



## **2025 DHC 5-Year PHA Plan**

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

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
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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.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																										
<b>A.1</b>	<p><b>PHA Name:</b> <u>Detroit Housing Commission</u>      <b>PHA Code:</b> <u>MI0001</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2025</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025-2030</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission      <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council with a copy of their PHA Plans.</p> <p>Detroit Housing Commissions (DHC) PHA Plans are available for review on our website:  <a href="https://www.dhcmi.org/resources">https://www.dhcmi.org/resources</a></p> <p>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:</p> <ul style="list-style-type: none"> <li>• The Detroit Housing Commission, Main Administrative Office, 1301 E. Jefferson, Detroit, MI 48207.</li> <li>• Detroit Housing Commission, Customer Service Center, 2211 Orleans, Detroit, MI 48207</li> <li>• DHC Resident Services satellite office at The Villages of Parkside II 5000 Conner, 48213</li> <li>• Envision Center</li> </ul> <p>There are additional non-DHC sites where the public can access computers to review the plans</p> <ul style="list-style-type: none"> <li>• Main Branch Public Library, 5210 Woodward Avenue, Detroit, MI 48202</li> <li>• All public libraries in Wayne County</li> </ul> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <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>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>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> <i>State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</i></p> <p>The Detroit Housing Commission will effectively and efficiently develop, manage, and preserve affordable housing.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> <i>Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</i></p> <p>Over the next 5 years, the DHC will engage in wholesale transformation of how it does business. DHC will become a more resident-centered customer service organization. DHC will focus on lease enforcement, including rent collection.</p> <p>In order to do so, DHC must first set performance metrics for how it delivers maintenance services to residents. DHC will reduce its response to non-emergency tenant-initiated maintenance service requests by 50% by Year 3. In addition, DHC will ensure that each of its units complies with HUD and City of Detroit standards. The short-term goal is to increase the PHAS score each year, attaining High Performer designation no later than Year 5.</p> <p>It is incumbent upon DHC to ensure better housing quality in order to collect rents. Further, DHC will reduce Rent Collection write-offs by 50% by 2028 and another 50% of the remaining outstanding balance by 2030.</p> <p>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.</p> <ul style="list-style-type: none"> <li>• <b>Occupancy as a goal (700)</b></li> </ul> <p>DHC will also participate in the wholesale repositioning of its portfolio through Section 18, Rental Assistance Demonstration or other programs to upgrade the physical plant, stabilize cash flow to operate the property, and provide rental assistance to those who need it. Specific goals and objectives to achieve our mission within these areas are as follows:</p> <p><b>B.2.1. Low Income Public Housing</b></p> <p>There is a shortage of affordable rental housing for all eligible populations. DHC's objective is to maximize DHC's current resources for housing programs</p> <ul style="list-style-type: none"> <li>▪ <b>Objective 1:</b> Annually assess the DHC's policies regarding continued occupancy in public housing.</li> <li>▪ <b>Objective 2:</b> Continue to actively pursue the completion of modernization/rehab of existing public housing in order to increase utilization of these properties.</li> <li>▪ <b>Objective 3:</b> Demolish or dispose of obsolete scattered sites public housing units - consider various repositioning strategies.</li> </ul> <p><b>B.2.2. DHC must meet HUD standards for program performance under the Federal Low-income Housing Program</b></p> <ul style="list-style-type: none"> <li>▪ <b>Objective 1:</b> Improve the DHC's Public Housing Assessment System Score to attain a High Performer score status over the next 5 years.</li> <li>▪ <b>Objective 2:</b> Increase the DHC's Score to no less than 23 points under the Management Assessment Subsystem of the PHAS.</li> <li>▪ <b>Objective 3:</b> Increase the DHC's Score to no less than 36 points under the Physical Assessment Subsystem of the PHAS.</li> <li>▪ <b>Objective 4:</b> Maintain the DHC's score of 23 points for the Financial Assessment Subsystem of the PHAS.</li> <li>▪ <b>Objective 5:</b> Maintain the DHC's score of 8 points under the Capital Fund Subsystems of the PHAS.</li> </ul> <p><b>B.2.3. Reduce or eliminate single audit findings in the DHC's annual compliance audit of the LIPH Program</b></p> <ul style="list-style-type: none"> <li>▪ <b>Objective 1:</b> Conduct periodic reviews of existing policies and procedures for NSPIRE/REAC Inspections and enforcement to ensure the current process is compliant with the federal rules; make adjustments to procedures as necessary.</li> <li>▪ <b>Objective 2:</b> Maintain updated documentation that shows required monthly reviews are being performed on annual recertification and placement of tenant files.</li> </ul>

