



2025 DHC Annual PHA Plan

This Plan was approved on 4/25/2025 and was effective 7/1/2025

Annual PHA Plan <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: 03/31/2024
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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, including changes to these policies, 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. 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.

A. PHA Information.																										
<p>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>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3406</u> Number of Housing Choice Vouchers (HCVs) <u>6612</u> Total Combined Units/Vouchers <u>10018</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="162 1008 1510 1249"> <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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																	
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B. Plan Elements																										
<p>B.1 Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p>																										

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

PLAN LOCATIONS:

Detroit Housing Commission Webpage: www.dhcmi.org

B.1.1 De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions:

DHC is proposing to add local preferences for Homeless persons.

B.1.2 Financial Resources

FY2025 FINANCIAL RESOURCES

LIPH Subsidy	19,542,893	budgeted
LIPH Dwelling Income	6,322,598	budgeted
	<u>25,865,491</u>	

Tenant-Based Assistance (HAP)	42,491,200	budgeted
Admin Fees Tenant-Based	4,395,200	budgeted
	<u>46,886,400</u>	

CFP Grants	Amount	Start Date	End Date
MI28P001501-19	11,764,044	04/15/2019	04/15/2025
MI28L001501-19	1,000,000	08/30/2019	08/30/2025
MI28L001501-20	11,153,098	03/25/2020	03/25/2026
MI28P001501-21	10,506,573	02/22/2021	02/22/2025
MI28P001501-22	12,352,049	05/11/2022	05/11/2026
MI28P001501-23	12,389,982	02/16/2023	02/16/2027
MI28P001501-24	11,345,305	08/15/2024	05/05/2028
	<u>70,511,051.00</u>		

Resident Service Grant	Amount	Start Date	End Date
FSS23MI521701	395,904	1/1/2024	12/31/2024
FSS25	411,735	1/1/2025	12/31/2025
ROSS221712	491,700	6/1/2022	5/31/2025
MI002FJP5FPH20	2,300,000	4/28/2021	12/31/2025
YB-38217-2260-A-26	1,500,000	5/2/2022	3/31/2026
24-A-60-YB-000094	1,500,000	6/1/2024	9/30/2027
Total Grant Awards	6,599,339		

Development Grants Reserves	19,053,531.08
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Total Financial Resources 162,653,916

B.1.3 Operation and Management

- DHC is looking to revise its policies in accordance with HUD mandatory regulatory changes and Final Rules. (e.g. HOTMA Notice PIH 2023-27). DHC is also looking to add/revise some of its discretionary policies (re-examinations, Late Fees, Interim Re-certifications, Repayment Agreements, Permissive Deductions, Transfers and Pet Restriction Policies, Over-Income Public Housing Families).
- DHC's Public Housing management policies are located in the ACOP. The revised elements to the ACOP are submitted as an electronic attachment - Proposed DHC ACOP Changes Chart.
- HOTMA Revisions - DHC has begun to implement components of HOTMA in line with the 2024 PHA Annual Plan. DHC will implement HOTMA changes in 2025 as directed by HUD. DHC is awaiting HUD direction on next steps and implementation deadlines. Chapters 6, 7, and 9 have been updated to comply with HOTMA. To comply with HOTMA DHC has created chapters as follows:
 - Split Chapter 6 into two chapters: 6.A and 6.B. Chapter 6.A. contains current DHC policies. Chapter 6.B represents the policies that DHC will use upon the HOTMA 102/104 compliance date.
 - Split Chapter 7 into two chapters: 7.A and 7.B. Chapter 6.A. contains current DHC policies. Chapter 7.B represents the policies that DHC will use upon the HOTMA 102/104 compliance date.
 - Split Chapter 9 into two chapters: 9.A and 9.B. Chapter 6.A. contains current DHC policies. Chapter 9.B represents the policies that DHC will use upon the HOTMA 102/104 compliance date.
- DHC's Housing Choice Voucher and Section 8 Policies are located in the Administration Plan. The revised elements to the Admin Plan are submitted as an electronic attachment - Proposed DHC Administration Plan Changes Chart.
- The DHC describes all the changes it will make to comply with HOTMA in its ACOP and Administration Plan.
- The LIPH rent late fee has been changed from \$100 to \$25.
- The DHC will update the LIPH Lease – Part II – V. Obligations and Rights of Parties to include the following language:

Offer Resident a replacement unit, if available, if the condition of Resident's Premises is hazardous to the life, health or safety of the occupants and the condition is not corrected within a reasonable time. Rent will be abated in proportion to the seriousness of the damage and loss in value of the Premises if repairs are not made within a reasonable time or standard alternative accommodations are not provided in accordance with this paragraph, except that no abatement of rent will occur if Resident rejects the standard alternate accommodation or if the damage was caused by Resident, Resident's household members or guests.

B.1.4 Home Ownership Program

The DHC will continue to expand its home ownership program to include LIPH residents. The original program was only composed of Housing Choice Voucher holders. The DHC will assist residents to become homeowners via the training program and vouchers.

DHC program participants will be given the opportunity to purchase DHC Scattered Site units.

B.1.5 Community Service and Self Sufficiency

DHC's has received continued funding towards the coordination of services and programs by the award of the Resident Opportunity Self Sufficiency Program (ROSS) in FY21 in the amount of \$491,700., FSS FY23 for \$395,904, Jobs Plus FY2021 for \$2,300,000, YouthBuild FY22 for \$1,500,000, FY24 for \$1,500,000, Comcast \$50,000 and United Health Community Catalyst (UHCC) for \$84,437.50.

The Jobs Plus and Jobs Plus EID contract end date has been extended from 12/31/2025 to 12/31/2026.

B.1.6 Safety and Crime Prevention

The DHC will install security cameras across its developments.

The DHC will expand its participation in the City of Detroit Green Light Program.

B.1.7 Pet Policy

The LIPH \$10 pet fee due date has been changed from the 15th of the month to the 1st of the month along with the rent.

B.1.8 Asset Management

The DHC will continue to implement Asset Management initiatives started and/or presented in the 2024 Annual plan.

B.2 (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 Rental Assistance or Project-Based Vouchers 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.2.1 Mixed Finance Modernization or Development

General Goals

The Real Estate Development Department (REDD) is continuing to implement the plans presented in the 2024 Annual Plan. REDD is working to create a long-term self-development plan that is focused on acquisition of single-family, multi-family structures and vacant land throughout the Detroit area, completing the revitalization of Gardenview Estates, re-developing the obsolete Villages at Parkside and developing vacant land at Smith Homes as funding is made available. Staff is devising a portfolio-wide repositioning plan evaluating the possibility of initiating RAD contracts for developments within the DHC portfolio as well as the privately owned Mixed Finance Projects.

The completion of a self-development plan will allow DHC to partner with private/public entities and compete for financial assistance including but not limited to Low Income Housing Tax Credits, grants, traditional equity, New Market Tax Credits, private foundation grants and conventional financing. DHC will also put into place a strategic land acquisition plan to help preserve affordable housing within the City of Detroit. Development Staff is currently researching various funding sources to determine DHC's eligibility and possible new development endeavors.

The DHC will utilize the proceeds from the sale of the Douglas development, Gardenview development, and any pass-through City of Detroit grant funding as part of its Portfolio Upgrade Plan to implement RAD and mixed-finance initiatives.

The Villages of Parkside:

The DHC Board of Commissioners authorized DHC to redevelop TVPs 42 acres campus with new mixed-income homes. Phase 1 pre-development work, including resident meetings began in October 2023. The goal of the first phase is to construct 160 new units on the vacant 13-acre site formerly known as Village I. Future phases include the demolition of the old Villages II and IV, and relocation of the current residents of Village II and IV across the new developments. The total number of units for the site is to be determined and the redevelopment is expected to be completed by 2030.

Unit Acquisition Strategy:

Gardenview

As presented in the 2024 Annual Plan DHC will continue its redevelopment plans for the remaining 8 undeveloped acres into a community of residential homes of varying types and varying income levels, insuring that low-income and affordable units are prioritized. The DHC will undertake the implementation of the first phase of the construction of up to 200 units in the new community. In October 2024 DHC selected a developer and executed a development contract in the first quarter of 2024 DHC. Development of the site is anticipated to start in 2025.

