

Designated Housing Plan

Submitted to:

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Date: February 14, 2020

Sandra B. Henirquez
Executive Director
Detroit Housing Commission
1301 E. Jefferson Avenue
Detroit, MI 48207
313-877-8840



Designated Housing Plan

I. Introduction

The Detroit Housing Commission (DHC) (MI001) hereby requests renewal with revisions to its previously submitted Designated Housing Plan (DHP). This Plan is meant to replace DHC's 2012 DHP.

On May 04, 2017, DHC submitted its Designated Housing Plan to the United States Department of Housing and Urban Development (HUD) pursuant to authorization by Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) and the requirements of HUD PIH Notice 97-12. PIH Notice 2005-2 explains the requirements by which a public housing agency (PHA) can, pursuant to Section 10(a) of the "Housing Opportunity Program Extension Act of 1996," designate public housing projects for elderly families only, disabled families only, or elderly and disabled families.

Based on a continuing review and analysis of information pertaining to its existing tenant population, waiting lists and citywide housing needs, DHC has again determined that it is necessary and desirable to return two housing developments to its original designation for occupancy by near-elderly families only, Harriet Tubman Apartments and State Fair Apartments.

The information contained in this Plan provides a justification that DHC's designations are:

Necessary to achieve the housing goals identified by the City of Detroit (2010-2015) under its Consolidated Plan for Housing and Community Development; and Servicing the growing need for affordable, age-appropriate housing among Detroit's low-income, elderly population.

Currently, there are substantial unmet housing needs for both elderly and non-elderly disabled persons with disabilities in the City of Detroit. DHC's Plan is, therefore, designed to ensure that reasonable efforts are undertaken to address the needs of both groups in a fair and equitable manner. While the Plan will designate certain developments for occupancy by elderly families only, DHC projects, that on a system- wide basis under this Plan, housing opportunities for non-elderly persons with disabilities will continue to be available through approximately 65% of DHC's existing housing resources. Upon completion of revitalization efforts, this percentage will remain at approximately 65%. In other words, this Plan will ensure that there are significant alternative housing resources available for non-elderly persons with disabilities.

II. Commitment to Non-Discrimination and Fair Housing

With the implementation of this Plan and the administration of all programs, DHC's application and operation of designated housing projects shall be in conformity with the regulations of 945.301 Subpart C, and the regulations applicable to DHC in 24 CFR Chapter IX, including 24 CFR parts 913, 960 and 966, and, in particular, the nondiscrimination requirements of 24 CFR 960.211 (b)(3), that includes but are not limited to section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Fair Housing Act (42 U.S.C. 3601-3619), title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), Age Discrimination Act (42 U.S.C. 6101-6107), the American with disabilities Act (42 U.S.C. 12101-12213) and the implementation of these statutes and authorities; and other applicable Federal, State, and local laws prohibiting discrimination and promoting equal opportunity.

Based on a review of existing tenant and waiting list information, DHC has determined that the designations describe herein will have no adverse impacts in terms of increasing concentrations of minorities in DHC housing developments.

III. Accessible Housing

Accessible units are defined as those housing units owned or managed by DHC which have been physically modified to meet the needs of persons with disabilities and which conforms to the physical requirements under Section 504 of the Rehabilitation Act of 1973. Within those developments which DHC designates for occupancy by elderly families only, accessible units shall be made available only to elderly families or individuals on the waiting list. Additionally, DHC has under a Voluntary Compliance Agreement with U.S. Department of Housing and Urban Development to ensure that DHC is in compliance with the provisions of 42 U.S.C.

IV. Duration of Plan and Extensions

DHC Designated Housing Plan shall be in effect for a five year period from the date of HUD's notification that the Plan has been approved. Per the statutory provisions (Section 7 (e) (1)) requires that HUD "...notify each public housing agency submitting a plan whether the plan complies...not later than 60 days after receiving the plan. If...(HUD)...does not notify the public housing agency..., the plan shall be considered...to comply...and...(HUD)...shall be considered to have notified the agency of such compliance upon the expiration of such 60 day period." DHC may amend its Plan before the expiration of the five-year period by submitting a revised Plan to HUD.

V. Sources of Information

In preparing this Plan, DHC conducted a comprehensive review and analysis

of applicable housing data including:

- The City of Detroit's Consolidated Housing Plan.
- Characteristics of existing DHC public housing residents.
- Information on DHC current and projected vacancies, unit assignments, turnover and transfers.
- An analysis of the ratio of persons with disabilities currently in DHC housing (2/2020) compared to elderly families.
- Characteristics of applicants on DHC's current public housing waiting lists, including an analysis of the number and percentages of persons with disabilities and near-elderly and elderly families on these lists.