**B.2**

- **Objective 3:** Maintain an updated Uniformity of Tenant File Checklist under the LIPH Program to eliminate further errors and missing documents.
- **Objective 4:** Conduct and complete a reexamination for each participating family at least every 12 months.
- **Objective 5:** Provide ongoing support and training opportunities for necessary staff on accounting principles, operating procedures, Yardi software, IMS and EIV database and to keep abreast of changes in the federal rules

**B.2.4. Continue to improve office management and operational efficiency:**

- **Objective 1:** Automate more functions to provide increased quality of service such as web-based applications, increase web capabilities, and interactive voice response system.
- **Objective 2:** Continue to automate major operational components of DHC's computer software such as procurement, asset management, resource allocation, work order processing and tracking, materials, inventory.

**B.2.5. Assisted Housing Department - Housing Choice Voucher**

DHC will continue to streamline its Housing Choice Voucher Program (HCV) to encourage more landlord participation. It will continue to work with the City of Detroit to identify city opportunities for landlords to ensure their properties consistently comply with NSPIRE/HQS and UPCS-V (as appropriate) standards in order to increase units under the program. In addition, DHC will continue to use its ability to project base vouchers to deconcentrate poverty and provide voucher holders with opportunities to live in more socio-economically diverse neighborhoods.

HCV Program goals will also include:

- DHC will integrate Small Area Fair Market Rents replacing Standard Fair Market Rents
- DHC goal is to maintain full HCV program utilization, maximizing the program funding with the maximum number of vouchers. DHC has met full budget utilization while maximizing the total number of vouchers possible.
- DHC goal is to work with owners and developers to improve awareness of housing quality requirements to reduce HAP abatement activity
- DHC will continue to build on the Project Based Voucher program in order to provide affordable housing opportunities throughout the communities.
- DHC will expand the Project Based Voucher program to include DHC owned/developed/operated properties
- DHC will work with HUD to secure the opportunity to secure vouchers associated with Opt-Outs and/or Expiring contracts in multi-family. This will allow DHC to broaden the depth of the program and continue affordable opportunities for residents. This dependent on program funding.
- DHC will work with HUD on opportunities to manage or absorb troubled operations in the jurisdiction. This dependent on program funding.
- DHC will strengthen the HCV Homeownership program, marketing the program to qualified participants and increasing the utilization by 10 % annually

**B.2.6. Resident Services Resident Initiatives and Self Sufficiency Goals**

- DHC will continue to expand the social services it offers to Public Housing residents and voucher holders through additional programming and/or expansion of its EnVision Center.
- It will expand the Family Self-Sufficiency Program and employment/training opportunities under Section 3. DHC is partnering with Poverty Solutions, Inc. (University of Michigan) to explore ways to incent residents/voucher holders to get into and remain in the world of work.
- It will partner with other service providers, employers and union organizations to create pathways to increase educational and economic opportunities.
- Additional goals to attain these measures include:
  - DHC will broaden its partnership base to include federal and philanthropic organizations.
  - DHC will increase the capacity of the social services division through vista volunteers, non-traditional means and additional funding.
  - DHC will continue to work with and increase programs associated with weatherization, Michigan Healthy Home and Utility, Furniture and Appliance assistance.
- DHC will continue to foster home ownership with the LIPH and HCV residents through its Home Ownership incubator program. Graduate and secure home purchases for at least 25 LIPH residents and 50 HCV holders.
- Encourage the creation of resident councils at all the DHC developments.

**B.2.7. Development Goals**

DHC intends to continue repositioning its portfolio to increase revenue, create greater financial stability and provide more sustainable affordable housing. DHC proposes to establish a general construction company that will provide fee-for-

service vacant unit renovation and rehabilitation of buildings (units and systems), providing these services for DHC and eventually for third parties. DHC will expand its Real Estate Development Department (REDD) in order to partner with future developers/partners in the RAD process. It will create internal capacity which will allow DHC to self-redevelop specific DHC-owned properties. The REDD is working to create a long-term self-development plan that is focused on completing the revitalization of all its sites which may include mixed finance sites.