As part of the development process DHC will complete soil evaluations as necessary to determine if there are any environmental impacts. Future processes will be determined based on the outcome of the assessment, which could include but are not limited to no action or an approved remediation plan.

B.2.2 - Repositioning

In the 2024 Annual Plan, as part of the Rental Assistance Demonstration (RAD) program, DHC is redefined the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

B.2.3 Conversion of Public Housing to Project-Based Assistance under RAD

Public Housing Relocation (Portfolio Upgrade Plan):

DHC shall under RAD, Section 18, and other repositioning programs, if applicable, consider all of DHC’s portfolio including Mixed Finance Developments for financial repositioning. DHC will be repositioning its portfolio over the next several years. All site conversions are expected to be completed by 2031.

AMP	Development Name(s)	Number of Units
MI001000001	Brewster	250
MI001000002	Sojourner Truth	186
MI001000003	Forest Park/Diggs	201
MI001000007	Harriet Tubman	200
MI001000009	The Villages at Parkside IV	139
MI001000011	Riverbend	95
MI001000012	Scattered Sites West	77
MI001000013	Scattered Sites East	80
MI001000014	Scattered Sites Central	47
MI001000015	The Sheridans	409
MI001000016	Smith Homes	156
MI001000017	State Fair	200
MI001000018	Warren West	143
MI001000019	Woodbridge Senior Village	296
MI001000020	Woodbridge Estates I	16
MI001000028	Algonquin	12
MI001000029	Greenbrooke Manor	32
MI001000041	Emerald Springs 1A	39
MI001000042	Emerald Springs 1B	36
MI001000043	Emerald Springs II	30
MI001000051	Cornerstone Estates 7A	39
MI001000052	Cornerstone Estates 7B	60
MI001000053	Cornerstone Estates 7C	39
MI001000054	Woodbridge Estates IX	39
MI001000055	Woodbridge X	14
MI001000065	The Villages at Parkside II	137
MI001000071	Woodbridge Estates II	22
MI001000072	The Village of Woodbridge Manor	50
MI001000073	Woodbridge Estates III	13
MI001000074	Woodbridge Estates IV	15
MI001000075	Woodbridge Estates V	20
MI001000077	Gardenview Estates I	48
MI001000080	Gardenview Estates IIA	22
MI001000081	Gardenview Estates IIB	22
MI001000082	Gardenview Estates IIC	24
MI001000083	Gardenview Estates IIIA	27
MI001000084	Gardenview Estates IV	27
MI001000086	Gardenview Estates V	30
MI001000085	Gardenview Estates IIIC	42
MI001000087	Gardenview Estates IIIB	25
MI001000089	Gardenview Estates IIID	41

RAD Conversion to PBV: Resident Rights and Participation, Waiting List and Grievance Procedures

Upon conversion to RAD PBV, DHC will adopt the tenant protections and resident rights, participation, waiting list and grievance procedures as required by HUD in PIH Notice 2016-17, PIH 2019-23, H 2025-01, and PIH 2025-03 (HA)). The table below lists the provisions that are applicable to the PBV conversion proposed for Village I. Additionally, DHC certified that it is currently in compliance with all fair housing and civil rights requirements.

In line with the 2023 Significant Amendment and 2024 Annual plan, DHC will continue to implement the processes for Rental Assistance Demonstration (RAD) program for Gardenview Estates. DHC will convert the 10 properties (AMPs) that comprise Gardenview Estates to Project Based Rental Assistance (PBRA) under the guidelines provided in PIH Notice 2019-23, REV-4 and any successor Notices. Upon conversion to PBRA, DHC will adopt the resident rights, participation, waiting list and grievance procedures as required by HUD in notices PIH 2019-23, Section 1.7.B (PBRA) and PIH 2016-17, and any successor notices. These resident rights, participation, waiting list and grievance procedures are appended to this Amendment. Additionally, DHC certified that it is currently in compliance with all fair housing and civil rights requirements.

