



# **DETROIT HOUSING COMMISSION**

## **DHC 2019 ANNUAL PLAN AND CFP 5- YEAR ACTION PLAN**

# **PROPOSED**

# **Content Part 1**

- 1. PHA Plan Information**
- 2. De-concentration**
- 3. Capital Improvements HUD-50075.1**
- 4. Capital Improvements HUD- 50075.2**
- 5. Capital Funds/Demo/Disposition**
- 6. RAB Board Questions & Answers**

|                                                                              |                                                                                                       |                                                        |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>Annual PHA Plan</b><br><b>(Standard PHAs and</b><br><b>Troubled PHAs)</b> | <b>U.S. Department of Housing and Urban Development</b><br><b>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226</b><br><b>Expires: 02/29/2016</b> |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------|

**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.

| <b>A.</b>          | <b>PHA Information.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                                 |                              |     |  |                    |          |                             |                                 |                              |  |    |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| A.1                | <p> <b>PHA Name:</b> <u>Detroit Housing Commission</u> <b>PHA Code:</b> <u>MI001</u><br/> <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA<br/> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/01/2019</u><br/> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)<br/> <b>Number of Public Housing (PH) Units</b> <u>3340</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>6073</u> <b>Total Combined Units/Vouchers</b> <u>9413</u><br/> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="164 1003 1529 1507"> <thead> <tr> <th data-bbox="164 1003 487 1060" rowspan="2">Participating PHAs</th> <th data-bbox="487 1003 667 1060" rowspan="2">PHA Code</th> <th data-bbox="667 1003 976 1060" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="976 1003 1268 1060" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1268 1003 1529 1060">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1268 1060 1386 1087">PH</th> <th data-bbox="1386 1060 1529 1087">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="164 1087 487 1186">Lead PHA:</td> <td data-bbox="487 1087 667 1186"></td> <td data-bbox="667 1087 976 1186"></td> <td data-bbox="976 1087 1268 1186"></td> <td data-bbox="1268 1087 1386 1186"></td> <td data-bbox="1386 1087 1529 1186"></td> </tr> <tr> <td data-bbox="164 1186 487 1285"></td> <td data-bbox="487 1186 667 1285"></td> <td data-bbox="667 1186 976 1285"></td> <td data-bbox="976 1186 1268 1285"></td> <td data-bbox="1268 1186 1386 1285"></td> <td data-bbox="1386 1186 1529 1285"></td> </tr> <tr> <td data-bbox="164 1285 487 1383"></td> <td data-bbox="487 1285 667 1383"></td> <td data-bbox="667 1285 976 1383"></td> <td data-bbox="976 1285 1268 1383"></td> <td data-bbox="1268 1285 1386 1383"></td> <td data-bbox="1386 1285 1529 1383"></td> </tr> <tr> <td data-bbox="164 1383 487 1507"></td> <td data-bbox="487 1383 667 1507"></td> <td data-bbox="667 1383 976 1507"></td> <td data-bbox="976 1383 1268 1507"></td> <td data-bbox="1268 1383 1386 1507"></td> <td data-bbox="1386 1383 1529 1507"></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: |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Participating PHAs | PHA Code                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program |     |  |                    |          |                             |                                 |                              |  |    |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Lead PHA:          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                             |                                 |                              |     |  |                    |          |                             |                                 |                              |  |    |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>B.</b>          | <b>Annual Plan Elements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |                                 |                              |     |  |                    |          |                             |                                 |                              |  |    |     |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

B.1

**Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y    N

- |                                     |                                     |                                                                                         |
|-------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Financial Resources.                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Rent Determination.                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Operation and Management.                                                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Grievance Procedures.                                                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homeownership Programs.                                                                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Community Service and Self-Sufficiency Programs.                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Safety and Crime Prevention.                                                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pet Policy.                                                                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Asset Management.                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Substantial Deviation.                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 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](http://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 De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions:**

DHC is proposing to add local preferences for Homeless persons.

**B.1 Financial Resources****FY 2019 FINANCIAL RESOURCES**

|                     |                   |                 |
|---------------------|-------------------|-----------------|
| <b>LIPH Subsidy</b> | <b>15,436,597</b> | <b>budgeted</b> |
|---------------------|-------------------|-----------------|

|                             |                  |                 |
|-----------------------------|------------------|-----------------|
| <b>LIPH Dwelling Income</b> | <b>5,775,991</b> | <b>budgeted</b> |
|-----------------------------|------------------|-----------------|

**21,212,588**

|                                      |                   |                 |
|--------------------------------------|-------------------|-----------------|
| <b>Tenant-Based Assistance (HAP)</b> | <b>38,421,950</b> | <b>budgeted</b> |
|--------------------------------------|-------------------|-----------------|

|                                |                  |                 |
|--------------------------------|------------------|-----------------|
| <b>Admin Fees Tenant-Based</b> | <b>3,014,983</b> | <b>budgeted</b> |
|--------------------------------|------------------|-----------------|

**41,436,933**

**CFP Grants****Start Date****End Date**

|                        |                |                  |                  |
|------------------------|----------------|------------------|------------------|
| <b>MII28P001501-15</b> | <b>996,557</b> | <b>4/13/2015</b> | <b>4/12/2019</b> |
|------------------------|----------------|------------------|------------------|

|                        |                  |                  |                  |
|------------------------|------------------|------------------|------------------|
| <b>MI128P001501-16</b> | <b>3,491,968</b> | <b>4/13/2016</b> | <b>4/12/2020</b> |
|------------------------|------------------|------------------|------------------|

|                        |                  |                  |                  |
|------------------------|------------------|------------------|------------------|
| <b>MII28P001501-17</b> | <b>4,707,085</b> | <b>4/13/2017</b> | <b>4/12/2021</b> |
|------------------------|------------------|------------------|------------------|

|                        |                   |                  |                  |
|------------------------|-------------------|------------------|------------------|
| <b>MII28P001501-18</b> | <b>10,108,926</b> | <b>5/28/2018</b> | <b>5/28/2022</b> |
|------------------------|-------------------|------------------|------------------|

**19,304,536**

#### Resident Service Grants

|                  |         |           |            |
|------------------|---------|-----------|------------|
| MI001FSH330A018  | 284,392 | 1/1/2018  | 12/31/2018 |
| MI0014RPS068A015 | 127,544 | 3/24/2016 | 7/29/2019  |
| MI0014RS068A018  | 582,971 | 8/1/2019  | 8/1/2022   |

#### Jobs Plus Grant (awaiting award)

994,907

#### Development Grants

|                |         |           |
|----------------|---------|-----------|
| MI28URD001I194 | 11,389  | 8/12/1994 |
| MI28URD001I195 | 112,955 | 1/18/1995 |

124,344

83,073,308

#### 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-N07,7/26/18.** DHC is also looking to add/revise some of its discretionary policies ( waitlist notification, streamlines re-examinations, Interim Re-certifications, **Repayment Agreements, Transfers and Pet Restriction.**

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 numbers 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 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 Re-examination 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 guideline 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 Resident Opportunity Self Sufficiency Program (ROSS) in FY18 in the amount of \$582,971.00

DHC has applied and anticipates receiving the FY18 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 been awarded and confirmed participation 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 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. These funds are 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 February 2019. 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.

#### **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.

**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

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p><b>B.2</b></p> | <p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y    N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p><b>B.2 Mixed Finance Modernization or Development</b></p> <p>Villages of Parkside: DHC anticipates unwinding activities to commence on all Villages and redevelopment planning to begin. DHC has begun discussions once again regarding a possible school on Village 1</p> <p>Woodbridge Estates: Phase IX of Woodbridge Estates closed in December 2017. Construction of the four story building began in January 2018. The construction is 35% complete. The Estimated completion dates is September 2019. 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 is the final phase for the Woodbridge Estates redevelopment. DHC will commence with the Hope VI grant close out process.</p> <p>Gardenview Estates: Phase 5. The construction began in 2<sup>nd</sup> quarter 2017 and substantially completed December 31, 2018. There are landscaping items that could not be completed until Spring 2019 due to the weather. Funds have been escrowed to facilitate the balance of the landscaping. Rental Phase 5 consist of 97 units of which 30 will be ACC and 67 units will be tax credit only. Development has initiated HOPE 6 Grant Closeout procedures for Gardenview that will proceed.</p> <p>DHC and Holy Cross have entered into sales agreement to dispose of 3.77 acres of vacant land within the GVC commercial component. That sale should close during the first quarter of 2019 provided that the Federal Government has resumed full operations. Holy Cross will work in collaboration with Covenant Community Care to create a Healthy Village Campus within the site.</p> <p>The Development Department is working to create a long-term self-development plan that is focused on completing the revitalization of Gardenview Estates, the Villages at Parkside and developing vacant land at Smith Homes to execute as funding is made available. Staff is evaluating the possibility of initiating RAD contracts for developments within the DHC portfolio including the Mixed Finance Projects. A letter of Interest has been</p> |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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 appropriate FFY 2018 & 2019 Capital funds for administrative and planning purposes with the expectation that there will be an annual allocation of DDTF or other funding for planning future-low-income/affordable housing initiatives.

