



# **DETROIT HOUSING COMMISSION**

## **DHC 2016 ANNUAL PLAN AND CFP 5-YEAR ACTION PLAN**

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

<b>A.</b>	<b>PHA Information.</b>					
A.1	PHA Name: <u>Detroit Housing Commission</u> PHA Code: <u>MI001</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2015</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3724</u> Number of Housing Choice Vouchers (HCVs) <u>6067</u> Total Combined Units/Vouchers <u>9791</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	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:					
<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

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

## B. PLAN LOCATIONS:

Detroit Housing Commission, Main Administrative Office, 1301 E. Jefferson, Detroit, MI 48207  
Detroit Housing Commission, Customer Service Center, 2211 Orleans, Detroit, MI 48207  
Main Branch Public Library, Sociology and Economic Department, 5210 Woodward Avenue, Detroit, MI 48202

Management Office at the Following Locations:

Brewster Homes 3526 St. Antoine  
Village of Parkside II 5000 Conner  
Smith Homes 14313 Crescent Drive  
Warren West 4100 Warren

Sojourner Truth 4801 East Nevada  
Woodbridge Estates 4106 Supremes Drive  
Riverbend Tower 4386 Conner  
Woodbridge Senior Village 3521 John C. Lodge  
Woodbridge Senior Enhanced 1300 Martin Luther King Dr.  
Emerald Springs 5825 Emerald Springs Circle  
Gardenview Estates 16461 Van Buren

Diggs Homes 1331 East Canfield  
Village of Parkside IV 5000 Conner  
State Fair 1231 W. State Fair

Harriet Tubman 2450 W. Grand Blvd.  
Forest Park 1331 East Canfield  
Sherdian I & II 7501 East Jefferson  
Cornerstone Estates 3200 John C. Lodge

### B.1 De-concentration and Other Policies that Govern Eligibility, Selection and Admissions:

Housing Choice Voucher Program

DHC is revising the Housing Choice Voucher Admission preferences to be limited to:  
DHC will select families 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

DHC is removing the Housing Choice Voucher Admission preference: Families with earned income 25 points

Public Housing Programs

Chapter 4 of the ACOP outlines DHC's policies on admissions, waiting list management and resident selection.

DHC will use the following local preferences:

Families Displaced by Federally Declared Disaster: DHC will establish a preference for families displaced by a federally declared disaster occurring after July 1, 2005. This preference takes priority over all other local DHC preferences.

Disabled Families: Applicants in which the head of household, spouse, or sole member is a person with a disability.

### B.1 Operation and Management

DHC's Public Housing management policies are located in the ACOP. The revised elements to the ACOP includes:

- Expand language related to the non-discrimination clause
- Removal of working and elderly preference
- Offer repayment agreements for families that have a previous debt to the agency

- Revise the criteria for management initiate interim reexaminations
- Expand application acceptance through the use of the internet
- Revise Community Service requirements to incorporate recent changes in the policy
- Additions to the Record Retention policy to include complaints, investigations, notices and corrective actions related to violations of the Fair Housing Act or the equal access final rule
- Updates to the Dwelling Lease that incorporates the proposed discretionary and regulatory changes

## **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.

## **B.1 Community Service and Self-Sufficiency Programs**

DHC will attempt to provide the broadest choice possible to residents as they choose community service activities.

DHC's goal is to design a service program that gives residents viable opportunities to become involved in the community and to gain competencies and skills. DHC will work with resident organizations and community organizations to design, implement, assess and recalibrate its community service program.

DHC will make every effort to identify volunteer opportunities throughout the community, especially those in proximity to public housing developments. To the greatest extent possible, DHC will provide names and contacts at agencies that can provide opportunities for residents, including persons with disabilities, to fulfill their community service obligations.

Any written agreements or partnerships with contractors and/or qualified organizations, including resident organizations.

DHC will provide in-house opportunities for volunteer work or self-sufficiency programs, when possible.

DHC's Resident Opportunity Self-Sufficiency program (ROSS) which includes designated site ROSS Service Coordinators, or the Family Self Sufficiency (FSS) program, will coordinate where applicable self-sufficiency specific programming and/or individual training and service plans to meet the community service requirement. Regular meetings with DHC coordinators will satisfy community service activities and DHC coordinators will verify community service hours within individual monthly logs.

### **B.1 Safety and Crime Prevention**

The Detroit Housing Commission applied for and was awarded an Emergency Safety and Security Grant to make upgrades to the security systems at the Sheridan Place I & II Apartments. Grant MI28E00150115 was awarded in the amount of \$227,990.00. DHC will utilize these funds to make upgrades to front and rear entry doors of the buildings as well as to the camera systems, access control systems, building alarm and other security related items to further ensure the safety and effective crime deterrent tools already being utilized to assist in victim safety

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**B.2 Choice Neighborhoods**

DHC will serve as Co-Applicant to the City of Detroit for a Choice neighborhood Grant which will include DHC's Douglass Homes site. Release of the NOFA is anticipated in the Spring of 2016 with a Spring/Summer 2016 due date.

**B.2 Mixed Finance Modernization or Development**

Villages of Parkside: DHC began discussions with a Charter School developer to develop Village I and anticipates starting discussions on the future of Village III.

Woodbridge Estates: Negotiations for a new rental phase, Phase IX, are ongoing. The developer has agreed to develop the site as a combination retail/rental phase, with retail spaces located on the first floor of a four story building. Due to the demand the developer plans to seek a senior housing designation for the midrise building that will include 77 one and two bedroom units of which 39 units will be ACC units. The development costs have been estimated to be \$16,499,000. The funding sources for this development will include HOPE VI, Program Income, Low Income Housing Tax Credits and Developer equity. The developer will submit an application for Low Income Housing Tax Credits in April 2016 with the goal of starting construction 4th quarter 2016.

Gardenview Estates: The developer will submit an application for Low Income Housing Tax Credits in April 2016 for rental Phase 5A with a goal of starting construction by 4<sup>th</sup> quarter 2016. The total development cost will be \$13,500,000. The funding sources for this development will include HOPE VI, Program Income, RHF, Low Income Housing Tax Credits and Developer equity. Rental Phase 5A will consist of 49 units, of which 25 will be ACC. The planning for rental Phase 5B will commence after construction begins on 5A. Rental phase 5B will consist of 48 units of which 25 will be ACC.

