by the award of the Family Self-Sufficiency (FSS) Program in FY17.

DHC anticipates receiving the FY17 JobsPlus grant award where an onsite Jobs Plus Center will open on the Brewster Homes site for focused and results-driven employment, career and self-sufficiency services will be given.

DHC has also submitted a request to participate in the HUD EnVision Center Demonstration to promote access and opportunity for PHA residents to become economically self-sufficient.

DHC is also a member of the ConnectHome initiative Consortium to create a plan to assist residents in closing the digital divide and digital inclusion.

DHC will be re-engaging and re-instituting DHC's Supportive Services Non-profit D.R.E.A.M.S in order to offer, create and implement more intensive less restrictive events, services and programming for Section 3 eligible and DHC residents. Activities may include but not be limited to Summer Camp, Educational outings, Donations for disaster relief, community development project, neighborhood revitalization project, STEM program and career development.

Goal #4 Improvement of Quality of Life for residents at the Detroit Housing Commission which is consistent with HUD's Strategic Goal of "improving quality of life and economic viability."

MEASUREMENT: Creation of a Comprehensive Capital Improvement Plan to improve the quality of life for DHC's residents.

PROGRESS:

DHC has created a comprehensive Capital Improvement Plan which addresses the needs of our properties based on the guidance received from Physical Needs Assessments, input from DHC staff and input from DHC residents. The Plan is created and executed in accordance with HUD guidance and regulations. DHC has effectively expended and administered CFP funds received to improve and preserve DHC properties. The results of proper planning are evident in the substantial improvements of PHAS indicators and REAC property inspections scores. DHC will continue to develop and implement the Capital Improvement Plan to improve the quality of life for DHC's residents.

The Detroit Housing Commission has used the projected CFP award amount of \$8,586,102.00 for 2018-2022 budget projections. \$8,524,639.00 was the amount awarded to DHC in 2017. DHC will continue to follow a Five Year Action Plan with an emphasis on ADA compliance, energy efficiency upgrades, vacancy reduction and the overall improvement of the physical condition of DHC's ACC inventory. DHC has prepared environmental review materials for our Responsible Entity to consider in their review and approval of the CFP 2018 through 2022 Capital 5-Year Action Plan. These materials will be reviewed along with comments received during the Public comment period. Final edits will be made if required to the Capital Plan and then environmental approval of the Capital Plan will be provided to the HUD Field Office for their record and use.

Goal #5. Plan and implement the disposal and/or redevelopment of the vacant Frederick Douglass Homes Site.

PROGRESS:

The Detroit Housing Commission will continue its plan and seek to redevelop and/or dispose of the Frederick Douglass Homes Site. The Detroit Housing Commission is continuing to review all potential avenues that will have the most beneficial impact to the commission and the community.

Creation of Affordable Housing consistent with HUD's Strategic Goal of increasing the availability of decent, safe and affordable housing in American Communities.

B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ (a) DHC's Resident Advisory Board comments were all in the form of questions inquiring additional information regarding program specifics. Analysis yielded that the comments as attached although not yielding specific suggestions or adaptations is vital to each member and was applied to each individual based on the community they represented. Responses to all RAB questions were fashioned in that manner, both site and/or program specific as well as agency overall outcomes. **Submitted by the PHA as an electronic attachment to the PHA Plan
B.7	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. **Submitted by the PHA as an electronic attachment to the PHA Plan**
B.8	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:
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form- 50075.1 and 50075.2