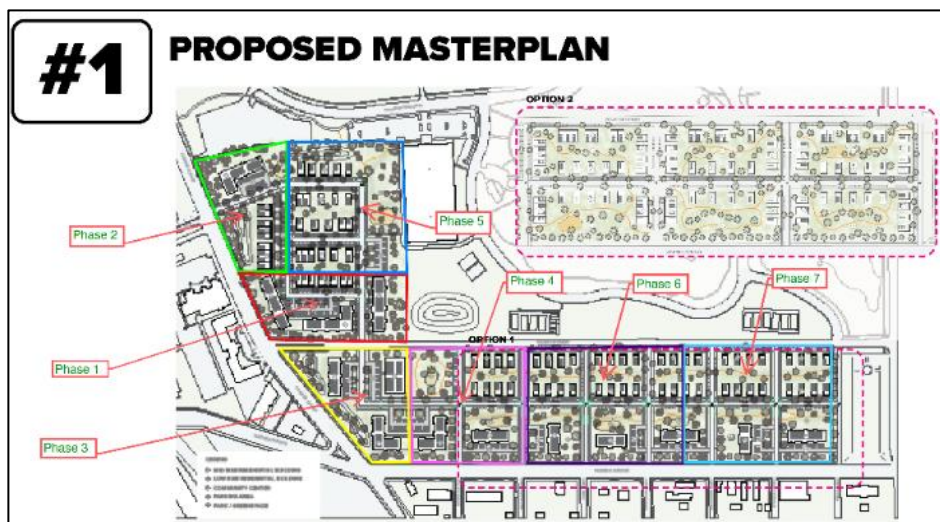
The completion of a self-development plan includes the re-building of the development staff into a full-service development division. This will allow DHC to partner with private/public entities and compete for financial assistance including but not limited to Low Income Housing Tax Credits, grants, traditional equity, New Market Tax Credits and conventional financing. In addition to gaining full-service status that will enable DHC to compete for development projects that support our affordable housing mission; DHC will explore mixed use developments to generate additional nonfederal income.

The DHC Real Estate Development Department is working to create a long-term self-development plan that is focused on acquisition of 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 are 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 are currently researching various funding sources to determine DHC's eligibility and possible new development endeavors.

Additional goals under development are as follows:

- **Objective 1:** Increase the inventory of new affordable housing units.  
**The Villages of Parkside (TVP):** 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 1. 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. In HUD's PIC system, The Villages of Parkside is shown as 4 separate projects as described in the table below.



*Note: This is a draft that is being improved and finalized*

**Gardenview Development:** Construction of up to 200 units on 8 acres. DHC is pursuing the to develop of the remaining vacant land into a community of residential homes of varying types and varying income levels, insuring that low-income and affordable units are prioritized. DHC selected a developer in October 2024 and the development agreement will be completed in Q1 2025.

**Unit Acquisition Strategy:** The REDDs long-term self-development plan will also include infusing more low-income and affordable living spaces into the community with a thoughtful land and unit acquisition program.

- **Objective 2:** Improve the Forest Park-Diggs development (MI001000003) and the surrounding community. DHC is a co-awardee of the Choice Neighborhood Planning Grant. The goal is to secure Choice Neighborhood Grant funds. The funds would provide resources to transform the neighborhood and increase affordable housing.
- **Objective 3:** DHC will continue to improve its developments by continuing to implement the portfolio repositioning initiatives stated in the 2024 Annual plan. See B.2.7.1 - B.2.7 for details.

**B.2.7.1 Repositioning**

In the 2024 Annual Plan, as part of the Rental Assistance Demonstration (RAD) program, DHC is redefining 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.2.7.2 Conversion of Public Housing to Project-Based Assistance under RAD**

Public Housing Repositioning:

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 continue efforts to reposition their portfolio over the next several years. All of the site conversions are expected to be completed around 2031. As already stated, in the first year of this 5-year plan DHC will execute the upgrade/ redevelopment / development of the following Developments: Parkside, Gardenview, and Smith Homes.

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

In line with the 2023 Significant Amendment and 2024 Annual plan, DHC will continue to implement the processes for 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
<b>Total Units</b>			<b>308</b>						

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.2.7.3 Demolition and/or Disposition**

Scattered Sites:

DHC currently has plans to Dispose of substantially all scattered sites; occupied single family homes and vacant lots. 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.