## B.2 Demolition and/or Disposition

1a. FREDERICK DOUGLASS HOMES SITE  
Projected Start Date Issue RFQ 1/2016  
Complete 5 year Redevelopment Plan 12/31/21\*  
\*Subject to Choice Neighborhood Grant Award

2b. AMPS 4, 5 and 6

1a. Scattered Sites Demo/Dispo 3  
Projected Start Date - 6/30/ 2016  
Projected End date - 6/30/2017

2b. AMP 12  
Number of Units Affected -16 1-2 br., 13-3 br., 2-4 br.  
0 Units Demo / 16 units Disposition; 0 vacant lots disposition

1a. Scattered Sites Demo/Dispo 3  
Projected Start Date - 6/30/ 2016  
Projected End date - 6/30/2017

2b. AMP 13  
Number of Units Affected -24 21-3 br., 3-4 br.  
2 Units Demo / 22 units Disposition; 2 vacant lots disposition

1a. Scattered Sites Demo/Dispo 3  
Projected Start Date - 6/30/ 2016  
Projected End date - 6/30/2017

2b. AMP 14  
Number of Units Affected -10 10-3 br.  
2 Units Demo / 8 units Disposition; 2 vacant lots disposition

1a. Scattered Sites Demo/Dispo 4  
Projected Start Date - 9/30/2016  
Projected End date - 9/30/2017

2b. AMP 13  
Number of Units Affected -45 2-2 br., 36-3 br., 7-4 br.  
45 Units Disposition;

1a. Scattered Sites Demo/Dispo 5  
Projected Start Date - 9/30/ 2016  
Projected End date - 9/30/2017

2b. AMP 13  
Number of Units Affected -17 16-3 br., 1-4 br.  
17 Units Disposition;

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

DHC may under RAD if applicable consider the Villages at Parkside- Parkside II, AMP 65, 137 units Parkside IV, AMP 9, 139 units for a conversion to RAD.

## B.2 Units with Approved Vacancies for Modernization

DHC's units approved for modernization are coded in HUD's Public and Indian Housing Information Center (PIC) systems as "Undergoing Modernization", a sub-category of non-dwelling units. These units must remain vacant until improvements are completed and are ready to be offered to applicants or transferees. DHC may request approval for additional units to be placed under modernization.

## B.2 Other Capital Grant Programs

The Detroit Housing Commission applied for and was awarded an Emergency Safety and Security Grant to make upgrades to the security systems at the Sheridan Place I & II Apartments. Grant MI28E00150115 was awarded in the amount of \$227,990.00. DHC will utilize these funds to make upgrades to front and rear entry doors of the buildings as well as to the camera systems, access control systems, building alarm and other security related items.

(c) The PHA must submit its De-concentration Policy for Field Office review.

See Attachment A and B



<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  <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> <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."</p> <p>MEASUREMENT: Creation of Public-Private Partnerships to develop new affordable housing opportunities as well as traditional rehabilitation of existing affordable units.</p> <p><b>PROGRESS:</b></p> <p>Gardenview Estates Phase IV added an additional 47 multi-family units of which 27 are ACC units. DHC is actively completing substantial renovations and certifying properties are in compliance with ADA regulations.</p> <p>HVAC Systems Upgrades at Riverbend Apartments have been completed</p> <p>Exterior Renovations are to begin at Riverbend Apartments in 2016 and then at Sheridan and Forest Park in later years</p> <p>Exterior Renovations at Smith and Brewster Homes have started. Work will continue and include Sojourner Truth</p> <p>DHC is actively seeking vendors to complete Elevator Upgrades at State Fair and Harriet Tubman Apartments</p> <p>Fire Alarm System Replacement at Warren West has been completed. Riverbend will be done by 2018</p> <p>Site Improvements at Warren West are substantially complete</p> <p>Boiler Replacements at Woodbridge Senior Village and Sheridan Apartments are substantially complete</p> <p>Completed substantial unit renovations on 162 scattered site homes</p> <p>Completed major site improvements at Diggs Homes and Smith Homes dramatically improving the appearance, longevity and safety of the properties</p> <p>Completed construction of a new office and community building at Smith Homes</p> <p>Completed HVAC System Replacement at Sheridan I &amp; II and Forest Park Apartments</p> <p>Completed major exterior renovations at State Fair and Harriet Tubman Apartments</p> <p>Completed major Exterior Renovations at Warren West Apartments with significant energy saving materials including high-efficiency windows and insulated roof</p> <p>Completed renovations in 452 bathrooms at Brewster Homes</p> <p>Goal # 2. Promotion of Equal Housing Opportunities consistent with HUD's Strategic Goal of "Ensuring equal opportunity in housing all Americans."</p>

**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 2016 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 FY 15.

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 \$8,323,478.00 for 2016-2020 budget projections. \$8,323,478 was the amount awarded to DHC in 2015. DHC will continue to follow a Five Year Action Plan with an emphasis on DHC's dilapidated Scattered Site Single Family Homes and the demolition, disposition or renovation of those homes determined eligible for return to service.

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

**PROGRESS:**

The Douglass Homes Site Disposition has started with the issuance of an RFQ for a Housing Developer. This was done in partnership with the City of Detroit so a Choice Neighborhoods Implementation Grant application can be submitted during Spring 2016.

Scattered Sites Demo/Dispo 3 was initiated 9/30/15 via HUD-SAC application to demo 4 houses and dispose of the resulting 4 vacant lots. Dispo of 46 houses and 11 vacant lots is subject to the environmental review process prior to HUD-SAC application.

	<p>Creation of Affordable Housing consistent with HUD's Strategic Goal of increasing the availability of decent, safe and affordable housing in American Communities.”</p> <p><b>PROGRESS:</b> The Development Department has completed all homeownership activities for Woodbridge Estates as well as the development of rental phase X. Discussions have successfully begun on Phase IX at WBE. Gardenview Estates Phase IV construction has been completed and 47 units have been placed in service. Discussions have successfully begun on Phase V at GVE. Progress has been made with redevelopment discussions regarding Douglass Homes. Obligation and expenditure end dates compliance for RHF grants both increments have been met.</p> <p><b>PROGRESS:</b> The Detroit Housing Commission (DHC) implemented changes to the Administrative Plan associated with the Project-Based Voucher Program. DHC requested and received PBV program approval from HUD. DHC published a rolling Request for Proposals (RFP) on May 11, 2015. Proposals have been received and under review.</p>
<p><b>B.6</b></p>	<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  <input 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. Submitted by the PHA as an electronic attachment to the PHA Plan</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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>
<p><b>B.8</b></p>	<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?  Y   N   N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C.</b></p>	<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>
<p><b>C.1</b></p>	<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 approved by HUD on 11/03/2015.</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