*\*As of the date of writing this Plan, (January 24, 2019) the Federal Government has been shut down by the President of the United States. HUD offices as well as other Federal Agencies that either work with or approve funding and/or initiatives for DHC are not in operations. Timing on many of the items noted in this Plan depend upon the re-opening of these agencies.*

## B.2 Demolition and/or Disposition

**DHC Development has disposed of by sale 4 acres of land from the commercial component of the Gardenview condominium. Currently waiting to close on the sale of 3.77 additional acres during the first quarter of 2019.**

DHC has 27 vacant lots 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 Special Application Center ( SAC) for the disposition 27 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. The method of sale will be determined with consultation from HUD SAC.

### Vacant Lots to be included in a 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 disposition for consideration**

| 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.

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <p><b>B. 2 Project Based Vouchers</b></p> <p>DHC has HUD approval to Project Based 1,212 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 - 765 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.</p> <p>DHC has requested and received authorization to Project Base up to 20% of the Housing Choice Voucher budget authority, approximately 370 units.</p> <p><b>B.2 Units with Approved Vacancies for Modernization</b></p> <p>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.</p> <p><b>(c) The PHA must submit its De-concentration Policy for Field Office review.</b></p> <p>See Attachment A</p> |
| <p><b>B.3</b></p> | <p><b>Civil Rights Certification.</b></p> <p>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.</p> <p>Submitted by the PHA as an electronic attachment to the PHA Plan</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>B.4</b></p> | <p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N<br/> <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>B.5</b></p> | <p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>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:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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:**

Gardenview Estates Phase IV added an additional 47 multi-family units of which 27 are ACC units. Gardenview Estates Phase V added an additional 97 units of which 30 are ACC units. Construction of both phases has been completed.

Woodbridge Estates Phase IX is four story senior apartment building currently under construction. The senior building will include 80 one and two bedroom apartments. The affordable housing units will consist of 39 ACC units and 22 Housing Choice Voucher. Construction is scheduled to be complete in September 2019.

**In an effort to increase the number of 504 units through the agency, modifications have been made to several units at various sites.**

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 elevator upgrades progress.

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. 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.

With the increased CFP 18 grant award DHC intends to complete site improvements at Brewster, Smith, Diggs and Sojourner Truth Homes. This work is expected to include concrete, asphalt and site lighting upgrades.

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

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 of 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 the 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's 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 resident 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 base 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 2019-2023 budget projections. This is the amount awarded to DHC in CFP 2017. CFP 18 was abnormally high and thus was not used for budgeting. 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 2019 through 2023 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. DHC currently has accepted a purchase offer for the sale of Douglass Homes which is under review by HUD SAC. Pending approval by HUD and successful completion of due diligence activities, DHC expects to complete the sale of this property in 2019. DHC has requested the proceeds by authorized for use to further affordable housing. Details and approvals of the expenditures of these proceeds will follow applicable regulations as determined by HUD and by our Annual Plan.

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

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>B.6</b> | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N<br/> <input checked="checked" type="checkbox"/>   <input type="checkbox"/></p> <p>(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.<br/> Submitted by the PHA as an electronic attachment to the PHA Plan</p> |
| <b>B.7</b> | <p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>B.8</b> | <p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y    N    N/A<br/> <input type="checkbox"/>   <input checked="checked" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>C.</b>  | <p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>C.1</b> | <p><b>Capital Improvements.</b> 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.</p> <p>See HUD Form- 50075.1 and 50075.2</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Low Income Public Housing Deconcentration Policy

### **Deconcentration of Poverty and Income-Mixing**

#### ***Steps for Implementation***

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, DHC must comply with the following steps:

### **DECONCENTRATION OF POVERTY AND INCOME-MIXING**

DHC's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income residents into lower income developments and lower income residents into higher income developments, where possible. Gross annual income is used for income limits at admission and for income-mixing purposes.

### **Deconcentration Methodology**

DHC shall admit lower income families to higher income developments and admit higher income families to lower income developments using the following steps:

**Step 1:** DHC will annually determine the average income of all families residing in all general occupancy (family) developments including families residing in developments approved for demolition or conversion to resident-based assistance and families residing in public housing units in mixed-finance developments.

**Step 2:** DHC will annually determine the average income of all families residing in each building of each general occupancy development.

**Step 3:** DHC will annually characterize each building of each general occupancy development as higher income or lower income based on whether the average income in the building is above or below the overall average.

**Step 4:** DHC will determine which families on the waiting list have incomes higher than the DHC-wide average and designate these families "higher income families," and which have incomes lower than the DHC-wide average and designate these families "lower income families."

**Step 5:** When a unit becomes available in a higher income building, DHC shall skip families on the waiting list if necessary to reach a lower income family to whom it will offer the unit. When a unit becomes available in a lower income building, DHC shall skip families on the waiting list if necessary to reach a higher income family to whom it will offer the unit. Skipping shall be applied to the site-based waiting lists. If a waiting list does not contain a family in the income category to which the unit is to be offered, DHC shall offer the unit to a family in the other income category.

### **Definition of Building for Purposes of Deconcentration**

For purposes of deconcentration, a "building" is one or more contiguous structures containing at least 8 public housing units. For scattered sites and small developments, if a development contains no structures that qualify as a building, the deconcentration requirement is applied to the entire development as if the development were a building. If DHC has provided the family that resided in public housing on the site of a mixed finance or other development the right to return to that development after revitalization, the deconcentration policy is inapplicable to that family. A family has the sole discretion whether

to accept an offer of a unit made under the deconcentration policy. DHC shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit. DHC shall uniformly limit the number of offers received by applicants. Nothing in the deconcentration policy relieves DHC of the obligation to meet the income targeting requirements.

#### **DHC Incentives for Higher Income Families**

DHC may offer certain incentives to higher income families willing to move into lower income developments.

#### **Order of Selection**

Families will be selected from the waiting list based on preference. Among applicants with preferences, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by DHC and the ranking of their preference as defined in this policy.

When selecting applicants from the waiting list, DHC will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. DHC will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income-mixing and income targeting will also be considered in accordance with HUD requirements and DHC policy.

#### **(Transfer Policy, Deconcentration)**

#### **12-IV.E. DECONCENTRATION**

If subject to deconcentration requirements, DHC will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve DHC's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

## Housing Choice Voucher Admin Plan Deconcentration Policy

### Chapter 1, Section 1-2B(4) (HCV Partnerships, Owner Outreach)

DHC will make a concerted effort to keep private owners informed of legislative changes in the HCV Program, which are designed to make the HCV Program more attractive to owners. DHC desires owners of decent, safe and sanitary housing units to lease to HCV families. To ensure greater mobility and housing choice, DHC will maintain and periodically update a list of interested landlords/list of units available for the HCV Program within its jurisdiction.

The list of available units will be readily available for applicant briefings and participants searching for housing. DHC will highlight properties located in <10% de-concentrated areas as a means of notifying HCV Program applicants and participants of their housing choices in these areas.

DHC will actively recruit property owners with property located outside areas of poverty or minority concentration, and if applicable, will grant or apply for exception Payment Standards to make housing located outside of areas with high poverty and minority concentration available. Additionally, DHC will periodically evaluate the distribution of assisted families to identify areas within the jurisdiction where owner outreach should be targeted.

### Chapter 2, Section 2-3E (Affirmatively Furthering Fair Housing)

DHC will implement procedures to expand housing opportunities in areas that do not have undue concentrations of poverty and provides families with greater housing options. DHC promotes the de-concentration of poverty.

DHC certifies that its Admin Plan does not include a residency preference for selection of families to participate in its HCV Program.