**B.2.8. 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.2.9. Capital and Modernization Goals**

DHC will continue to follow the 5-Year Capital plan as submitted to HUD. The goals below are not all inclusive of the improvements that DHC will complete. Further evaluation is ongoing based upon the prioritization and evaluation of a portfolio wide physical needs assessment.

Development	AMP#	CFP24 Capital Improvement - Not universal/ Not Limited to list in chart
Algonquin	MI001000028	Install security cameras to enhance surveillance
Algonquin	MI001000028	The replacement of old exterior doors with new, more secure ones, and the construction of a guard station to improve overall safety and security for residents.
Algonquin	MI001000028	Various Building Upgrades
Brewster Homes	MI001000001	Install security cameras to enhance surveillance
Brewster Homes	MI001000001	Soil Remediation
Brewster Homes	MI001000001	Unit Renovations: Mechanical upgrades, which may include improvements to heating, ventilation, and air conditioning (HVAC) systems, plumbing, and electrical systems to ensure the units are up to modern standards and provide a comfortable living environment.
Diggs Homes	MI001000003	Install security cameras to enhance surveillance
Diggs Homes	MI001000003	Unit Renovations: Replacement of exterior doors to improve security and energy efficiency, as well as upgrades to appliances within the units, ensuring residents have access to modern, efficient, and reliable kitchen and laundry equipment.
Forest Park	MI001000003	Install security cameras to enhance surveillance .
Forest Park	MI001000003	Unit Renovations: Enhancements to balconies, porches, and railings, which will not only improve the aesthetic appeal of the units but also ensure safety and compliance with current building codes.
Forest Park	MI001000003	Upgrades: Intercom system replacement.
Greenbrooke Manor	MI001000029	Install security cameras to enhance surveillance.
Greenbrooke Manor	MI001000029	Installation of new exterior doors, and a guard station to enhance safety and security.
Greenbrooke Manor	MI001000029	Unit Renovations: Upgrades to appliances within the units to provide residents with modern and efficient kitchen and laundry equipment.
Greenbrooke Manor	MI001000029	Various Building Upgrades.
Harriet Tubman	MI001000007	Install security cameras to enhance surveillance.
Harriet Tubman	MI001000007	Installation of new exterior doors, and a guard station to enhance safety and security.
Harriet Tubman	MI001000007	Elevator Upgrades: Enhancements to elevator doors, ensuring they are safe, reliable, and compliant with current standards.
Harriet Tubman	MI001000007	Unit Renovations: Appliance upgrades to ensure residents have access to modern and efficient kitchen and laundry equipment.
Riverbend	MI001000011	Unit Renovations: Upgrading bathroom counters and sinks, providing residents with modern, durable, and aesthetically pleasing bathroom fixtures.
Riverbend	MI001000011	Various Building Upgrades.
Riverbend	MI001000011	Install security cameras to enhance surveillance.
Riverbend	MI001000011	Upgrades: Intercom system replacement.