<b>Part I: Summary</b>		
PHA Name: Detroit Housing Commission	Grant Type and Number Capital Fund Program Grant No: M128P00150116 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: CFP 2016 FFY of Grant Approval:

Line No.	Type Of Grant Original Annual Statement Performance and Evaluation Report for Period Ending: 2-15-16	Reserve for Disasters/ Emergencies Summary by Development Account	Final Performance and Evaluation Report		Total Actual Cost <sup>1</sup>	
			Total Estimated Cost Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		1,704,927.00	-	-	-
3	1408 Management Improvements		50,000.00	-	-	-
4	1410 Administration (may not exceed 10% of line 21)		852,463.00	-	-	-
5	1411 Audit		-	-	-	-
6	1415 Liquidated Damages		-	-	-	-
7	1430 Fees and Costs		627,513.00	-	-	-
8	1440 Site Acquisition		-	-	-	-
9	1450 Site Improvement		300,000.00	-	-	-
10	1460 Dwelling Structures		2,030,000.00	-	-	-
11	1465.1 Dwelling Equipment—Nonexpendable		37,500.00	-	-	-
12	1470 Non-dwelling Structures		1,200,000.00	-	-	-
13	1475 Non-dwelling Equipment		1,210,000.00	-	-	-
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)		512,236.00	-	-	-
20	Amount of Annual Grant: (sum of lines 2 to 19)		8,524,639.00	-	-	-
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 CFP 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

<b>Part I: Summary</b>			
<b>PHA Name:</b> Detroit Housing Commission	<b>Grant Type and Number</b> Capital Fund/Program Grant No: M128P001.50116 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> CFP 2016	<b>FFY of Grant Approval:</b>
<b>Type Of Grant</b> Original/Annual Statement	<b>Reserve for Disasters/ Emergencies</b>	<b>Revised Annual Statement (revision no: )</b>	
<b>Performance and Evaluation Report for Period Ending: 2-15-16</b>	<b>Final Performance and Evaluation Report</b>		
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		Original	Revised <sup>2</sup>
<b>Signature of Executive Director</b>	<b>Signature of Public Housing Director</b>	<b>Obligated</b>	<b>Expended</b>
<b>Date</b>	<b>Date</b>	<b>Date</b>	<b>Date</b>

**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 4/30/2011

**Part II: Supporting Pages**

PHA Name:		Detroit Housing Commission		Grant Type and Number		Federal FFY of Grant:		
				Capital Fund Program Grant No: M128P00150116		2016		
		Replacement Housing Factor Grant No:		CFFP (Yes/No):				
AMP Number Name/HA-Wide 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%	1,704,927				
HA-Wide Mgt. Imp.	Management Improvements	1408		50,000				
HA-Wide Admn.	Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	1410	10%	852,463				
HA-Wide Fees & Costs	Fees & Costs (Professional Services required to administer Capital Projects)	1430		50,813				
HA Wide Contingency	Contingency	1502		512,236				
M100100001 Brewster Homes	Fees & Costs (Professional Services required to administer Capital Projects)	1430		60,000				
M100100001 Brewster Homes	Unit Renovations (Kitchens)	1460		800,000				
M100100002 Sojourner Truth	Fees & Costs (Professional Services required to administer Capital Projects)	1430		61,700				
M100100002 Sojourner Truth	Exterior Renovations (roofs, siding, gutters, overhangs, attic insulation)	1460		800,000				
M100100003 Forest Park/Diggs	Fees & Costs (Professional Services required to administer Capital Projects)	1430		60,000				
M100100003 Forest Park	HVAC Upgrades (MUA)	1470		600,000				
M100100003 Diggs Homes	Unit Renovations	1460		130,000				
M100100003 Diggs Homes	Water Heaters	1465.1		37,500				
M100100007 Harriet Tubman	Fees & Costs (Professional Services required to administer Capital Projects)	1430		40,000				

**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 4/30/2011

**Part II: Supporting Pages**

PHA Name:	Detroit Housing Commission		Grant Type and Number				Federal FFY of Grant:				
			Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	Quantity	CFPP (Yes/No):	Total Estimated Cost		Total Actual Cost		Status of Work
	AMP Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.			Original	Revised	Obligated	Expended		
MI00100007 Harriet Tubman	Replace Boilers	1475				300,000					
MI00100011 Riverbend Towers	Fees & Costs (Professional Services required to administer Capital Projects	1430				70,000					
MI00100011 Riverbend Towers	Plumbing Upgrades	1460				150,000					
MI00100012 Scattered Site AMP 12	Fees & Costs (Professional Services required to administer Capital Projects	1430				15,000					
MI00100012 Scattered Site AMP 12	Site Improvements	1450				33,000					
MI00100012 Scattered Site AMP 12	Unit Renovations	1460				50,000					
MI00100013 Scattered Site AMP 13	Fees & Costs (Professional Services required to administer Capital Projects	1430				15,000					
MI00100013 Scattered Site AMP 13	Site Improvements	1450				33,000					
MI00100013 Scattered Site AMP 13	Unit Renovations	1460				50,000					
MI00100014 Scattered Site AMP 14	Fees & Costs (Professional Services required to administer Capital Projects	1430				15,000					
MI00100014 Scattered Site AMP 14	Site Improvements	1450				34,000					



**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 4/30/2011

**Part II: Supporting Pages**

PHA Name:	Detroit Housing Commission		Grant Type and Number				Federal FFY of Grant:			Status of Work	
	AMP Number Name/HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor	Capital Fund Program Grant No. M128P00150116	CFFP (Yes/No):	Total Estimated Cost		Total Actual Cost			2016
						Dev. Acct No.	Quantity	Original	Revised		
M100100014 Scattered Site AMP 14	Unit Renovations	1460			50,000						
M100100015 Sheridan Place	Fees & Costs (Professional Services required to administer Capital Projects)	1430			60,000						
M100100015 Sheridan Place	Exterior Renovations (waterproofing)	1470			600,000						
M100100016 Smith Homes	Fees & Costs (Professional Services required to administer Capital Projects)	1430			50,000						
M100100016 Smith Homes	Site Improvements	1450			100,000						
M100100017 State Fair	Fees & Costs (Professional Services required to administer Capital Projects)	1430			40,000						
M100100017 State Fair	Site Improvements (site lighting)	1450			100,000						
M100100018 Warren West	Fees & Costs (Professional Services required to administer Capital Projects)	1430			40,000						
M100100018 Warren West	HVAC Upgrades	1475			500,000						
M100100019 Woodbridge Senior Village	Fees & Costs (Professional Services required to administer Capital Projects)	1430			30,000						
M100100019 Woodbridge Senior Village	Elevator Upgrades	1475			410,000						
M100100028 Algonquin Apartments	Fees & Costs (Professional Services required to administer Capital Projects)	1430			10,000						

**Part II: Supporting Pages**

PHA Name: Detroit Housing Commission		Grant Type and Number Capital Fund Program Grant No: M128P00150116 CFFP (Yes/No):		Federal FFY of Grant: 2016		
AMP Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
M100100029 Greenbrooke Manor	Fees & Costs (Professional Services required to administer Capital Projects)	1430		10,000		
				8,524,639		
				<b>Difference</b>		
				8,524,639	#DIV/0!	