DHC may maintain and/or increase HCV Program lease-up rates by establishing payment standards that will enable families to rent throughout DHC's jurisdiction. DHC may with HUD approval utilize up to 120% of the fair market rents, as applicable, to allow families to select units in low-poverty or non-minority areas.

### Chapter 5, Section 5-1B(2) (Briefing, Oral Briefing)

Each briefing must provide information on the following subjects:

- How the HCV Program works;
- Family and owner responsibilities;
- Where the family can lease a unit, including renting a unit inside or outside DHC's jurisdiction;
- An explanation of portability. DHC will not discourage eligible families from moving under portability; and
- An explanation of the advantages of moving to areas outside of high-poverty concentrations.

### **Chapter 5, Section 5-1B(3) (Briefing, Briefing Packet)**

The documents and information provided in the briefing packets will comply with all HUD requirements. Documents and information provided in the briefing packet must include the following:

...

- A list of landlords or other parties willing to lease to assisted families or help families find units, especially outside areas of poverty or minority concentration.

### **Chapter 5, Section 5-1B(4) (Briefing, Expanding Housing Opportunities)**

To expand housing opportunities DHC will include the following information in the briefing packet:

- Maps showing areas with housing opportunities outside areas of poverty or minority concentration, both within its jurisdiction and its neighboring jurisdiction.
- Information about the characteristics of these areas including job opportunities, schools, transportation and other services.
- An explanation of how portability works, including a list of portability contact persons for neighboring PHAs including names, addresses, and telephone numbers.

### **Chapter 5, Section 5-2F(3) (Voucher Term, Extensions, and Suspensions; Assistance to Voucher Holders During Search)**

Voucher holders will be notified at the briefing that DHC periodically updates the listing of available units and how the updated list may be obtained. DHC will assist families with negotiations with owners and provide other assistance related to the families' search for housing, including assistance in locating units outside of areas of high poverty concentration. DHC recommends the family maintain a search record. It may be useful if the family requests an additional extension. DHC shall uniformly limit the number of offers received by applicants. Nothing in the deconcentration policy relieves DHC of the obligation to meet the income targeting requirements.

### **Chapter 13, Section 13-1A(1) (Owner Recruitment and Retention; Recruitment)**

DHC is responsible for ensuring that a sufficient number of owners, representing all types and ranges of affordable housing in DHC's jurisdiction, are willing to participate in the HCV Program.

DHC will conduct owner outreach to ensure that owners are familiar with the HCV Program and its advantages. DHC will actively recruit property owners with property located outside areas of poverty and minority concentration. These outreach strategies will include, but are not limited to:

- Distributing printed material about the program to property owners and managers;
- Contacting property owners and managers by phone or in-person;
- Holding owner recruitment/information meetings at least once a year;

- Participating in community based organizations comprised of private property and apartment owners and managers; and
- Developing working relationships with owners and real estate brokers associations.

### **Chapter 15, Section 15-2F(1) (Homeownership Counseling)**

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete a minimum of the regular eight hours of pre-purchase homeownership counseling and any individually required counseling sessions.

DHC or its counseling partner will require, at a minimum, the following pre-assistance counseling program:

...

- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;

### **Chapter 16, Section 16-2B(1)(e) (Payment Standards; Updating Payment Standards; Unit Availability)**

When HUD updates its FMRs, DHC must update its payment standards if the standards are no longer within the basic range [24 CFR 982.503(b)]. HUD may require DHC to make further adjustments if it determines that rent burdens for assisted families in DHC's jurisdiction are unacceptably high [24 CFR 982.503(g)].

DHC will review the appropriateness of the payment standards on an annual basis when the new FMRs are published. In addition to ensuring the payment standards are always within the "basic range", DHC will consider the following factors when determining whether an adjustment should be made to the payment standard schedule.

...

DHC will review the availability of units for each unit size particularly in areas with low concentrations of poor and minority families.

### **Chapter 18, Section 18-2A(1) (Selection of PBV Proposals; Selection Process)**

DHC may use a direct competitive process to select projects to receive project-based vouchers. DHC will use a competitive process when DHC has determined that it wishes to set aside a given number of vouchers for projects being developed within its jurisdiction to further the goals of deconcentrating poverty, creating sustainable, affordable housing and furthering local economic opportunities.

### **Chapter 18, Section 18-2A(1)(a) (Selection of PBV Proposals; Selection Process; Proposals for Rehabilitated and Existing Units)**

A review team consisting of DHC staff will review the proposals, make a determination as to acceptability and score and rank them. DHC will review the proposals using the following criteria:

- The extent to which the project furthers DHC's goal of de-concentrating poverty and expanding housing and economic opportunities;

### **Chapter 18, Section 18-2A(2) (Selection of PBV Proposals; Non-Competitive Proposals Subject to a Previous Competition Under a Federal, State or Local Housing Assistance Program)**

DHC will accept PBV proposals, on an ongoing basis, from projects where the proposal has been selected, within three (3) years of the PBV proposal selection date, by a federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposals (e.g., HOME, and units for which competitively awarded LIHTC's have been provided), and the earlier competitively selected proposal did not involve any consideration that the project would receive PBV assistance.

Proposals will be reviewed on a first-come, first-served basis. DHC will evaluate each proposal on its merits using the following criteria:

- The extent to which the project furthers DHC's goal of de-concentrating poverty and expanding housing and economic opportunities; and
- Such other factors as DHC may deem appropriate.

### **Chapter 18, Section 18-2H(1) (Site Selection Standards)**

#### **1. Compliance with PBV Goals, Civil Rights Requirements, and HQS Site Standards [24 CFR 983.57(b)]**

It is DHC's goal to select sites for PBV housing that provide for deconcentrating poverty and expanding housing and economic opportunities. In meeting this goal, DHC will limit approval of sites for PBV housing to census tracts that have poverty concentrations of 10% or less as HUD defines areas of 10% or less of poverty to be de-concentrated areas. However, DHC will grant exceptions to the 10% standard where DHC determines that the PBV assistance will complement other local redevelopment activities designed to de-concentrate poverty and expand housing and economic opportunities in census tracts with poverty concentrations greater than 10%, such as sites in:

- A census tract in which the proposed PBV development will be located in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;
- A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment;
- A census tract in which the proposed PBV development will be located is undergoing significant revitalization as a result of state, local, or federal dollars invested in the area;
- A census tract where new market rate units are being developed where such market rate units will positively impact the poverty rate in the area;

- A census tract where there has been an overall decline in the poverty rate within the past 5 years;
- A census tract where there are meaningful opportunities for educational and economic advancement;
- Redevelopment and reuse of existing building not previously used as housing; or
- Development of unique affordable housing types not currently offered or offered on a limited basis within DHC's jurisdiction.

## 2. Existing and Rehabilitated Housing Site and Neighborhood Standards [24 CFR 983.57(d)]

DHC will not enter into an agreement to enter into a HAP contract nor enter into a HAP Contract for existing or rehabilitated housing until it has determined that the site complies with HUD required site and neighborhood standards. The site must:

- Be adequate in size, exposure, and contour to accommodate the number and type of units proposed;
- Have adequate utilities and streets available to service the site;
- Promote a greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons;  
Be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services equivalent to those found in neighborhoods consisting largely of unassisted similar units; and
- Be located so that travel time and cost via public transportation or private automobile from the neighborhood to places of employment is not excessive.
  - Have an architect's certification affirming that the project meets accessibility requirements.

## 3. New Construction Site and Neighborhood Standards [24 CFR 983.57(e)]

In order to be selected for PBV assistance, a site for newly constructed housing must meet the following HUD required site and neighborhood standards:

- The site must be adequate in size, exposure, and contour to accommodate the number and type of units proposed;
- The site must have adequate utilities and streets available to service the site;
- The site must not be located in an area of minority concentration unless the PHA determines that sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside areas of minority concentration or that the project is necessary to meet overriding housing needs that cannot be met in that housing market area;
- The site must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area;
- The site must promote a greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons;

- The neighborhood must not be one that is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate;
- The housing must be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services equivalent to those found in neighborhoods consisting largely of unassisted similar units; and
- Except for housing designed for elderly persons, the housing must be located so that travel time and cost via public transportation or private automobile from the neighborhood to places of employment is not excessive.