Gardenview Estates is comprised of 10 properties (AMPs) consisting of 637 units, 308 are public housing units that receive HUD subsidy. All Gardenview Estates’ properties are mixed finance and are still in the compliance period. DHC has proposed to convert the 308 public housing units in Gardenview Estates to HUD’s Rental Assistance Demonstration (RAD) program via PBRA. For FY 2023, the 10 properties that comprise Gardenview Estates received in total \$612,777 in HUD Capital Funds for the 308 units. Upon conversion, DHC will no longer receive HUD Capital Funds for these units, but the properties will be able to borrow funds to address their capital needs.

The table below provides a summary of the number of public housing units and bedroom type by Gardenview Estates property. The number of units and bedroom type in Gardenview Estates will remain the same after RAD conversion.

Project Identifier			Public Housing Units						
ID	PIC Number	PROJECT NAME	Public Housing Units	0-BR	1-BR	2-BR	3-BR	4-BR	5+-BR
1	MI001000077	Gardenview Estates	48	0	0	11	37	0	0
2	MI001000080	Gardenview Estates IIA	22	0	8	5	9	0	0
3	MI001000081	Gardenview Estates II B	22	0	9	6	7	0	0
4	MI001000082	Gardenview Estates II C	24	0	5	11	8	0	0
5	MI001000083	Gardenview Estates III A	27	0	0	11	15	1	0
6	MI001000084	Gardenview Phase IV	27	0	5	16	6	0	0
7	MI001000085	Gardenview Estates Phase III C	42	0	38	4	0	0	0
8	MI001000086	Gardenview Estates Phase V	30	0	4	21	5	0	0
9	MI001000087	Gardenview Estates III B	25	0	5	6	13	1	0
10	MI001000089	Gardenview Estates Phase III D	41	0	38	3	0	0	0
Total Units			308						

DHC will be working with the private owners of the mixed-financed HOPE 6 Developments to identify capital needs and the appropriate repositioning venue for each development. The HOPE 6 grant developments under consideration are: Gardenview Estates, Woodbridge Estates, and The Villages at Parkside.

B.2.4 Demolition and/or Disposition

Scattered Sites:

DHC currently has plans to continue with the disposition of substantially all scattered sites; occupied single family homes and vacant lots.

Approved in the 2023 Annual Plan, DHC listed about 28 vacant lots intended to be disposed. That number is now 37 and may exceed that amount. Since vacant lot upkeep is costly and without return on investment, DHC will undertake efforts to dispose of all scattered sites vacant lots that do not add value to DHC's low-income housing program. The money saved from not having to cut grass, remove snow and account for water drainage will go toward developing quality new units for low-income families in the up to 80% AMI income range.

There are also approximately 207 Scattered Sites homes which DHC plans to cluster and sell.

DHC will request to dispose of these structures via sale or transfer to non-profit entity if the cost to renovate is found to be unreasonable. The total number of houses will be determined upon completion of a cost analysis.

DHC will apply to HUD Special Application Center (SAC) for the disposition of the vacant lots and the single-family homes, once confirmed. If approved, the proceeds from the sale of these properties will be used to further low income and affordable housing for families at or below 80% AMI in the City of Detroit. The method of sale will be determined with consultation from HUD SAC.

Parkside:

Parkside redevelopment will require the disposition of land through various section 18 applications to the Ownership entities established by the developer.

1. The Villages of Parkside, Village I: The initial development activities will take place on Parkside, Village I, a 13.8 Acre parcel of land that stands vacant. This parcel will be disposed of as needed to the owner entity of the New Parkside development Phases 1 (A total of 5.277 Acres within Village 1), GDC-DHC Parkside I Limited Dividend Housing Association, LLC and the balance subsequently to the owners of the subsequent phases that will be located on the 13.8-acre parcel. The disposition will be as a ground lease as part of the new development.
2. The Villages of Parkside, Village III: Will be disposed of in the same way as Village I above and used to complete the Parkside redevelopment.
3. The Villages of Parkside, Villages II & IV: These two parcels contain a total of 29 acres and are currently built out with 276 Unit. Only 140 of these units are currently occupied. DHC will seek to demolish the units due to obsolescence and health and safety concerns through a Section 18 demo/dispo application with a request for Tenant Protection Vouchers or possibly a RAD/Section 18 Blend. The units will be redeveloped to provide housing to families of different income levels but focusing on families at or below 30% AMI.