In addition, DHC consults and collaborates on a regular basis with a wide range of advocacy groups and public and private agencies who work with elderly families and families with disabilities.

VI. Justification for Designation

DHC's Plan to designate certain developments for occupancy by near-elderly families only is in compliance with all applicable laws and HUD regulations and is justifiable given the continuous community needs and priorities.

Included as Attachment A to this document are current tables of statistical information provided by each of DHC's AMP site based waiting lists and occupancy characteristics.

DHC's current public housing resident population. Currently there are a total of 3,128 households, of which 47% are elderly, 22% are disabled and 31% are neither elderly or disabled.

DHC has eight (8) developments which were submitted to HUD specifically for seniors and which currently house 1,454 households. Within these "elderly" developments (Forest Park, Riverbend, Sheridan Place I and II, Warren West, Woodbridge Senior Village, Woodbridge Senior Enhanced, and Gardenview Estates IIIC and Gardenview Estates IIID) the percentage of non-elderly disabled resident households ranges from a low of 0% at Woodbridge Senior Enhanced and one of the Gardenview Estates Senior phases to a high of 36% at Sheridan's. The total of non-elderly disabled households reside within these eight developments, which represent 25% of their total current households.

Table 1 provides information on the bedroom distribution of the developments proposed herein for designation for elderly families only, which represent 439 units of which 437 will be 1 bedroom units and 2 will be 2 bedroom units. With these designations DHC will have 1758 units available for general occupancy.

Therefore, DHC requests 1,612 existing ACC units or 48% of DHC's portfolio

being Designated Elderly Only.

The City of Detroit's Community Development Consolidated Plan (2000 - 2005) does not specifically refer to the need for "elderly only" or "disabled only" housing developments. However, the Section entitled "Needs of Elderly" states: According to the 1990 Census the percentage of Detroit residents 65 and older was 124,993 or 12.15 percent of the total population. Further, that 25.8 percent of elderly persons in Detroit indicated that they have difficulty in paying for their home or apartment. About 13 percent of the elderly population receives some form of government assistance to pay for housing. The U.S. Census 2000 Summary File entitled "Household Population and Household Type by Tenure (Geographic Area: Detroit, MI) indicates that: renter-occupied housing units 65 years or older (non-family household units) was 12,998 or 8.6 percent. Finally, by the year 2020, it is estimated that the number of people 65 and over will represent approximately 16.6 percent of the population.

In addition, according to Detroit Area Agency on Aging Senior Housing Report (DAAA): It was found that many of the housing needs of the elderly were related to having a high percentage of "older adults" living in a large urban area with a high percentage of "older" housing stock (85% of the City of Detroit housing stock is 40 years old compared to 51.7% for the nation). The elderly are living in older homes that require extensive home repairs and a significant portion of this population is unable to make these repairs because of physical limitations and they report having limited financial resources to hire contractors to make the repairs.

The Housing Committee of the Central City Aging Services Consortium provides an alarming overview of local housing problems (as stated in the DAAA March 2003 Senior Housing Report). The study states that the number of affordable housing units available to senior citizens has decreased over the last few years, while at the same time, it has become more challenging to finance new affordable construction or rehabilitation projects. Within Detroit over 550 units of senior housing have been lost since 1999, while an estimated additional 600 units were lost prior to 1999. Factoring in new units added to the senior housing stock, there has been a net loss of almost 1,000 units in recent years. These units were lost due to expiring Section 8 contracts, subsidized mortgage prepayments, or foreclosures.

Based upon an analysis of this information and a projection of future unit turnover, DHC has determined that eleven (11) developments, plus a portion of two (2) additional developments should be designated for occupancy by elderly families only. The 1,212 units in these designated developments represent only 35% of DHC's current available housing resources.

VII. Unit Breakdown of Designated Projects

Upon approval of this Plan, the following DHC developments are designated for occupancy by elderly families only:

Table 1

Current Developments

Development	Units	1 BR	2 BR
Forest Park	97	96	1
Riverbend	95	90	5
Sheridan's I & II	409	407	2
Warren West	143	116	27
Woodbridge Senior Village	296	283	13
Woodbridge Senior Enhanced	50	50	0
Gardenview Estates IIIC	42	38	4
Gardenview Estates IIID	41	38	3
Woodbridge IX	39	39	0
Total (Current Developments)	1212	1157	55

Proposed Developments

Development	Units	1 BR	2 BR
State Fair	200	199	1
Harriet Tubman	200	199	1
Total (Proposed Developments)	400	400	2

VIII. Supportive Services

A range of supportive services available at all DHC developments. The services vary by site and are based primarily on the needs and desires of residents. DHC is continually working with residents and community partners in developing an appropriate mix of supportive services at all sites. The sites to be designated under this Plan as for elderly families only have supportive services geared particularly to the needs of the elderly. A listing of supportive services by site is included as Attachment B.