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program, Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/31/2011

**Part I: Summary**

|                                         |                                                                                       |                                                     |
|-----------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------|
| PHA Name:<br>Detroit Housing Commission | Grant Type and Number<br>Capital FundProgram Grant No: M128P00150119<br>Date of CFFP: | FFY of Grant:<br>CFF 2019<br>FFY of Grant Approval: |
|-----------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------|

| Type Of Grant             |                                                                  | Reserve for Disasters/ Emergencies                          |              | Revised Annual Statement (revision no: ) |                                |
|---------------------------|------------------------------------------------------------------|-------------------------------------------------------------|--------------|------------------------------------------|--------------------------------|
| Original Annual Statement |                                                                  | Performance and Evaluation Report for Period Ending: 1-7-19 |              | Final Performance and Evaluation Report  |                                |
| Line No.                  | Summary by Development Account                                   | Total Estimated Cost                                        |              | Revised <sup>2</sup>                     | Total Actual Cost <sup>1</sup> |
| 1                         | Total non-CFF Funds                                              | Original                                                    |              |                                          | Expended                       |
| 2                         | 1406 Operations (may not exceed 20% of line 21) <sup>3</sup>     |                                                             | 1,717,220.00 |                                          |                                |
| 3                         | 1408 Management Improvements                                     |                                                             | 100,000.00   |                                          |                                |
| 4                         | 1410 Administration (may not exceed 10% of line 21)              |                                                             | 858,610.00   |                                          |                                |
| 5                         | 1411 Audit                                                       |                                                             |              |                                          |                                |
| 6                         | 1415 Liquidated Damages                                          |                                                             |              |                                          |                                |
| 7                         | 1430 Fees and Costs                                              |                                                             | 555,000.00   |                                          |                                |
| 8                         | 1440 Site Acquisition                                            |                                                             |              |                                          |                                |
| 9                         | 1450 Site Improvement                                            |                                                             | 135,000.00   |                                          |                                |
| 10                        | 1460 Dwelling Structures                                         |                                                             | 2,975,000.00 |                                          |                                |
| 11                        | 1465.1 Dwelling Equipment—Nonexpendable                          |                                                             | 1,800,000.00 |                                          |                                |
| 12                        | 1470 Non-dwelling Structures                                     |                                                             | 130,000.00   |                                          |                                |
| 13                        | 1475 Non-dwelling Equipment                                      |                                                             |              |                                          |                                |
| 14                        | 1485 Demolition                                                  |                                                             |              |                                          |                                |
| 15                        | 1492 Moving to Work Demonstration                                |                                                             |              |                                          |                                |
| 16                        | 1495.1 Relocation Costs                                          |                                                             |              |                                          |                                |
| 17                        | 1499 Development Activities <sup>4</sup>                         |                                                             |              |                                          |                                |
| 18a                       | 1501 Collateralization or Debt Service paid by the PHA           |                                                             |              |                                          |                                |
| 18ba                      | 9000 Collateralization or Debt Service paid Via System of Direct |                                                             | -            |                                          |                                |
| 19                        | 1502 Contingency (may not exceed 8% of line 20)                  |                                                             | 315,272.00   |                                          |                                |
| 20                        | Amount of Annual Grant: (sum of lines 2 to 19.)                  |                                                             | 8,586,102.00 |                                          |                                |
| 21                        | Amount of line 20 Related to LBP Activities                      |                                                             | -            |                                          |                                |
| 22                        | Amount of line 20 Related to Section 504 Activities              |                                                             | -            |                                          |                                |
| 23                        | Amount of line 20 Related to Security - Soft Costs               |                                                             | -            |                                          |                                |
| 24                        | Amount of line 20 Related to Security - Hard Costs               |                                                             | -            |                                          |                                |
| 25                        | Amount of line 20 Related to Energy Conservation Measures        |                                                             | -            |                                          |                                |

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/31/2011

**Part I: Summary**

|                                                                                                           |                                |                                                                                                                           |                      |                                                                                     |          |
|-----------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------|----------|
| PHA Name:<br>Detroit Housing Commission                                                                   |                                | Grant Type and Number<br>Capital FundProgram Grant No: M28P00150119 Replacement Housing Factor Grant No:<br>Date of CFFP: |                      | FFY of Grant:<br>CFFP 2019                                                          |          |
| Type Of Grant<br>Original Annual Statement<br>Performance and Evaluation Report for Period Ending: 1-7-19 |                                | Reserve for Disasters/ Emergencies                                                                                        |                      | Revised Annual Statement (revision no: )<br>Final Performance and Evaluation Report |          |
| Line No.                                                                                                  | Summary by Development Account | Total Estimated Cost                                                                                                      |                      | Total Actual Cost <sup>1</sup>                                                      |          |
|                                                                                                           |                                | Original                                                                                                                  | Revised <sup>2</sup> | Obligated                                                                           | Expended |
| Signature of Executive Director                                                                           |                                | Date                                                                                                                      |                      | Signature of Public Housing Director                                                |          |

| Annual Statement / Performance and Evaluation Report<br>Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund<br>Financing Program |                                                                                                                        |                            |          |                      |                                                                                                                             |                   |          |                               |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|----------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|----------|-------------------------------|--|
| U.S. Department of Housing and Urban Development<br>Office of Public and Indian Housing<br>OMB No. 2577-0226<br>Expires 4/30/2011                                   |                                                                                                                        |                            |          |                      |                                                                                                                             |                   |          |                               |  |
| Part II: Supporting Pages                                                                                                                                           |                                                                                                                        |                            |          |                      |                                                                                                                             |                   |          |                               |  |
| PHA Name:                                                                                                                                                           |                                                                                                                        | Detroit Housing Commission |          |                      | Grant Type and Number<br>Capital Fund Program Grant No: M128P00150119 CFFP (Yes/No)<br>Replacement Housing Factor Grant No: |                   |          | Federal FFY of Grant:<br>2019 |  |
| AMP Number<br>Name/HA-Wide<br>Activities                                                                                                                            | General Description of Major Work Categories                                                                           | Dev. Acct No.              | Quantity | Total Estimated Cost |                                                                                                                             | Total Actual Cost |          | Status of Work                |  |
|                                                                                                                                                                     |                                                                                                                        |                            |          | Original             | Revised                                                                                                                     | Obligated         | Expended |                               |  |
| HA-Wide                                                                                                                                                             | Operations-20% of annual grant                                                                                         | 1406                       | 20%      | 1,717,220.00         |                                                                                                                             |                   |          |                               |  |
| HA-Wide Mgt. Imp.                                                                                                                                                   | Management Improvements                                                                                                | 1408                       |          | 100,000.00           |                                                                                                                             |                   |          |                               |  |
| HA-Wide Admin.                                                                                                                                                      | Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff) | 1410                       | 10%      | 858,610.00           |                                                                                                                             |                   |          |                               |  |
| HA-Wide Fees & Costs                                                                                                                                                | Fees & Costs (Professional Services required to administer Capital Projects)                                           | 1430                       |          | 50,000.00            |                                                                                                                             |                   |          |                               |  |
| HA Wide Contingency                                                                                                                                                 | Contingency                                                                                                            | 1502                       |          | 315,272.00           |                                                                                                                             |                   |          |                               |  |
| M100100001 Brewster Homes                                                                                                                                           | Fees & Costs (Professional Services required to administer Capital Projects)                                           | 1430                       |          | 60,000.00            |                                                                                                                             |                   |          |                               |  |
| M100100001 Brewster Homes                                                                                                                                           | Unit Renovations - flooring                                                                                            | 1460                       |          | 100,000.00           |                                                                                                                             |                   |          |                               |  |
| M100100001 Brewster Homes                                                                                                                                           | HVAC Upgrades                                                                                                          | 1465.1                     |          | 250,000.00           |                                                                                                                             |                   |          |                               |  |
| M100100002 Sojourner Truth                                                                                                                                          | Fees & Costs (Professional Services required to administer Capital Projects)                                           | 1430                       |          | 50,000.00            |                                                                                                                             |                   |          |                               |  |
| M100100002 Sojourner Truth                                                                                                                                          | Unit Renovations - flooring                                                                                            | 1460                       |          | 200,000.00           |                                                                                                                             |                   |          |                               |  |
| M100100002 Sojourner Truth                                                                                                                                          | Water Heaters                                                                                                          | 1465.1                     |          | 200,000.00           |                                                                                                                             |                   |          |                               |  |
| M100100003 Forest Park/Diggs Homes                                                                                                                                  | Fees & Costs (Professional Services required to administer Capital Projects)                                           | 1430                       |          | 60,000.00            |                                                                                                                             |                   |          |                               |  |
| M100100003 Diggs Homes                                                                                                                                              | Unit Renovations                                                                                                       | 1460                       |          | 200,000.00           |                                                                                                                             |                   |          |                               |  |
| M100100003 Diggs Homes                                                                                                                                              | HVAC Upgrades                                                                                                          | 1465.1                     |          | 50,000.00            |                                                                                                                             |                   |          |                               |  |