B. 2.5 Designated Housing for Elderly Families

The DHC Designated Housing Plan has been approved as of 3/24/2025 to maintain the units in the 9 developments below as designated housing for elderly families.

Development	AMP #	Program	ACC Units	1 BR	2 BR
Forest Park	MI001000003	LIPH	97	96	1
Riverbend	MI001000011	LIPH	95	90	5
Sheridan Place I & II	MI001000015	LIPH	409	407	2
Warren West	MI001000018	LIPH	143	116	27
Woodbridge Senior Village	MI001000019	LIPH	296	283	13
Gardenview Estates IIIC	MI001000085	Mixed-Finance	42	38	4
Gardenview Estates IIID	MI001000089	Mixed-Finance	41	38	3
Woodbridge Senior Enhanced	MI001000072	Mixed-Finance	50	50	0
Woodbridge Estates IX	MI001000020	Mixed-Finance	39	39	0
Current Developments Total			1212	1157	55

B. 2.6 Project Based Vouchers and Tenant Based Vouchers

DHC has HUD approval to Project Based up to 20% of its allocated vouchers (units or funding). The developments will be located in the city of Detroit and the five surrounding counties, Wayne, Macomb, Oakland, Lapeer and St. Clair. The PBV opportunities will be available through competitive and non-competitive selection and may include PHA Owned Units as well as Non-PHA Owned units. The Project Based program allows DHC to expand housing and economic opportunities throughout the region and will allow for deconcentrating poverty.

DHC has submitted 1 RAD application for The Villages of Parkside to relocate 130 families which has an approved CHAP for 160 units. The number of current participants that will be offered TBV should not exceed 130 TBV at the time of submittal. DHC is planning to submit additional RAD applications for MI001000003 - Charles Diggs, MI001000003 - Forest Park, MI001000016 - Smith Homes, MI001000015 - Sheridan Place, and MI001000001 - Brewster Homes and other developments mentioned in the Portfolio Upgrade Plan (Section B2.3).

B.2.7 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. Please see B.2.3 for the RAD plan.

B.2.8 Choice Neighborhoods – Charles Diggs

DHC may submit an application for Choice Neighborhoods by Q3 2025, for approval subsequent to this date. The DHC along with The City of Detroit was awarded a Choice Neighborhood Planning Grant of \$500,000.

AMP	Development Name(s)	Number of Units
MI001000003	Forest Park/Diggs	201

B.2.9 Capital Grant Programs

Seeking additional Capital funding to supplement the HUD Form 50075.2 activities.

B.2.10 Environmental Consideration – Brewster

DHC is in the process of testing soil throughout the Brewster Development - MI001000001 to determine if there are any environmental impacts. The DHC will determine future processes based on the outcome of the assessment, which could include but are not limited to no action or an approved remediation plan. The DHC may seek to place any vacant units into an Approved HUD Modernization status.

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.

The Detroit Housing Commission will continue to effectively and efficiently develop, manage, and preserve quality affordable housing through four major components. The development and maintenance of community partnerships; promoting high quality customer service; sustaining sound fiscal management; and ensuring operational sustainability. DHC’s annual progress pertaining to these goals are as follows:

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

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

PROGRESS:

- DHC executed a development contract for the redevelopment of the vacant Gardenview site and the development of up to 200 units.
- DHC continued the process of redeveloping the Villages of Parkside. The developers were awarded \$1.56M MSHDA 9% tax credit for phase III of the project.
- DHC increased the number of available units via project-based vouchers. DHC had PBVs go live at multiple sites in 2024 most recently Xavier Square, Brush Park, and LaJoya to name a few.
- DHC has continued to address unit vacancy by renovating and repairing vacant units which allowed DHC to house over 200 new families and improve the living conditions of the existing families. Site improvements include but are not limited to:
 - Upgrades and maintenance that include NSPIRE compliance.
 - Upgrade of stoves and fridges.
 - Installation of security cameras at several sites.
 - Ongoing effort to renovate an increased number of units with the assistance of various contractors.
 - Vacant unit renovations at multiple sites throughout the DHC portfolio.
 - Elevator upgrades have been completed at multiple sites.