**Capital and Program—Five-Year Action Plan**

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

**Part I: Summary**

PHA Name/Number MI-001	Development Number and Name		Locality (City/County & State) Detroit/Wayne Michigan		X Original 5-Year Plan <input type="checkbox"/> Revision No:	
	Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019	Work Statement for Year 5 FFY 2020	
A.						
B.	Physical Improvements Subtotal	4,680,000	4,801,800	4,998,000	3,550,000	
C.	Management Improvements	50,000	50,000	50,000	50,000	
D.	PHA-Wide Non-dwelling Structures and Equipment	125,000	0	0	1,500,000	
E.	Administration	832,347	832,347	832,347	832,347	
F.	Other -	971,436	974,636	778,436	726,436	
G.	Operations	1,664,695	1,664,695	1,664,695	1,664,695	
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds	8,323,478	8,323,478	8,323,478	8,323,478	8,323,478
L.	Total Non-CFP Funds					
M.	Grand Total	8,323,478	8,323,478	8,323,478	8,323,478	8,323,478

**Part I: Summary (Continuation)**

PHA Name/Number Development Number and Name	Work Statement for Year 1 FFY_2016__	Locality (City/county & State)			Original 5-Year Plan		Revision No:	
		Work Statement for Year 2 FFY_2017__	Work Statement for Year 3 FFY_2018__	Work Statement for Year 4 FFY_2019__	Work Statement for Year 5 FFY_2020__	Work Statement for Year 4 FFY_2019__	Work Statement for Year 5 FFY_2020__	
	Annual Statement							
MI00100001 Brewster Homes		1,100,000	400,000	525,000	150,000			
MI00100002 Sojourner Truth		400,000	400,000	200,000	200,000			
MI00100003 Forest Park/Diggs Homes		500,000	376,800	398,000	750,000			
MI00100007 Harriet Tubman		150,000	100,000	450,000	150,000			
MI00100011 Riverbend		345,000	375,000	750,000	600,000			
MI00100012 Scattered Sites		150,000	150,000	150,000	150,000			
MI00100013 Scattered Sites		150,000	150,000	150,000	150,000			
MI00100014 Scattered Sites		150,000	150,000	150,000	150,000			
MI00100015 Sheridan Place		500,000	2,050,000	550,000	300,000			
MI00100016 Smith Homes		450,000	400,000	300,000	200,000			
MI00100017 State Fair		500,000	100,000	450,000	150,000			
MI00100018 Warren West		200,000	0	600,000	150,000			
MI00100019 Woodbridge Senior Village		80,000	150,000	0	1,000,000			
MI00100028 Algonquin		50,000		150,000	150,000			
MI00100029 Greenbrook Manor		80,000		0	250,000			

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

Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2017		Work Statement for Year 3 FFY 2018			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	HA Wide Operations		1,664,695	HA Wide Operations		1,664,695
	HA Wide Admin		832,347	HA Wide Admin		832,347
	HA Wide Mgt Imp		50,000	HA Wide Mgt Imp		50,000
	HA Wide Fees & Costs		671,436	HA Wide Fees & Costs		674,636
	HA Wide Contingency		300,000	HA Wide Contingency		300,000
See	MI00100001 Brewster Homes Replace Windows	250 Units	700,000	MI00100001 Brewster Homes Site Improvements - Asphalt		400,000
Annual	MI00100001 Brewster Homes Replace Siding	250 Units	400,000	MI00100002 Sojourner Truth Site Improvements - Asphalt		100,000
Statement	MI00100002 Sojourner Truth Site Improvements - Concrete & Asphalt		400,000	MI00100002 Sojourner Truth Site Improvements - Lighting		300,000
	MI00100003 Forest Park Replace Boilers		200,000	MI00100003 Diggs Homes Unit Renovations		200,000
	MI00100003 Diggs Homes Unit Renovations		100,000	MI00100003 Diggs Homes Replace Doors		176,800
	MI00100003 Diggs Homes Replace Unit Entry Doors		200,000	MI00100007 Harriet Tubman Appliances		100,000
	MI00100007 Harriet Tubman Site Improvements		150,000	MI00100011 Riverbend Unit Flooring		200,000
	MI00100011 Riverbend Exterior Renovations		220,000	MI00100011 Riverbend Exterior Renovations		175,000
	MI00100011 Riverbend Common Area Upgrades		125,000	MI00100012 Scattered Sites Site Improvements		50,000
	MI00100012 Scattered Sites Site Improvements		50,000	MI00100012 Scattered Sites Unit Renovations		100,000

**Capital and Program—Five-Year Action Plan**

	MI00100012 Scattered Sites Unit Renovations	100,000	MI00100013 Scattered Sites Site Improvements	50,000
	MI00100013 Scattered Sites Site Improvements	50,000	MI00100013 Scattered Sites Unit Renovations	100,000
	MI00100013 Scattered Sites Unit Renovations	100,000	MI00100014 Scattered Sites Site Improvements	50,000
	MI00100014 Scattered Sites Site Improvements	50,000	MI00100014 Scattered Sites Unit Renovations	100,000
	MI00100014 Scattered Sites Unit Renovations	100,000	MI00100015 Sheridan Place Replace Windows	1,250,000
	MI00100015 Sheridan Place Exterior Renovations	500,000	MI00100015 Sheridan Place Unit Renovations	100,000
	MI00100016 Smith Homes Replace Doors	450,000	MI00100015 Sheridan Place Electrical Upgrades (Unit panels)	700,000
	MI00100017 State Fair HVAC Upgrades	500,000	MI00100016 Smith Homes Site Improvements (hydrants, curbs, sidewalks)	300,000
	MI00100018 Warren West Unit Renovations	200,000	MI00100016 Smith Homes Unit Renovations	100,000
	MI00100019 Woodbridge Senior Village Common Area Flooring	80,000	MI00100017 State Fair Appliances	100,000
	MI00100028 Algonquin Replace Roof	50,000	MI00100019 Woodbridge Senior Village Replace Boilers	150,000
	MI00100029 Greenbrook Manor Unit Renovations - Flooring	80,000		
	Subtotal of Estimated Cost	\$8,323,478	Subtotal of Estimated Cost	\$8,323,478