**Part II: Supporting Pages**

| PHIA Name:                               |                                                                                 | Grant Type and Number<br>Capital Fund Program Grant No. M128P00150119 CFFP (Yes/No): |          | Federal FFY of Grant:            |         | 2019           |          |
|------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------|----------------------------------|---------|----------------|----------|
| Detroit Housing Commission               |                                                                                 | Replacement Housing Factor Grant No.                                                 |          | Total Actual Cost                |         | Status of Work |          |
| AMP Number<br>Name/HA-Wide<br>Activities | General Description of Major Work Categories                                    | Dev. Acct No.                                                                        | Quantity | Total Estimated Cost<br>Original | Revised | Obligated      | Expended |
| M100100007 Harriet<br>Tubman             | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 1430                                                                                 |          | 40,000.00                        |         |                |          |
| M100100007 Harriet<br>Tubman             | Unit Renovations                                                                | 1460                                                                                 |          | 100,000.00                       |         |                |          |
| M100100007 Harriet<br>Tubman             | Fire System Upgrades                                                            | 1465.1                                                                               |          | 100,000.00                       |         |                |          |
| M100100011<br>Riverbend Towers           | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 1430                                                                                 |          | 30,000.00                        |         |                |          |
| M100100011<br>Riverbend Towers           | Fire System Upgrades                                                            | 1465.1                                                                               |          | 550,000.00                       |         |                |          |
| M100100012<br>Scattered Site AMP<br>12   | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 1430                                                                                 |          | 15,000.00                        |         |                |          |
| M100100012<br>Scattered Site AMP<br>12   | Site Improvements                                                               | 1450                                                                                 |          | 33,000.00                        |         |                |          |
| M100100012<br>Scattered Site AMP<br>12   | Unit Renovations                                                                | 1460                                                                                 |          | 75,000.00                        |         |                |          |
| M100100013<br>Scattered Site AMP<br>13   | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 1430                                                                                 |          | 15,000.00                        |         |                |          |
| M100100013<br>Scattered Site AMP<br>13   | Site Improvements                                                               | 1450                                                                                 |          | 33,000.00                        |         |                |          |
| M100100013<br>Scattered Site AMP<br>13   | Unit Renovations                                                                | 1460                                                                                 |          | 75,000.00                        |         |                |          |
| M100100014<br>Scattered Site AMP<br>14   | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 1430                                                                                 |          | 15,000.00                        |         |                |          |

| Annual Statement / Performance and Evaluation Report<br>Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund<br>Financing Program |               |          |                                                                                 | U.S. Department of Housing and Urban Development<br>Office of Public and Indian Housing<br>OMB No. 2577-0226<br>Expires 4/30/2011 |         |                |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------|----------------|----------|
| Part II: Supporting Pages                                                                                                                                           |               |          |                                                                                 | Federal FFY of Grant:                                                                                                             |         |                |          |
| PHA Name: Detroit Housing Commission                                                                                                                                |               |          |                                                                                 | 2019                                                                                                                              |         |                |          |
| Grant Type and Number<br>Capital Fund Program Grant No. M128P00150119 CFFP (Yes/No):<br>Replacement Housing Factor Grant No:                                        |               |          |                                                                                 | Total Actual Cost                                                                                                                 |         |                |          |
| General Description of Major Work Categories                                                                                                                        |               |          |                                                                                 | Total Estimated Cost                                                                                                              |         | Status of Work |          |
| AMP Number<br>Name/HA-Wide<br>Activities                                                                                                                            | Dev. Acct No. | Quantity |                                                                                 | Original                                                                                                                          | Revised | Obligated      | Expended |
| M100100014<br>Scattered Site AMP<br>14                                                                                                                              | 1450          |          | Site Improvements                                                               | 34,000.00                                                                                                                         |         |                |          |
| M100100014<br>Scattered Site AMP<br>14                                                                                                                              | 1460          |          | Unit Renovations                                                                | 75,000.00                                                                                                                         |         |                |          |
| M100100015<br>Sheridan Place                                                                                                                                        | 1430          |          | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 60,000.00                                                                                                                         |         |                |          |
| M100100015<br>Sheridan Place                                                                                                                                        | 1460          |          | Exterior Renovations                                                            | 1,250,000.00                                                                                                                      |         |                |          |
| M100100015<br>Sheridan Place                                                                                                                                        | 1460          |          | Electrical Upgrades                                                             | 700,000.00                                                                                                                        |         |                |          |
| M100100016 Smith<br>Homes                                                                                                                                           | 1430          |          | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 30,000.00                                                                                                                         |         |                |          |
| M100100016 Smith<br>Homes                                                                                                                                           | 1460          |          | Unit Renovations                                                                | 200,000.00                                                                                                                        |         |                |          |
| M100100017 State<br>Fair                                                                                                                                            | 1430          |          | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 30,000.00                                                                                                                         |         |                |          |
| M100100017 State<br>Fair                                                                                                                                            | 1465.1        |          | Fire System Upgrades                                                            | 100,000.00                                                                                                                        |         |                |          |
| M100100018 Warren<br>West                                                                                                                                           | 1430          |          | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 30,000.00                                                                                                                         |         |                |          |
| M100100018 Warren<br>West                                                                                                                                           | 1470          |          | Common Area Upgrades                                                            | 100,000.00                                                                                                                        |         |                |          |
| M100100019<br>Woodbridge Senior<br>Village                                                                                                                          | 1430          |          | Fees & Costs (Professional Services required<br>to administer Capital Projects) | 50,000.00                                                                                                                         |         |                |          |

| Annual Statement / Performance and Evaluation Report<br>Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund<br>Financing Program |               |              |  | U.S. Department of Housing and Urban Development<br>Office of Public and Indian Housing<br>OMB No. 2577-0226<br>Expires 4/30/2011 |         |                |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|--|-----------------------------------------------------------------------------------------------------------------------------------|---------|----------------|----------|
| Part II: Supporting Pages                                                                                                                                           |               |              |  | Federal FFY of Grant:                                                                                                             |         |                |          |
| PHA Name: Detroit Housing Commission                                                                                                                                |               |              |  | 2019                                                                                                                              |         |                |          |
| Grant Type and Number<br>Capital Fund Program Grant No. MI28P00150119 CFFP (Yes/No):<br>Replacement Housing Factor Grant No:                                        |               |              |  | Total Actual Cost                                                                                                                 |         |                |          |
| General Description of Major Work Categories                                                                                                                        |               |              |  | Total Estimated Cost                                                                                                              |         | Status of Work |          |
| AMP Number<br>Name/HA-Wide<br>Activities                                                                                                                            | Dev. Acct No. | Quantity     |  | Original                                                                                                                          | Revised | Obligated      | Expended |
| MI00100019<br>Woodbridge Senior<br>Village                                                                                                                          | 1465.1        |              |  | 150,000.00                                                                                                                        |         |                |          |
| MI00100028<br>Algonquin<br>Apartments                                                                                                                               | 1430          |              |  | 10,000.00                                                                                                                         |         |                |          |
| MI00100028<br>Algonquin<br>Apartments                                                                                                                               | 1450          |              |  | 35,000.00                                                                                                                         |         |                |          |
| MI00100029<br>Greenbrooke Manor                                                                                                                                     | 1430          |              |  | 10,000.00                                                                                                                         |         |                |          |
| MI00100029<br>Greenbrooke Manor                                                                                                                                     | 1470          |              |  | 30,000.00                                                                                                                         |         |                |          |
| MI00100054<br>Woodbridge Estates<br>IX                                                                                                                              | 1465.1        | 39 ACC units |  | 400,000.00                                                                                                                        |         |                |          |
|                                                                                                                                                                     |               |              |  | 8,586,102.00                                                                                                                      |         |                |          |
|                                                                                                                                                                     |               |              |  | Difference                                                                                                                        |         |                |          |
|                                                                                                                                                                     |               |              |  | 8,586,102                                                                                                                         |         |                |          |