IX. Treatment of Current residents of Designated Projects

No resident who is lawfully residing in a DHC dwelling unit will be evicted or otherwise required to vacate because of the designations described in this Plan.

DHC residents may request or agree to be relocated in connection with this

designation. In such cases, DHC will provide:

- a. A notice of the designation and an explanation of relocation benefits.
- b. DHC will work the residents wishing to relocate to identify an appropriate unit within DHC general occupancy portfolio.
- c. Payment of actual, reasonable moving expenses as defined by DHC policy.

X. Eligibility of Near-Elderly Families

In the event that there are insufficient elderly applicants to fill all of the units in the elderly only designated developments listed above, DHC shall allow "near-elderly" families or individuals to occupy units in these developments. A "near elderly" family is defined as a family whose head, spouse or sole member is at least 50 years but less than 62 years of age.

XI. Alternative Housing Resources

This Plan ensures that there will continue to be a board range of alternative housing resources available for non-elderly disabled families. The developments designated for occupancy by elderly families represent 47.83% of existing DHC housing resources. Therefore, a majority of all DHC housing resources will be made available for occupancy by non-elderly persons.

XII. Commission Approval

A copy of the Resolution approving submittal of this Plan is enclosed **(Attachment C)**.

XIII. Contact Person

The contact person at the Detroit Housing Commission for questions or additional information on this Designated Housing Plan is:

Sandra B. Henriquez
Executive Director
1301 E. Jefferson Avenue
Detroit, MI 48207
313-877-8608

DETROIT HOUSING COMMISSION DESIGNATED HOUSING PLAN

Attachment A (Tables)

TABLE 1: Bedroom Breakdown (Current Developments)

TABLE 2: Unit Breakdown (Non-Proposed Developments)

TABLE 3: Units Comparison (Proposed versus Non-Proposed Developments)

TABLE 2: Unit Breakdown (Non-Proposed Developments)

Current Developments

Development	Units
Brewster Homes	250
Sojourner Truth	186
Diggs Homes	104
Harriet Tubman	200
The Villages of Parkside	276
Scattered Sites	334
Smith Homes	156
State Fair	200
Algonquin	12
Greenbrooke Manor	32
Emerald Springs	105
Cornerstone Estates	138
Woodbridge Estates	100
Alexandrine Square Apartments	6
Gardenview Estates	195
Total	2294

TABLE 3: Units Comparison (Proposed versus Non-Proposed Developments)

Current Developments		
Proposed Designated	1173	34.80%
General Occupancy	2197	65.19%
Total	3370	100.00%

Planned and Current Developments		
Proposed Designated	1612	47.83%
General Occupancy	1758	52.17%
Total	3370	100.00%

**Detroit Housing Commission
Designated Housing Plan
Attachment B: Supportive Services by Type of Development**

The following services are provided by DHC Resident Services Department — Resident Opportunity Self Sufficiency (ROSS), Family Self Sufficiency (FSS) & Community and Supportive Services (CSS) Coordinators. The below services are specified by Family and Elderly sites:

Family Designated Site Services:

Healthcare Resources and Services
GED testing education and services
Salvation Army Bed and Bread Food Truck Weekly delivery
Financial Services Education and Training
Mobile library by the Detroit Public Library BOOK Mobile (Monthly).
Employment & Training Workshops
Section 3 Assessments and applicable employment work referrals
New Center Community Services Dental program
Wayne State University VAC program coordinated computer classes
New Center Community Mental Health Programming and Services
Wayne State Afterschool Programming
Lakeshore Legal (Living wills, free legal assistance)

Elderly Designated Site Services:

AARP Health and Life Insurance seminar
Lakeshore Legal (Living wills, free legal assistance)
Willis Financial – Empowerment Workshop Monthly
New Center Community Services – Dental Program Clinic
Wal-Mart provides transportation to and from their stores
Wayne State University VAC program mobile computer clinics
New Center Community Mental Health Programming and Services
Pharmor and Seven Mile Pharmacy Free Blood pressure and glucose screenings (Monthly)
Hearing screenings by Lions Hearing Center of Michigan.
Credit and financial budgeting and counseling by Mission of Peace Homeownership Program (Monthly)
Financial literacy and opportunities to open checking and savings accounts with PNC Bank (Quarterly)
Mobile library by the Detroit Public Library BOOK Mobile (Monthly).
Focus Hope Food Box Delivery (Monthly)
Gleaners Mobile Grocer Service (Monthly)

**Detroit Housing Commission
Designated Housing Plan
Attachment C: Board-approved Resolution**