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 2019		Work Statement for Year 5 FFY 2020			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	HA Wide Operations HA Wide Admin HA Wide Mgt Imp HA Wide Fees & Costs HA Wide Contingency		1,664,695 832,347 50,000 478,436 300,000	HA Wide Operations HA Wide Admin HA Wide Mgt Imp HA Wide Fees & Costs HA Wide Contingency		1,664,695 832,347 50,000 426,436 300,000
	MI00100001 Brewster Homes Unit Renovations - Doors	250 Units	325,000	COCC Building Improvements		200,000
	MI00100001 Brewster Homes Appliances		200,000	MI00100001 Brewster Homes Appliances		150,000
	MI00100002 Sojourner Truth Unit Renovations - Flooring		200,000	MI00100002 Sojourner Truth Site Improvements		200,000
	MI00100002 Sojourner Truth Dwelling Equipment – furnaces & water heaters		300,000	MI00100003 Forest Park Site Lighting		50,000
	MI00100003 Forest Park Site Improvements		150,000	MI00100003 Forest Park HVAC Upgrades		500,000
	MI00100003 Diggs Homes Unit Renovations		198,000	MI00100003 Diggs Homes Site Improvements		200,000
	MI00100003 Diggs Homes Replace Furnaces		50,000	MI00100007 Harriet Tubman Common Area Upgrades		150,000
	MI00100007 Harriet Tubman HVAC Upgrades		450,000	MI00100011 Riverbend HVAC Upgrades Chiller / MUA		300,000
	MI00100011 Riverbend Unit Renovations		500,000	MI00100011 Riverbend Elevator Upgrades		300,000

MI00100011 Riverbend Replace Boilers	250,000	MI00100012 Scattered Sites Site Improvements	50,000
MI00100012 Scattered Sites Site Improvements	50,000	MI00100012 Scattered Sites Unit Renovations	100,000
MI00100012 Scattered Sites Unit Renovations	100,000	MI00100013 Scattered Sites Site Improvements	50,000
MI00100013 Scattered Sites Site Improvements	50,000	MI00100013 Scattered Sites Unit Renovations	100,000
MI00100013 Scattered Sites Unit Renovations	100,000	MI00100014 Scattered Sites Site Improvements	50,000
MI00100014 Scattered Sites Site Improvements	50,000	MI00100014 Scattered Sites Unit Renovations	100,000
MI00100014 Scattered Sites Unit Renovations	100,000	MI00100015 Sheridan Place Unit Renovations	300,000
MI00100015 Sheridan Place Replace Roof Exhaust Fans	125,000	MI00100016 Smith Homes Site Imp	200,000
MI00100015 Sheridan Place Appliances	100,000	MI00100017 State Fair Common Area	150,000
MI00100015 Sheridan Place Entry Doors	250,000	MI00100018 Warren West Common Areas	150,000
MI00100015 Sheridan Place II Replace Chiller	75,000	MI00100019 Woodbridge HVAC	350,000
MI00100016 Smith Homes Unit Renovations	400,000	MI00100019 Woodbridge Elevators	1,000,000
MI00100017 State Fair Unit Renovations	100,000	MI00100028 Algonquin Apartments Kitchens	150,000
MI00100017 State Fair HVAC Upgrades	450,000	MI00100029 Greenbrook Kitchens	250,000
MI00100018 Warren West Unit Renovations	400,000		
MI00100018 Warren West Common Area Upgrades	200,000		
MI00100028 Algonquin Apartments Exterior Renovations - Decks	150,000		
Subtotal of Estimated Cost	\$8,323,478	Subtotal of Estimated Cost	8,323,478



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U.S. Department of Housing and Urban Development

Michigan State Office  
Office of Public Housing  
Patrick V. McNamara Federal Building  
477 Michigan Avenue  
Detroit, MI 48226-2592  
Tel. (313) 226-6880

OFFICE

Ms. Kelly Lyons  
Executive Director  
Detroit Housing Commission  
1301 E. Jefferson Avenue  
Detroit MI, 48207

Dear Ms. Lyons:

This letter is to inform you that HUD approved the Detroit Housing Commission's 2015-2019 5-Year/Annual Plan submission for the PHA Fiscal Year beginning July 1, 2015.

The approval of the Annual Plan does not constitute an endorsement of the strategies and policies outlined in the Plan. When assisting families with housing under programs covered by the PHA Plan, the Detroit Housing Commission must comply with the rules, standards, and policies established in its Plan, as provided in 24 CFR Part 903 and other applicable regulations.

Your approved Plan and all required attachments and documents must be available for review and inspection at the principal office of the Housing Commission during normal business hours.

If you have any questions regarding your PHA Plan or the information in this letter, please contact Angela D. Foster, Public Housing Revitalization Specialist, at (313) 234-7460.

Sincerely

Douglas C. Gordon  
Director  
Office of Public Housing



U.S. Department of Housing and Urban Development

Michigan State Office  
Office of Public Housing  
Patrick V. McNamara Federal Building  
477 Michigan Avenue  
Detroit, MI 48226-2592  
Tel. (313) 226-6880

Kelley Lyons  
Executive Director  
Detroit Housing Commission  
1301 E. Jefferson Avenue  
Detroit, MI 48207

Dear Executive Director Lyons:

SUBJECT: Capital Fund Program (CFP) for FY 2015

Enclosed is an executed copy of Form HUD-52840A, Capital Fund Program (CFP) Amendment to the Annual Contributions Contract (ACC), which provides FY 2015 capital funding to the Detroit Housing Commission. We are also returning a signed copy of your approved annual budget (FY 2015), form HUD-50075.1. Please note the following important information relating to the 2015 CFP grant:

1. **Updated DUNS Number.** The DUNS registration in SAM is a requirement to receive Federal awards and the registration must be active. If you have an expired DUNS number, your FY 2015 Capital Fund grant will be awarded and suspended until the registration is updated. Once the DUNS registration is updated, the Field Office will release the suspension, and the funds will be available for use. Please note that the obligation end date of the FY 2015 grant will remain the same, so PHAs with expired DUNS numbers will have less than 2 years to obligate the funds.
2. **Flexibility for Capital Fund Amounts:** For FY 2015 CFP awards only, the limitation in section 9(g) (1) of the Act is increased from 20% to 25%. Section 9(g)(1) permits any PHA to transfer up to 20% of Capital Funds for Operating Fund eligible activities only if such use of funds is provided for an approved 5-Year Action Plan. For FY 2015, this limit is increased to 25% as identified in paragraph 2 of the 2015 CFP ACC Amendment. Small PHAs (those owning/operating less than 250 units) may continue to use the full flexibility provided for in section 9(g)(2) of the Act. Please note the following:
  - a) A PHA with 250 or more public housing units may use no more than 25% of its FY 2015 Capital Fund grant for activities that are eligible under the Operating Fund at 24 CFR Part 990.
  - b) A PHA with less than 250 public housing units, that is not designated as troubled under PHAS, may continue to use up to 100% of its annual Capital Fund grant for activities that are eligible under the Operating Fund at 24 CFR Part 990, except that the PHA must have determined that there are no debt service payments, significant Capital Fund needs, or emergency needs that must be met prior to transferring 100% of its Capital Funds to Operating Fund purposes. [24 CFR § 905.314(l)]
  - c) A PHA may use Capital Funds for Operating Fund purposes only if it is included in

the 5-Year Action Plan that is approved by the PHA Board of Commissioners and HUD.

- i. If a PHA's 5-Year Action Plan does not permit the use of Capital Funds for Operating Fund purposes or the Plan limits such transfer to a lesser amount than allowed and desired by the PHA for transfer, a PHA may amend or modify its 5-Year Action Plan after its submission to HUD. However, the PHA will need to determine whether or not such amendment or modification to its Plan is a significant amendment based on the criteria established by the PHA in accordance with 24 CFR 905.300(b)(1)(iii). If such amendment is a significant amendment, the PHA must ensure that it complies with 24 CFR 905.300(b)(1)(v)(A)—i.e., the PHA's Board adopted the amendment at a public meeting and the amendment is approved by HUD. If such modification is not a significant amendment/modification, the PHA may submit the amended 5-Year Action Plan to HUD for approval.
- ii. Capital Funds identified in the 5-Year Action Plan to be transferred to operations are obligated once the funds have been budgeted and drawn down by the PHA. Furthermore, once a PHA transfers Capital Funds to operations, the PHA must follow the requirements of 24 CFR 990 with respect to those funds.

3. **Waiver for Anticrime and Antidrug Activities for Large PHAs (those owning/operating 250 or more public housing units):** As noted above, for FY 2015 the limitation in section 9(g)(1) of the Act is increased from 20% to 25%. As provided in (cite), for FY 2015 the Secretary may waive this limitation to allow PHAs to fund activities authorized under section 9(e)(1)(C) of the Act.

Section 9(e)(1)(C) provides that PHAs may use Operating Funds for anticrime and antidrug activities, including the costs of providing adequate security for public housing residents, including above-baseline police service agreements.

Large PHAs seeking to transfer more than 25% of FY 2015 Capital Funds to Operating Funds for anticrime and antidrug activities ONLY, must request a waiver in writing addressed to the local field office. The local field office will review and transmit the request to the Office of Public Housing Investments. Waiver requests will be granted at HUD's discretion and for good cause. A good cause determination is made on a case-by-case basis and is dependent upon the adequacy of the documentation provided by the PHA seeking a waiver. For details on the waiver submission requirements, please refer to the "FY 2015 Capital Fund Processing Guidance for PHAs", located at the following link: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/capfund](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/capfund)

It should be noted that the anticrime and antidrug activities described by the PHA **must** be Operating Fund eligible activities, for example, costs for security guards or ongoing security services. A waiver request is not necessary for activities which are Capital Fund eligible, for example, installation of lighting, fencing or cameras or training of in-house security staff. For example, installation of security cameras is Capital Fund eligible, while ongoing maintenance and monitoring of the cameras are Operating Fund

eligible expenses. A waiver request to install security cameras would be denied because the PHA does not need to transfer Capital Funds to Operations in order to do so, while HUD would consider a request to pay the salary of security staff to monitor the installed cameras.

HUD will notify the PHA and local field office of HUD's decision in writing. If approved, the PHA must ensure that such use of funds is included in its approved 5-Year Action Plan before the PHA proceeds with an approved transfer of Capital Funds to Operating Funds. If necessary, a PHA may amend or modify its 5-Year Action Plan after its submission to HUD. However, the PHA will need to determine whether or not such amendment or modification to its Plan is a significant amendment based on the criteria established by the PHA in accordance with 24 CFR 905.300(b)(1)(iii). If such amendment is a significant amendment, the PHA must ensure that it complies with 24 CFR 905.300(b)(1)(v)(A)—i.e., the PHA's Board adopted the amendment at a public meeting and the amendment is approved by HUD. If such modification is not a significant amendment/modification, the PHA may submit the amended 5-Year Action Plan to HUD for approval.

4. **Obligation and Expenditure Deadlines:** HUD statute requires that at least 90 percent of a Capital Fund grant be obligated within two years of the date that funds are made available. The obligation requirement is stated in section 905.306(a) of the Capital Fund Final Rule. The requirements on obligation and expenditures were formerly located in 24 CFR 905.120 of the regulation). Obligation means the cumulative amount of capital fund commitments entered into via a signed contract, purchase order, professional agreements, etc. It must be noted that funds budgeted for operations, budget line item 1406, are considered obligated upon immediate withdrawal of the funds via a voucher. The obligation end date for the 2015 CFP grant is April 12, 2017, and the expenditure end date is April 12, 2019. Failure to comply with dates will result in sanction (forfeiture of funds).
5. **Accuracy of LOCCS Reporting:** Monthly reporting of accumulative obligation and expenditures information, via the Line of Credit Control System (LOCCS), for each of its open grant is required. An open grant is defined as any grant without an assigned pre-audit date. The deadline for the monthly reporting is the fifth calendar date after the month end. For example, the monthly reporting for period ending May 31, 2015, is June 5, 2105, and so on. It is important to remember that when you report CFP funds obligations and expenditures in LOCCS, you are certifying to the accuracy of the data. HUD may, at any time, request written evidence of this reported information, if it appears questionable. For example: HUD has noted that some Housing Commissions report 100 percent of the CFP funds are obligated immediately after grant approval. Unless a PHA has budgeted 100 percent of its grant funds in operations, this type of activity will trigger a flag on the part of HUD staff.
6. **Environmental Review:** The environmental review (ER) process is a statutory requirement under 24 CFR Part 58. Prior to obligating and expending and CFP funds, it is the PHA's responsibility to contact its responsible entity and initiate the ER process.