# Cap Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

| Part I: Summary                                   |                                       |                                                          |                                       |                                                              |
|---------------------------------------------------|---------------------------------------|----------------------------------------------------------|---------------------------------------|--------------------------------------------------------------|
| PHA Name/Number Detroit Housing Commission MI-001 |                                       | Locality (City/County & State)<br>Detroit/Wayne Michigan |                                       | X Original 5-Year Plan <input type="checkbox"/> Revision No: |
| A. Development Number and Name                    | Work Statement for Year 1<br>FFY 2019 | Work Statement for Year 2<br>FFY 2020                    | Work Statement for Year 3<br>FFY 2021 | Work Statement for Year 4<br>FFY 2022                        |
| B. Physical Improvements Subtotal                 | Approved Statement                    | 5,060,000                                                | 5,055,000                             | 5,005,000                                                    |
| C. Management Improvements                        |                                       | 100,000                                                  | 100,000                               | 100,000                                                      |
| D. PHA-Wide Non-dwelling Structures and Equipment |                                       | 0                                                        | 0                                     | 0                                                            |
| E. Administration                                 |                                       | 858,610                                                  | 858,610                               | 858,610                                                      |
| F. Other -                                        |                                       | 950,271                                                  | 955,271                               | 1,005,271                                                    |
| G. Operations                                     |                                       | 1,717,220                                                | 1,717,220                             | 1,717,220                                                    |
| H. Demolition                                     |                                       |                                                          |                                       |                                                              |
| I. Development                                    |                                       | 400,000                                                  |                                       |                                                              |
| J. Capital Fund Financing – Debt Service          |                                       |                                                          |                                       |                                                              |
| K. Total CFP Funds                                |                                       | 8,586,102                                                | 8,586,102                             | 8,586,102                                                    |
| L. Total Non-CFP Funds                            |                                       |                                                          |                                       |                                                              |
| M. Grand Total                                    |                                       | 8,586,102                                                | 8,586,102                             | 8,586,102                                                    |

**Part I: Summary (Continuation)**

| A. | PHA Name/Number<br>Development Number and<br>Name | Work<br>Statement for<br>Year 1<br>FFY 2019 | Locality (City/county & State)           |                                       | <input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: |                                       |
|----|---------------------------------------------------|---------------------------------------------|------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------|
|    |                                                   |                                             | Work Statement for Year<br>2<br>FFY 2020 | Work Statement for Year 3<br>FFY 2021 | Work Statement for Year 4<br>FFY 2022                                               | Work Statement for Year 5<br>FFY 2023 |
|    | MI00100001 Brewster Homes                         | Annual<br>Statement                         | 425,000                                  | 325,000                               | 450,000                                                                             | 280,000                               |
|    | MI00100002 Sojourner Truth                        |                                             |                                          |                                       |                                                                                     |                                       |
|    | MI00100003 Forest<br>Park/Diggs Homes             |                                             | 850,000                                  | 600,000                               | 500,000                                                                             | 680,000                               |
|    | MI00100007 Harriet Tubman                         |                                             | 650,000                                  | 550,000                               | 400,000                                                                             | 480,000                               |
|    | MI00100009 Parkside IV                            |                                             | 150,000                                  | 200,000                               | 185,000                                                                             | 105,000                               |
|    | MI00100011 Riverbend                              |                                             | 150,000                                  | 650,000                               | 400,000                                                                             | 445,000                               |
|    | MI00100012 Scattered Sites                        |                                             | 325,000                                  | 300,000                               | 250,000                                                                             | 180,000                               |
|    | MI00100013 Scattered Sites                        |                                             | 108,333                                  | 108,333                               | 108,333                                                                             | 133,333                               |
|    | MI00100014 Scattered Sites                        |                                             | 108,333                                  | 108,333                               | 108,333                                                                             | 133,333                               |
|    | MI00100015 Sheridan Place                         |                                             | 108,334                                  | 108,334                               | 108,334                                                                             | 133,334                               |
|    | MI00100016 Smith Homes                            |                                             | 550,000                                  | 255,000                               | 400,000                                                                             | 160,000                               |
|    | MI00100017 State Fair                             |                                             | 300,000                                  | 800,000                               | 700,000                                                                             | 500,000                               |
|    | MI00100018 Warren West                            |                                             | 150,000                                  | 200,000                               | 110,000                                                                             | 105,000                               |
|    | MI00100019 Woodbridge<br>Senior Village           |                                             | 300,000                                  | 200,000                               | 100,000                                                                             | 110,000                               |
|    | MI00100028 Algonquin                              |                                             | 150,000                                  | 300,000                               | 700,000                                                                             | 835,000                               |
|    | MI00100029 Greenbrook<br>Manor                    |                                             | 35,000                                   | 150,000                               | 30,000                                                                              | 20,787                                |
|    | MI00100054 Woodbridge<br>Estates IX               |                                             | 50,000                                   | 50,000                                | 50,000                                                                              | 60,000                                |
|    | MI00100065 Parkside II                            |                                             | 400,000                                  | 0                                     | 0                                                                                   | 0                                     |
|    |                                                   |                                             | 650,000                                  | 150,000                               | 400,000                                                                             | 545,000                               |

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

| Work Statement for Year 1 FFY _____ | Work Statement for Year 2020<br>FFY _____                               |          |                | Work Statement for Year 2021<br>FFY _____                               |          |                |
|-------------------------------------|-------------------------------------------------------------------------|----------|----------------|-------------------------------------------------------------------------|----------|----------------|
|                                     | Development Number/Name<br>General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>General Description of Major Work Categories | Quantity | Estimated Cost |
|                                     | HA Wide Operations                                                      |          | 1,717,220      | HA Wide Operations                                                      |          | 1,717,220      |
|                                     | HA Wide Admin                                                           |          | 858,610        | HA Wide Admin                                                           |          | 858,610        |
|                                     | HA Wide Mgt Imp                                                         |          | 100,000        | HA Wide Mgt Imp                                                         |          | 100,000        |
|                                     | HA Wide Fees & Costs                                                    |          | 650,000        | HA Wide Fees & Costs                                                    |          | 650,000        |
|                                     | HA Wide Contingency                                                     |          | 300,271        | HA Wide Contingency                                                     |          | 305,271        |
| See                                 | MI00100001 Brewster Homes Entry Doors                                   |          | 425,000        | MI00100001 Brewster Homes Site Lighting                                 |          | 325,000        |
| Annual                              | MI00100002 Sojourner Truth Unit Renovations                             |          | 300,000        | MI00100002 Sojourner Truth Entry Doors                                  |          | 600,000        |
| Statement                           | MI00100002 Sojourner Truth Kitchens & Baths                             |          | 550,000        | MI00100003 Forest Park Unit Renovations                                 |          | 100,000        |
|                                     | MI00100003 Forest Park Windows                                          |          | 350,000        | MI00100003 Forest Park Windows                                          |          | 150,000        |
|                                     | MI00100003 Diggs Homes Site Improvements                                |          | 200,000        | MI00100003 Forest Park Site Improvements                                |          | 150,000        |
|                                     | MI00100003 Diggs Homes Electrical Upgrades                              |          | 100,000        | MI00100003 Diggs Homes Site Improvements                                |          | 200,000        |
|                                     | MI00100007 Harriet Tubman Unit Renovations                              |          | 150,000        | MI00100003 Diggs Homes Unit Renovation                                  |          | 100,000        |
|                                     | MI00100011 Riverbend Exterior Renovations                               |          | 325,000        | MI00100007 Harriet Tubman Roof                                          |          | 200,000        |
|                                     | MI00100012 Scattered Sites Site Improvements                            |          | 33,000         | MI00100011 Riverbend Common Area Upgrades                               |          | 50,000         |
|                                     | MI00100012 Scattered Sites Unit Renovations                             |          | 75,000         | MI00100011 Riverbend Generator                                          |          | 250,000        |
|                                     | MI00100013 Scattered Sites Site Improvements                            |          | 33,000         | MI00100012 Scattered Sites Site Improvements                            |          | 33,000         |
|                                     | MI00100013 Scattered Sites Unit Renovations                             |          | 75,000         | MI00100012 Scattered Sites Unit Renovations                             |          | 75,000         |