Scattered Sites West	MI001000012	Unit Renovations: The renovations include appliance upgrades to ensure residents have access to modern and efficient kitchen and laundry equipment.
Scattered Sites West	MI001000012	Improvements to gutters, downspouts, balconies, porches, and railings to enhance the functionality and appearance of the buildings and ensure they are safe and compliant with current standards.
Scattered Sites East	MI001000013	Unit Renovations: The renovations include appliance upgrades to ensure residents have access to modern and efficient kitchen and laundry equipment.
Scattered Sites Central	MI001000014	Improvements to gutters, downspouts, balconies, porches, and railings to enhance the functionality and appearance of the buildings and ensure they are safe and compliant with current standards.
Sheridan Place I & II	MI001000015	Unit Renovations: Enhancements to balconies, porches, and railings.
Sheridan Place I & II	MI001000015	Renovations: Comprehensive kitchen and bath renovations focusing on upgrading appliances to provide residents with modern, efficient, and reliable equipment.
Sheridan Place I & II	MI001000015	Various Building Upgrades.
Sheridan Place I & II	MI001000015	Upgrades: Intercom system replacement.
Smith Homes	MI001000016	Upgrades: This includes but is not limited to the replacement of windows, including columns and porches, to improve energy efficiency, security, and aesthetic appeal.
Smith Homes	MI001000016	Renovations: Comprehensive kitchen and bath renovations focusing on upgrading appliances to provide residents with modern, efficient, and reliable equipment.
Smith Homes	MI001000016	Unit Renovations: Upgrades to kitchen sinks and faucets to ensure they are modern, durable, and efficient.
Smith Homes	MI001000016	Install security cameras to enhance surveillance.
Smith Homes	MI001000016	Upgrades: Intercom system replacement.
Smith Homes	MI001000016	Various Building Upgrades.
Sojourner Truth	MI001000002	Upgrades: Site upgrades include but is not limited to Kitchen and Bathroom Renovations: Improvements to building slabs to ensure structural integrity and longevity.
Sojourner Truth	MI001000002	Unit Renovations: Appliance upgrades to provide residents with modern and efficient kitchen and laundry equipment.
Sojourner Truth	MI001000002	Various Building Upgrades.
State Fair	MI001000017	Elevator Upgrades & Unit Renovations: Electrical improvements to ensure safety and reliability, along with appliance upgrades to provide residents with modern and efficient equipment.
State Fair	MI001000017	Install security cameras to enhance surveillance.
State Fair	MI001000017	Upgrades: Intercom system replacement.
State Fair	MI001000017	Various Building Upgrades.
Sojourner Truth	MI001000002	Install security cameras to enhance surveillance.
Sojourner Truth	MI001000002	Temporary Cameras – fuel cost and loss prevention.
Warren West	MI001000018	Elevator Upgrades & Upgrades: Electrical improvements, installation of security cameras, new exterior doors, and a guard station to enhance safety and security.
Warren West	MI001000018	Interior Flooring & Unit Renovations: Replacement of kitchen sinks, faucets, and flooring to ensure they are modern, durable, and aesthetically pleasing.
Warren West	MI001000018	Upgrades: Intercom system replacement.
Warren West	MI001000018	Install security cameras to enhance surveillance.
Warren West	MI001000018	Various Building Upgrades.
Woodbridge Senior Village	MI001000019	Upgrades & Unit Renovations: New exterior doors, and a guard station to enhance safety and security for senior residents.
Woodbridge Senior Village	MI001000019	Install security cameras to enhance surveillance.
Woodbridge Senior Village	MI001000019	Various Building Upgrades.
All Sites	Various	NSPIRE inspections and remediation.
Orleans - 2211	1410/1406	Building Upgrades Administrative Offices Orleans.
Jefferson - 1301	1410/1406	Building Upgrades Administrative Office Jefferson - Electrical upgrades, heating & cooling, furnace, and other upgrades (carpet replacement, etc.) 1301 & 2211.
Jefferson - 1301	1410/1406	1301 Roof Repair.

**B.3** **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**B.3.1. Development**

**The Villages of Parkside (TVP)**

1. DHC unwinding activities were completed in 2020 for all TVP developments. DHC has executed a development contract and has begun the redevelopment process for TVP. The first phase is anticipated to be completed by Q4 2026 and will produce 160 units.

**Gardenview Site**

1. The 4 acres that DHC sold to Covenant Community Care has been developed into a community health center that had its ribbon cutting on 23 October 2023. They provide the following services to the Gardenview community and the area at large: Medical, Women’s Health, Substance Use Treatment, Dental, and Counseling.
2. DHC sold 15.917 acres of the Gardenview sit to KIPP Detroit Public Schools (KIPP Detroit Imani Academy). They will construct a K-12 school, a tuition-free, open-enrollment, public charter school. They have been completing predevelopment work and preparing to break ground.

**B3.2. Low Income Public Housing**

1. Continued to provide an improved living environment by modernizing and upgrading units, community areas and exterior locations.
2. DHC has strengthened the activity supporting homeless programs. DHC and the City of Detroit have established a MOU to house homeless families. Since the execution of the MOU in Q3 2024 DHC housed over 50 homeless families.
3. Assed units and ensured 100% UPCS inspections and strategically cure deficiencies in order to preserve existing rental units.
4. Crime Prevention and Safety:
  - a. Implementation of the City of Detroit Police Department Greenlight Program at Sheridan Apartments
5. Installed carbon monoxide detectors throughout DHC properties.
6. Installed smoke detectors at multiple developments.