The ER must address all of the activities to be undertaken by the CFP grant. The Detroit Field Office will not release any CFP funding (place a manual hold on the grant funds in LOCCS) until this requirement has been satisfied. It should be noted that even if your proposed activities are classified as exempt or categorically excluded (thus, generating no need for a Release of Funds 7015.15), a letter stating these findings, from the responsible entity, to HUD, will be required.

I trust the above information is clear. We encourage you to access the Office of Capital Improvements website (above), on a regular basis, for vital information and program updates. If you have any questions regarding the contents of this letter, please contact your assigned Facilities or Portfolio Management Specialist.

Sincerely,



Willie C. H. Garrett  
Director  
Office of Public Housing

Enclosure (2)

**2015 Capital Fund**

**Capital Fund Program  
(CFP) Amendment  
To The Consolidated Annual Contributions  
Contract (form HUD-53012)**

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

Whereas, (Public Housing Authority) Detroit Housing Commission MI001 (herein called the "PHA")  
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions  
Contract(s) ACC(s) Number(s) C-3020 dated 12/31/2002

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ \$8,323,478.00 for Fiscal Year 2015 to be referred to under Capital Fund Grant Number MI28P00150115  
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 46

Now Therefore, the ACC(s) is (are) amended as follows:

- The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
- The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
- The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
- For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
- Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
- Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
- The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP

assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).  
(mark one) :  Yes  No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2015. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By <u>[Signature]</u> Date: <u>3/23/2015</u>	PHA (Executive Director or authorized agent) By <u>[Signature]</u> Date: <u>3/24/15</u>
Title <u>Director, Office of Public Housing</u>	Title <u>Executive Director</u>

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning July 1, 2015 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.



12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Detroit Housing Commission  
PHA Name

MI-001  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20\_\_\_\_

5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

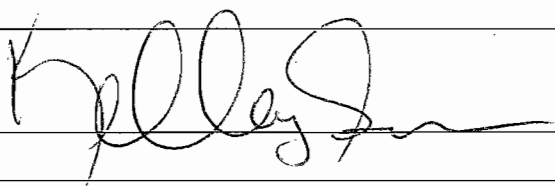
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

Executive Director

Signature



Date

2/16/16

**Civil Rights Certification**  
*(Qualified PHAs)*

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

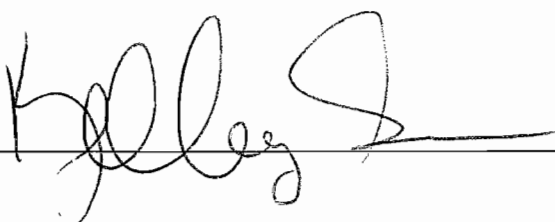
*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Detroit Housing Commission  
PHA Name

MI-001  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title <u>Executive Director</u>
Signature 	Date <u>2/16/16</u>

Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan

I, Mr. Arthur Jemison, the Director of Housing and Revitalization Department  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Detroit Housing Commission  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

City of Detroit  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

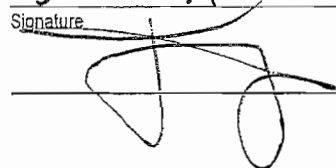
The Detroit Housing Commission's PHA Plan is consistent with the City of Detroit's Consolidated  
Plan as it conforms to Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504  
of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will  
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Signature

James Arthur Jemison



Title

Director, Housing & Revitalization

Date

3-15-16

## Questions/Answers Resident Advisory Board Meeting

January 28, and February 17, 2016

### HCV Program- Assisted Housing

**Question:** Where can you use the HCV Program Voucher?

**Answer:** The HCV Program Voucher can be used anywhere in the United States including Puerto Rico and Guam.

**Question:** If a Head of Household leaves the unit for 90 days to enroll in a rehabilitation facility, what happens to the voucher specifically if there are children in the household?

**Answer:** While DHC will review each case individually, typically the originally head of household would be able to temporarily make the new temporary guardian of the children the head of the household (or a remaining adult) until the original head of household returns to the home. However, the timeframe the head of household is allowed to be gone from the unit is limited.

**Question:** How long does a move voucher last?

**Answer:** Participants are provided 60 days from the date of issuance to submit a Request for Tenancy Approval (RFTA) to DHC. Participants are allowed to request for extensions. DHC reviews and approves extensions on case by case basis however the requirements for extensions are detailed in the Administrative Plan.

**Question:** What are circumstances in which participants would be in a repayment agreement?

**Answer:** Participants who are in repayment agreements have had cases of program fraud brought against them or have failed to notify DHC that a household member moved from the subsidized unit which resulted in DHC overpaying Housing Assistance Payment on behalf of the family

**Question:** If an elderly person passes away can the voucher be left to other people living in the household?

**Answer:** Yes, if an elderly person passes away the voucher can be left with remaining adult family member or can transferred to another non-family member who is taking custody of any remaining children on the voucher. The voucher cannot be transferred or given to a live-in aid.

**Question:** What are reasons participants would have debt owed to another PHA that would not allow them to receive a voucher with DHC?

**Answer:** If the client owes money from fraud, a repayment agreement, rent with an owner, or rent owed to another public housing facility within in the last five years, the applicant would be denied from the DHC HCV Program.

## **Development**

**Question:** Is Cornerstone low income too?

**ANSWER:** Yes

**Question:** What does ACC stand for?

**Answer:** Annual Contributions Contract

**Question:** Are they completely occupied? ACC? (Cornerstone)

**Answer:** Yes

**Question:** What age is the senior development for Phase IX (WBE)?

**Answer:** Still working on the details (55 to 62)

**Question:** Will there be units on the 1<sup>st</sup> floor if no retail?

**Answer:** Yes

**Question:** Does cost for Phase IX include homeownership units?

**Answer:** No

**Question:** How many ACC in IIIC & IIID @ GVE?

**Answer:** 83

**Question:** Where is Parkside located?

**Answer:** Corner of Warren & Corner

**Question:** Can we do a recreation center at Emerald Springs?

**Answer:** No...Laskey Recreation Center is down the street

**Question:** What determines which sites will be redeveloped?

**Answer:** Need and funding. It's the Executive Director's decision

## **Resident Services**

**Question:** Is the ROSS program still being funded?

**Answer:** Yes

**Question:** Can we have more Ross Coordinator?

**Answer:** No, per HUD regulations the number of ROSS Coordinators allowed is based on number of units of PHA. Three ROSS Coordinators are the maximum allowed for the ROSS grant. Based on DHC unit size we have the maximum allowed.