|  |                                                             |  |             |                                              |  |             |
|--|-------------------------------------------------------------|--|-------------|----------------------------------------------|--|-------------|
|  | MI00100014 Scattered Sites Site Improvements                |  | 34,000      | MI00100013 Scattered Sites Site Improvements |  | 33,000      |
|  | MI00100014 Scattered Sites Unit Renovations                 |  | 75,000      | MI00100013 Scattered Sites Unit Renovations  |  | 75,000      |
|  | MI00100015 Sheridan Place Exterior Renovations              |  | 550,000     | MI00100014 Scattered Sites Site Improvements |  | 34,000      |
|  | MI00100015 Sheridan Place Unit Renovations                  |  | 100,000     | MI00100014 Scattered Sites Unit Renovations  |  | 75,000      |
|  | MI00100015 Sheridan Place Electrical Upgrades (Unit panels) |  | 700,000     | MI00100015 Sheridan Place Roof Exhaust Fans  |  | 75,000      |
|  | MI00100016 Smith Homes HVAC Upgrade                         |  | 300,000     | MI00100015 Sheridan Place Elevator           |  | 80,000      |
|  | MI00100017 State Fair Unit Renovations                      |  | 150,000     | MI00100015 Sheridan Place Unit Renovations   |  | 50,000      |
|  | MI00100018 Warren West HVAC Upgrades                        |  | 300,000     | MI00100015 Sheridan Place II Replace Chiller |  | 50,000      |
|  | MI00100019 Woodbridge Senior Village HVAC                   |  | 150,000     | MI00100016 Smith Homes Exterior              |  | 800,000     |
|  | MI00100028 Algonquin Electrical Upgrades                    |  | 35,000      | MI00100017 State Fair Unit Renovations       |  | 200,000     |
|  | MI00100029 Greenbrook Manor Appliances                      |  | 50,000      | MI00100018 Warren West Unit Renovations      |  | 200,000     |
|  | MI00100065 Parkside II Roof Replacement                     |  | 500,000     | MI00100019 Woodbridge Exterior               |  | 300,000     |
|  | MI00100065 Parkside II Unit Renovations                     |  | 150,000     | MI00100018 Warren West Common Area Upgrades  |  | 200,000     |
|  | MI00100009 Parkside IV Unit Renovations                     |  | 150,000     | MI00100028 Algonquin Apartments Units        |  | 150,000     |
|  |                                                             |  |             | MI00100065 Parkside II Unit Renovations      |  | 150,000     |
|  |                                                             |  |             | MI00100009 Parkside IV Unit Renovations      |  | 500,000     |
|  |                                                             |  |             | MI00100009 Parkside IV Unit Renovations      |  | 150,000     |
|  | Subtotal of Estimated Cost                                  |  | \$8,586,102 | Subtotal of Estimated Cost                   |  | \$8,586,102 |

Subtotals of Estimated Costs continued from Page 3 of 6

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

| Work Statement for Year 1 FFY _____ | Work Statement for Year 4 FFY 2022                                      |          |                | Work Statement for Year: 5 FFY 2023                                     |          |                |
|-------------------------------------|-------------------------------------------------------------------------|----------|----------------|-------------------------------------------------------------------------|----------|----------------|
|                                     | Development Number/Name<br>General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>General Description of Major Work Categories | Quantity | Estimated Cost |
| See Appendix Statement              | HA Wide Operations                                                      |          | 1,717,220      | HA Wide Operations                                                      |          | 1,717,220      |
|                                     | HA Wide Admin                                                           |          | 858,610        | HA Wide Admin                                                           |          | 858,610        |
|                                     | HA Wide Mgt Imp                                                         |          | 100,000        | HA Wide Mgt Imp                                                         |          | 150,000        |
|                                     | HA Wide Fees & Costs                                                    |          | 650,000        | HA Wide Fees & Costs                                                    |          | 604,484        |
|                                     | HA Wide Contingency                                                     |          | 355,271        | HA Wide Contingency                                                     |          | 350,000        |
|                                     | MI00100001 Brewster Homes Site Improvements                             |          | 200,000        | MI00100001 Brewster Homes HVAC Upgrades A/C                             | 120      | 200,000        |
|                                     | MI00100001 Brewster Homes Electric Upgrade                              |          | 250,000        | MI00100001 Brewster Homes Water Heaters                                 | 90       | 80,000         |
|                                     | MI00100002 Sojourner Truth Unit Renovations                             |          | 200,000        | MI00100002 Sojourner Truth Unit Renovations                             |          | 600,000        |
|                                     | MI00100002 Sojourner Truth Furnaces                                     |          | 300,000        | MI00100002 Sojourner Truth Electric / security                          |          | 80,000         |
|                                     | MI00100003 Forest Park Unit Renovations                                 |          | 200,000        | MI00100003 Forest Park Electric/Security                                |          | 80,000         |
|                                     | MI00100003 Diggs Homes Site Improvements                                |          | 50,000         | MI00100003 Diggs Homes Furnaces and water heaters                       |          | 200,000        |
|                                     | MI00100003 Diggs Homes Unit Renovation                                  |          | 150,000        | MI00100003 Diggs Homes Unit Renovation                                  |          | 200,000        |
|                                     | MI00100007 Harriet Tubman Unit Renovation                               |          | 150,000        | MI00100007 Harriet Tubman Electric/security                             |          | 105,000        |
|                                     | MI00100007 Harriet Tubman Common Area HVAC                              |          | 35,000         | MI00100011 Riverbend Unit Renovations                                   |          | 100,000        |
|                                     | MI00100011 Riverbend HVAC Upgrades Chiller                              |          | 250,000        | MI00100011 Riverbend Electric/security                                  |          | 80,000         |
|                                     | MI00100012 Scattered Sites Site Improvements                            |          | 33,000         | MI00100012 Scattered Sites Site Improvements                            |          | 33,000         |

|  |                                              |  |         |                                                        |         |
|--|----------------------------------------------|--|---------|--------------------------------------------------------|---------|
|  | MI00100012 Scattered Sites Unit Renovations  |  | 75,000  | MI00100012 Scattered Sites Unit Renovations            | 100,000 |
|  | MI00100013 Scattered Sites Site Improvements |  | 33,000  | MI00100013 Scattered Sites Site Improvements           | 33,000  |
|  | MI00100013 Scattered Sites Unit Renovations  |  | 75,000  | MI00100013 Scattered Sites Unit Renovations            | 100,000 |
|  | MI00100014 Scattered Sites Site Improvements |  | 34,000  | MI00100014 Scattered Sites Site Improvements           | 34,000  |
|  | MI00100014 Scattered Sites Unit Renovations  |  | 75,000  | MI00100014 Scattered Sites Unit Renovations            | 100,000 |
|  | MI00100015 Sheridan Place Site Improvements  |  | 200,000 | MI00100015 Sheridan Place Electric lighting            | 50,000  |
|  | MI00100015 Sheridan Place Unit Renovations   |  | 200,000 | MI00100015 Sheridan Place Security Upgrades            | 110,000 |
|  | MI00100016 Smith Homes Exterior              |  | 500,000 | MI00100016 Smith Homes Unit Renovations bathrooms      | 500,000 |
|  | MI00100016 Smith Homes Units                 |  | 200,000 | MI00100017 State Fair Electric/security                | 105,000 |
|  | MI00100017 State Fair Site Improvements      |  | 75,000  | MI00100018 Warren West Electric/security               | 110,000 |
|  | MI00100017 State Fair Common Areas           |  | 35,000  | MI00100019 Woodbridge Senior Village Fire Alarm        | 500,000 |
|  | MI00100018 Warren West Unit Renovations      |  | 100,000 | MI00100019 Woodbridge Senior Village Electric/security | 85,000  |
|  | MI00100019 Woodbridge Senior Unit            |  | 500,000 | MI00100019 Woodbridge Entry Door                       | 250,000 |
|  | MI00100019 Woodbridge Common Areas           |  | 200,000 | MI00100028 Algonquin Apartments Lighting               | 20,787  |
|  | MI00100028 Algonquin Apartments HVAC/WH      |  | 35,000  | MI00100029 Greenbrook Electric                         | 60,000  |
|  | MI00100029 Greenbrook Units                  |  | 50,000  | MI00100065 Parkside II Community Bldg                  | 100,000 |
|  | MI00100065 Parkside II Site Improvements     |  | 250,000 | MI00100065 Parkside II Furnace & Water Heater          | 445,000 |
|  | MI00100065 Parkside II Unit Renovations      |  | 150,000 | MI00100009 Parkside IV Furnace / WH                    | 445,000 |

Cap Fund Program—Five-Year Action Plan

U.S. Department of Housing and U Development  
Office of Public and Indian Housing  
Expires 4/30/2011

|  |                                             |  |             |             |  |
|--|---------------------------------------------|--|-------------|-------------|--|
|  | MI00100009 Parkside<br>IV Site Improvements |  | 250,000     | \$8,586,102 |  |
|  | Subtotal of Estimated Cost                  |  | \$8,586,102 |             |  |

Subtotals of Estimated Costs continued from Page 5 & 6 of 7



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  |

# Questions and Answers from RAB Presentation

## 2019 Annual Plan and Capital 5 Year Plan

January 31, 2019

### Capital Funds Program Demolition/Disposition

Question: There is a roof leak in Sheridan II which effects the xx14 apartments when will it be fixed?

