



PROPOSED SIGNIFICANT AMENDMENT #2

DHC 2026 Annual PHA Plan



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HUD-50075-ST ANNUAL PLAN

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Detroit Housing Commission</u> PHA Code: <u>MI001</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3399</u> Number of Housing Choice Vouchers (HCVs) <u>6590</u> Total Combined Units/Vouchers <u>9989</u> PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: Detroit Housing Commissions (DHC) PHA Plans are available for review on our website: https://www.dhcmi.org/resources. The DHC has posted notices across its portfolio with a QR-Code that directs residents and general public to the location of the current PHA Plan and previous plans (Including proposed plans). The DHC is dedicated to reducing the use of paper, to that end there will be no printed copies of the PHA Plans. Instead, the DHC has computers available at the following locations for the general public to review the plans: • The Detroit Housing Commission, Main Administrative Office, 1301 E. Jefferson, Detroit, MI 48207 • Detroit Housing Commission, Customer Service Center, 2211 Orleans, Detroit, MI 48207 • DHC Resident Services satellite office at The Villages of Parkside II 5000 Conner, 48213 • Envision Center There are additional non-DHC sites where the public can access computers to review the plans. • Main Branch Public Library, 5210 Woodward Avenue, Detroit, MI 48202 • All public libraries in Wayne County ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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		PH	HCV												
B.	Plan Elements														

B.1	Revision of Existing 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. ☐ ☒ Deconcentration 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): (c) The PHA must submit its Deconcentration Policy for Field Office review.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☒ Choice Neighborhoods Grants. ☐ ☒ 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 Rental Assistance or Project-Based Vouchers under RAD. ☒ ☐ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☒ 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 applicable 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. Homeownership Program under Section 32, 9 or 8(Y) B.2.5 - DHC plans to continue with the disposition of substantially all scattered sites; occupied single family homes and vacant lots. Approved in the 2023 Annual Plan. There are approximately 207 Scattered Sites homes which DHC plans to dispose. B.1.4 - DHC will continue to expand its Homeownership Program to include residents of Low-Income Public Housing (LIPH), in addition to Housing Choice Voucher holders. Through this expanded program, DHC will support eligible residents in achieving homeownership by providing required homeownership training and access to voucher-based assistance. DHC will also continue to pursue both private and public sector partnership to secure

	additional resources to support the program. Program participants will be given the opportunity to purchase DHC-owned scattered-site units. DHC will utilize Section 18 disposition authority to facilitate the sale of these properties and support resident ownership opportunities. The term of HCV Home Ownership Voucher will be updated as follow: • If the family has a Disabled designation DHC will continue to provide voucher assistance for the full term of the mortgage • If the voucher assistance is on a 30-year mortgage DHC will assist for 15 years • Shorter than 20 years will be 10-year vouchers.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. No changes to the accepted 2026 PHA Annual Plan
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. No changes to the accepted 2026 PHA Annual Plan
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Meeting to be held 10/6/2026. This section will be updated after the meeting and submitted to HUD.
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements. Public comment period pending. Will be updated after public comment period has taken place.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☒ (b) If yes, please describe:

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: MI001-Detroit Housing Commission Form HUD-50075-ST (Form ID - 10328) printed by Rabelani Makwarela in HUD Secure Systems/Public Housing Portal at 10/01/2026 04:18PM EST



ADMINISTRATIVE PLAN REVISION



Administrative Plan Changes

The proposed changes to the DHC 2026 Administrative Plan are below. If there is a blue arrow in the “Current” column, it represents the location where new language will be inserted.

Section & Page (2026 Plan)	Revisions	Current
3.2.A. INCOME ELIGIBILITY AND TARGETING Page 36	A family buying a home through SSHOP will be considered continuously assisted, even if they must briefly relocate or have a short gap in assistance while the home is repaired and the purchase is completed. A family purchasing a housing unit through the Scattered Sites Homeownership Program (SSHOP) shall be considered to be continuously assisted notwithstanding any temporary relocation or gap in assistance for a period of time necessary for the identified housing unit to undergo repairs consistent with all Lender and HUD HCV Homeownership Housing Quality Standards and for the family to complete the purchase process.	• A Very-Low Income Family. • A low-income family that is “continuously assisted” under the 1937 Housing Act. • A low-income family that meets additional eligibility criteria specified in the DHC HCV administrative plan. Such additional PHA criteria must be consistent with the PHA plan and with the consolidated plans for local governments in the PHA jurisdiction.
15.1.A. OVERVIEW Page 502	DHC may waive the one-year participation requirement for eligible families in Scattered Site units involved in a Section 18 application who meet all homeownership guidelines. The requirement of one (1) year of participation may be waived for families residing in a Scattered Sites Low Income Public Housing unit included within a HUD-approved Section 18 disposition application, who would voluntarily seek to pursue the utilization of HCV homeownership assistance to purchase a housing unit and who have successfully met all applicable HUD HCV Program eligibility requirements and DHC Homeownership Program requirements.	15.1.A. OVERVIEW [24 CFR 982.625] The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option must be an existing participant in DHC’s HCV Program for one (1) year and must be in good standing before being approved to participate in the DHC Homeownership Program. There is only one form of homeownership assistance currently available that DHC may offer under this option and that is monthly homeownership assistance payments. DHC offers homeownership assistance to persons with disabilities. DHC demonstrates capacity to operate an HCV homeownership program by requiring program applicants to meet eligibility criteria defined further in this chapter
15.1.B. FAMILY ELIGIBILITY Page 502	DHC will only grant a waiver of the (1) year of good standing requirement for the HCV program as outlined in 15.1.A. Overview. The family must be a current participant in the HCV Program and must have been a participant in good standing for at least one year (unless the family has received a waiver of the one (1) year of good standing requirement as described in Section 15.1.A. above).	15.1.B. FAMILY ELIGIBILITY [24 CFR 982.627] The family must meet all of the requirements listed below before the commencement of homeownership assistance. DHC has also established additional initial requirements. • The family must be a current participant in the HCV Program and must have been a participant in good standing for at least one year.



Public Participation Notices

45 Day Public Comment Period

2026 ANNUAL PHA PLAN

The Public Review and Comment Period
for the 2026 Annual PHA Plan is from
October 8, 2026, to November 21, 2026

Plan Available October 7, 2026

Scan To View The Plan



Proposed Annual PHA Plan location:
<https://www.dhcmi.org/resources>

The public is invited to present oral or written
comments at the Public Hearing.

Comments can be sent to
PC@DHCMi.ORG

VIRTUAL PUBLIC HEARING

2026 ANNUAL PHA PLAN

DHC will hold a Virtual Public Hearing on
November 16, 2026, from 3:30 pm until 4:30 pm

The public is invited to present oral or written comments at the Public Hearing about the PHA Plan.
Comments can be sent to **PC@DHCMI.ORG**.

Join Zoom Meeting

<https://dhcmi-org.zoom.us/j/81769576556?pwd=CAcGheM3muagJc9Gg8lLx8iO0t54na.1>

Meeting ID: 817 6957 6556

Passcode: 359532

Join by Phone (Dial into Meeting)

Meeting ID: 817 6957 6556

Phone Numbers:

- 646-931-3860
- 929-205-6099

Scan To View The Plan