## **Demolition/Disposition**

**Question:** What is RAD?

**Answer:** A brief definition is shown on slide #8 of the presentation. The demonstration program allows PHA's to convert traditional public housing to RAD,

which is a Sec. 8 based program that allows project based and rental assistance to replace ACC or other federally subsidized privately owned housing so that improvements can be made to extend the marketability and preserve affordable housing long term. Information on the program is available at [portal.hud.gov/budportal/HUD?src=/RAD](https://portal.hud.gov/budportal/HUD?src=/RAD)

**Question:** When will houses be available for sale?

**Answer:** DHC expects to reach an agreement soon with the Detroit Land Bank Authority (DLBA) and expect to start selling the houses and lots within 90 days.

**Question:** Will DHC inspect the houses?

**Answer:** The properties will be inspected as they are sold by the city of Detroit to ascertain required repairs to allow the house to be occupied.

**Question:** What are the conditions of the houses?

**Answer:** All the houses are vacant and have been so for many years. The terrible condition of these houses makes it too expensive for DHC to repair and reoccupy.

**Question:** What is the value of the houses?

**Answer:** The individual value of the houses was determined by licensed real estate appraisers. The list of properties showing addresses, bedrooms and values were provided to the RAB and scattered sites residents in writing last September, as required prior to submission to HUD. The lists for all lots and houses being readied for disposition are available to view in the

### **Capital Funds Program**

**Question:** We have no Air Conditioning at Sojourner Truth are there any plans to have A/C installed in the units?

**Answer:** No current plans to add A/C conditioning. We will revisit the need of A/C to see if it is something that we should consider in the future.

**Question:** We have some leaky pipes located at Sheridan II, on the 12<sup>th</sup> floor hallway, are there any plans to resolve this issue?

**Answer:** Sheridan site manager is aware of the condition and has made arrangements to have the leaky pipes issue addressed.

**Question:** Residents have mentioned that they can hear a banging sound coming from the Roof at Riverbend Apartments. Banging is not constant but it can be heard off and on, is DHC aware of this?

**Answer:** We are aware of the problem with the banging sound and it was discovered to be plumbing issue. Site Management is working with Plumbing contractor to come up with a solution to resolve the noisy pipes.

**Question:** Outdoor Bike Rack wanted for residents at (3) buildings at Woodbridge Senior Village, who should we talk to about this?

**Answer:** Talk to Site Manager at Woodbridge regarding the Bike Rack request.

## **Asset Management**

**Question:** Resident asked if consideration would be given to applicants who were displaced because of life circumstances and had no landlord history?

**Answer:** The current ACOP gives consideration for applicants that have no landlord history. Applicants have the option of submitting personal character references in order to meet DHC's suitability requirements.

**Question:** Resident asked if the senior preference could stay?

**Answer:** There was a lot of discussion on the fact the senior still had preferences at senior sites, and about the current wait times associated with No Preference applicants. Senior will still have a preference for senior designated communities.



**Question:** Resident asked if we would consider being more stringent with households that had zero income because they have more suspicious activity going on?

**Answer:** There are already provisions in our current ACOP that addresses what to do if there are alleged fraudulent activities going on. We do not automatically assume that just because a person is zero income that they are prone to such behavior.

**Question:** Will there be CSSR forms available for Resident Council to use?

**Answer:** Yes, the Resident Council can get the appropriate forms from the management office.

**Question:** Resident asked if her son assisting elderly neighbors would be considered as meeting the CSSR requirement?

**Answer:** Resident was advised that they could contact the management office to receive guidance on how management would track the time.

**Question:** If someone that is 70 years old applies for housing at a Senior Site, will they be placed on the list before a 55 year old?

**Answer:** Yes

**Question:** If people are already housed in public housing and they put in an application at another site, will they be affected by the preference change?

**Answer:** Once the preference change take place, all individuals that are on the waiting list will receive a notice of the change. They will also have the opportunity to update their statuses.

**Question:** When do we expect to go live with online applications?

**Answer:** DHC is currently in process of setting up our systems to accommodate online applications. We anticipate rolling out this feature within the next 18 months.

**Question:** How long do you have to be a resident before you have to complete Community Service?

**Answer:** Once you become a resident, you are required to follow the Community Service rules.

**Question:** What are the consequences for not completing Community Service?

**Answer:** DHC will attempt to work with the resident by having them complete a work out agreement. If the resident refuses to do so, DHC will enforce the noncompliance rule for Community Service.

**Detroit Housing Commission  
Proposed Special Use Units**

<b>AMP</b>	<b>Development</b>	<b>Address</b>	<b>Reason for Special Use</b>
MI001000001	Brewster Homes	3509 St. Antoine #247	Non-Dwelling: Special Use, Other Resident Activities (Resident Council)
MI001000001	Brewster Homes	3526 St. Antoine #1	Non-Dwelling: Administrative Uses (Management Office)
MI001000001	Brewster Homes	3520 St. Antoine #3	Non-Dwelling: Special Use, Other Resident Activities (Resident Council)
MI001000002	Sojourner Truth	4718 Stockton #1060	Non-Dwelling: Special Use, Other Resident Activities (Resident Council)
MI001000003	Forest Park/Diggs	1331 E. Canfield #208	Non-Dwelling: Special Use, Other Resident Activities (Resident Council)
MI001000007	Harriet Tubman	2450 W. Grand Blvd. #1216	Non-Dwelling: Special Use, Self-Sufficiency Activities
MI001000015	Sheridan Place I	7501 E. Jefferson #1312	Non-Dwelling: Special Use, Other Resident Activities (Resident Council)
MI001000015	Sheridan Place II	7601 E. Jefferson #1301	Non-Dwelling: Special Use, Other Resident Activities (Resident Council)
MI001000016	Smith Homes	14246 Crescent Drive #3070	Non-Dwelling: Special Use, Other Resident Activities (Resident Council)
MI001000017	State Fair	1231 W. State Fair #216	Non-Dwelling: Special Use, Other Resident Activities (Resident Council)

DHC reserves the right to request units for special use for anti-drug/anti-crime initiatives.