Answer: DHC has hired a contractor who is in the process of making repairs. We will make sure this area is repaired.

Question: Sheridan I has been having issues with domestic hot water system when will it be fixed?

Answer: Capital Improvement will review and ensure Asset Management is informed.

Question: The security contractor at Harriet Tubman has said they are not responsible to monitor activity in the parking lot. This lead into a discussion with multiple RAB members who were also not satisfied with the performance of the security staff at their buildings. The firm Prudential was the vendor most commonly referenced through the discussion. When will this issue be addressed?

Answer: Capital Improvement staff will inform Asset Management of the concern. RAB members were told to discuss this with Asset Management staff during their presentation.

Question: During the prior discussion about security, there were also comments about adding additional lighting and parking at State Fair. There was a comment about a gate that needs to be fixed at State Fair. There was also multiple comments from RAB members requesting Project Greenlight to be at their property. The comments were not necessarily about wanting a green light but to have security system upgrades including camera systems and entry buzzer systems. These two system upgrades were commonly desired by RAB members at high-rise properties.

Answer: DHC provided an update on the installation of camera systems at Sheridan intended to be connected with Project Greenlight. DHC also said there were discussion about adding these systems to other DHC properties. Staff also said they were planning to improve security systems based on the feedback received even if those systems were not directly connected to the Project Greenlight.

Question: The gate at Warren West does not work when will it be fixed?

Answer: Staff is aware the gate was hit by a car and has been repaired.

Question: Why is City ticketing cars without parking stickers in the lot of Harriet Tubman?

Answer: The parking lot is owned by DHC and not the City. The City should not be ticketing cars for not having stickers. Review these concerns with property staff.

Question: Why Legacy does not have access to the camera system at Harriet Tubman or State Fair.

Answer: Capital staff will inform Asset Management staff.

Question: What can be done at Warren West (unit 701) windows are drafty?

Answer: Capital staff will visit the property to observe.

Question: The air-handler at Harriet Tubman needs to be cleaned when will it be cleaned?

Answer: Capital staff will inform the property. Residents should do the same.

Question: Forest Park needs new windows when will they be done?

Answer: Forest Park is scheduled to get new windows in the summer of 2021 through Capital.

Question: When will someone repair the Warren West Community Room it has a leak?

Answer: Capital staff will visit the site to review and assist Asset Management with the repair if required.

Question: Woodbridge Senior Village Bldg. 404 elevator stops on every floor and not just the floor selected when will it be repaired?

Answer: There is an open contract to make repairs. Staff will review the condition with the vendor to see if this condition can be quickly fixed. RAB member also stated

they were very satisfied with the contractors working. They are very responsive and much better than the last company who “never really fixed anything”.

Question: Woodbridge Senior Village has had problems with no hot water.

Answer: Staff is aware there was a pump and a valve that had to be replaced at different time. Repairs were made. Staff will check to see if additional work is required.

Question: Additional concern related to security systems was the need for a separate PA system. Currently residents and staff use the fire alarm for announcements?

Answer: There are planned upgrades to the fire alarm systems. This concern will be reviewed in more detail during the design of those upgrades. Additional comment was made by RAB that the alarm did not notify all floors once when the alarm went off in Bldg. 404.

Question: The cameras at Woodbridge goes out randomly can they be checked?

Answer: Staff met with site management staff in December and they were aware and had made repairs to the internet connections to the building.

Question: The screens at Harriet Tubman and State Fair need to be cleaned will this be address?

Answer: Capital staff will inform Asset Management.

Question: The management company Legacy is avoiding meeting with Resident Council at Harriet Tubman can something be done?

Answer: Capital staff will inform Asset Management that management need to make efforts to meet with Resident Council.

## Resident Services

Question: What sites have ROSS Coordinators?

Answer: At present these are the sites that have Coordinators, Brewster, Diggs, and Scattered Sites and Riverbend and Harriett Tubman.

Question: Which sites will get ROSS Coordinators?

Answer: Riverbend, Smith Homes, Sojourner Truth, Sheridan 1 and 2 and Diggs

Question: How does the Community Partners work?

Answer: They provide resources, site based services and leveraging funds to sustain the RSD and the necessary economic and social services provided to DHC residents. Also help engage in employment and training opportunities for residents

Question: How can we all take advantage of the Partners?

Answer: Yes each site will be given a list of our Community Partners.

Question: Will the Envision Center still be located on Diggs property and what is the status on Envision Center?

Answer: Yes the Evision Center will be located at the Diggs site and it is not completed yet the building is still under construction.

## Development

Question: Does any of the development include the 2 towers?

Answered: No...the Modernization Dept can speak to upgrades/updates on the towers (Jason Borrer) Development did do new roofs and the clock some years back.

Question: We were told there would be a salon, store and exercise room in the new building?

Answered: yes all of those were included in the original plans and they haven't started to seek tenants for the retail portion as of yet.

Question: Can "they" take over the towers?

Answer: No. HUD and DHC's Board would have to give approval before anything of the sort could happen.

# HOUSING CHOICE VOUCHER PROGRAM

Question: If a person is paying higher rates than mandated by Government – do we have to report?

Answer: Yes.

Question: What's the rule in regards to adult children? Why they can't come back once they move or I notify management that they move?

Answer: Once adult children move out, they are no longer a part of your voucher and they cannot come back. They will have to re-apply and be added to the waiting list. I know it's unfair, but it's the Government rules. There are some exceptions to the rule.

Example: An elderly parent can return once they move out.

Question: How many people are considered a family/household?

Answer: One (1) person is considered a family/household.

Question: Why do we have to report all income?

Answer: You have to report all income in order to be eligible for the program. If you chose not to report all income in household, (and we discovered that you have additional income within your household), you will have to pay back all monies that was paid from the voucher or public housing program.

Question: Jason told us RAD to exist at Parkside?

Answer: Jason knows more about the program than I do. However, it will take 12 to 14 months to renovate.

Question: We don't have any vouchers; will live in public housing. When will vouchers be available?

Answer: Hopefully, end of the year. Right now, don't have enough staff. Will open for five days and applicants will be chosen by general lottery.

Example: 44,000 people applied. We do a general lottery, which might pick 7,000 of those 44,000. Of those 7,000 only 10 – 20 might meet our standard qualifications; 10 will be chosen and only 5 will qualify.

Another Example: Chicago had 100,000 applicants. General lottery narrowed it down to 14,000

## Asset Management

Question: Are you recruiting (for new hires)? (Harriet Tubman)

Answer: Yes we are recruiting (hiring), visit DHC's website and Indeed.com

Question: There are 3 towers at Woodbridge Senior Village 1 of them has a room full of PII documents. Can the seniors use that room as a fitness room? (Woodbridge Senior Village)

Answer: Ms. Crawford stated that she would look into the room's intended use and follow-up with Denise on this situation with an answer

Question: What is procedure for getting your unit painted? (Sheridan)

Answer: This request should be raised with the property manager.

Question: What's criteria for transferring to Scattered Sites? (Harriet Tubman)

Answer: The waitlist for Scattered Sites is currently not open. DHC has a transfer process that allows eligible families to transfer from their current units to scattered sites.

Question: If a tenant moves into the senior building by themselves, can they later move girlfriend in with them and her kids? (Sheridan)

Answer: Only if it complies with the lease guidelines. Senior buildings have age and disability restrictions, if you believe that there is a violation, report it to the manager.

Question: If Sheridan is a senior building why are kids living there? (Sheridan)

Answer: Report your suspicion to the manager in case lease violations are in order.

Question: If a person moves out and owes money, if they pay the debt will will she be able to reapply? (Woodbridge Senior Village)

Answer: Yes; as long as the waitlist is open.

Question: When will proposed changes take effect if approved?

Answer: July 1, 2019