Goal # 2. Promotion of Self-Sufficiency consistent with HUD’s Strategic Goal of “Promoting Self-Sufficiency and Asset Development.”

MEASUREMENT: Increase in households’ earned income.

	<p>PROGRESS:</p> <p>Increased earned income has motivated many to explore the idea of homeownership, which is another new program area RSD is launching in 2024. DHC's Resident Services Department graduated its first resident from the Home Ownership program and they purchased a home in June 2024. As of December 2024, the program had 10 LIPH and 129 HCV residents enrolled in the program. It is on track to graduate over 20 residents by the end of 2025.</p> <p>Resident Services hired 11 and continues to recruit residents as Community Coaches/Advocates to help connect their community to services provided they DHC and its partners. This includes programs that are designed to increase resident incomes.</p> <p>DHC's Resident Services Department developed the new workforce division of the department inclusive of three (3) grants: FSS FY24, YouthBuild FY22, and Jobs Plus FY21. The Jobs Plus grant in particular was designed for the households that were underemployed. RSD created Job Centers at three of the selected DHC sites State Fair, Harriet Tubman and Diggs Homes all of which had an unemployment rate of 89% at the time of grant award. RSD Workforce Enterprise (WE) Case Managers and Job Developers have intensely case managed program participants with removing various barriers and obtaining employment for the very first time in their lives. Additionally, increased earned income has motivated many to explore the idea of homeownership, which is another new program area RSD is launching in 2024.</p>
B.4	<p>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.</p> <p>See HUD Form- 50075.1 and 50075.2</p>
B.5	<p>Most Recent Fiscal Year Audit.</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>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p> <p>DHC's Resident Advisory Board comments/questions focused on obtaining 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.</p> <p><i>Submitted by the PHA as an electronic attachment to the PHA Plan</i></p>
C.2	<p>Certification by State or Local Officials.</p> <p>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.</p> <p><i>Submitted by the PHA as an electronic attachment to the PHA Plan</i></p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>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.</p> <p><i>Submitted by the PHA as an electronic attachment to the PHA Plan</i></p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p>

	If yes, include Challenged Elements.									
C.5	<p>Troubled PHA.</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>									
D.	Affirmatively Furthering Fair Housing (AFFH).									
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="175 661 1448 808"> <tr> <td>Fair Housing Goal: Implement Procedures</td> </tr> <tr> <td><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td>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.</td> </tr> </table> <table border="1" data-bbox="175 833 1448 1018"> <tr> <td>Fair Housing Goal: Implement Small Area Fair Market Rents</td> </tr> <tr> <td><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td>Research all rents in DHC portfolio area and analyze the data to determine rents. DHC implemented Small Area Fair Market Rents in January 2025 as outlined in the 2024 PHA Annual Plan. DHC will continue to implement process improvements to ensure residents have access to fair rents and increased markets.</td> </tr> </table> <table border="1" data-bbox="175 1043 1448 1199"> <tr> <td>Fair Housing Goal: Maintain and/or Increase HCV Program Lease-up Rates</td> </tr> <tr> <td><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td>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. DHC will continue with these efforts.</td> </tr> </table>	Fair Housing Goal: Implement Procedures	<i>Describe fair housing strategies and actions to achieve the goal</i>	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.	Fair Housing Goal: Implement Small Area Fair Market Rents	<i>Describe fair housing strategies and actions to achieve the goal</i>	Research all rents in DHC portfolio area and analyze the data to determine rents. DHC implemented Small Area Fair Market Rents in January 2025 as outlined in the 2024 PHA Annual Plan. DHC will continue to implement process improvements to ensure residents have access to fair rents and increased markets.	Fair Housing Goal: Maintain and/or Increase HCV Program Lease-up Rates	<i>Describe fair housing strategies and actions to achieve the goal</i>	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. DHC will continue with these efforts.
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