<p><b>B.3</b></p>	<p><b>B3.3. Assisted Housing</b></p> <p>1. 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.</p> <p><b>B3.4. Resident Initiatives and Self-Sufficiency</b></p> <p>DHC has continued to broaden the Promotion of Self-Sufficiency consistent with HUD’s Strategic Goal of “Promoting Self-Sufficiency and Asset Development” by the creation of a Workforce and Homeownership Divisions within the Resident Services Department. Broadening the programming services scope and partnerships offers an array of self-sufficiency services to participants in The Detroit Housing Commission communities.</p> <p><b>Program Progress:</b></p> <ul style="list-style-type: none"> <li>• DHC’s Resident Services Department continues to focus on obtaining effective community partnerships that will foster resident self-sufficiency in the areas of sustainable employment and training, 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 workforce development, higher education institutions, faith-based organizations, local health initiative and other community based not for profits.</li> <li>• DHC’s has also received continued funding towards the coordination of services and programs with the awards of the Family Self Sufficiency (FSS) Program in FY24, as well as new funding for the Resident Opportunity and Self Sufficiency Program FY22, and HUD Jobs Plus FY21-22.</li> <li>• DHC anticipates receiving the FY25 JobsPlus grant award where an onsite Jobs Plus Center will open on the Brewster Homes site for focused and results driven employment, career and self-sufficiency services will be given.</li> <li>• DHC successfully manages a HUD EnVision Center Demonstration site that promotes access and opportunity for PHA residents to become economically self-sufficient. The DHC EnVision Center will continue to offer all HUD assisted individuals four pillar services and resources on a pathway to greater self-sufficiency. The DHC Envision Center boasts partnerships with both Federal and local partners.</li> <li>• DHC is also a member of the ConnectHome initiative Consortium and continues to create and implement a plan to assist residents in closing the digital divide and digital inclusion. DHC successfully manages DHC’s Supportive Services Non-profit D.R.E.A.M.S that provides a pathway for philanthropic funding to assist in helping DHC residents achieve milestones such as homeownership, skilled trades and other career paths, as well healthy living grant program opportunities for families.</li> <li>• The DHC has successfully partnered with the City of Detroit and secured \$500k in Choice Neighborhood Planning grant funds. The goal is to improve the Forest Park Charls Diggs Development along with the surrounding neighborhood.</li> </ul>
<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><b>DHC VAWA Goals</b></p> <p>The DHC fully supports, and complies with, Violence Against Women Reauthorization Act of 2013 (VAWA 2013) by ensuring all, required notices of rights under VAWA are included in all application, enforcement, and program termination correspondence/paperwork. The following excerpts are from the agency’s HCV Administrative Plan (please see Chapters 2, 3, 5 and 10) and Admissions and Continued Occupancy Plan (please see Chapters 3 and 7) as it relates to VAWA.</p> <p><b>VIOLENCE AGAINST WOMEN ACT PROTECTIONS</b></p> <p>Applicants who otherwise qualify for assistance or admission will not be denied admission on the basis that the applicant is or have been a victim of domestic violence, dating violence, sexual assault or stalking. VAWA does not limit DHC’s authority to deny assistance to an individual or family that is not otherwise qualified or eligible for assistance.</p> <p>2.3F.1 Prohibition Against Termination of Assistance Related to Victims of Domestic Violence, Dating Violence, Stalking or sexual assault Criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a participant’s household or any affiliated individual will not be the basis for termination of assistance, tenancy, or occupancy rights if the participant or an immediate member of the participant’s family is the victim or threatened victim of domestic violence, dating violence, sexual assault or stalking.</p>

**B.4** Incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking will not be construed either as serious or repeated violations of the program obligations by the victim of such violence or as a good cause for terminating assistance.

Notwithstanding the foregoing, DHC may exercise its authority to remove, terminate occupancy rights, or terminate assistance to any individual who is a household member or lawful occupant and who engages in criminal acts of physical violence against family members or others, without removing/terminating the assistance to, or otherwise penalizing the victim of such violence. DHC retains its authority to terminate the assistance of any household member if DHC concludes that there is an actual and imminent threat to other residents or those employed or providing services to the property if the participant/household member is not evicted or terminated from assistance.

**PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING**

The Violence Against Women Reauthorization Act of 2013 (VAWA) prohibits denial of admission to an otherwise qualified applicant on the basis or a direct result of the fact that the applicant is or has been a victim of domestic violence, dating violence, stalking, or sexual assault, engaged in by a member of an applicant's household or any affiliated individual. VAWA does not limit DHC's authority to deny assistance to an individual or family that is not otherwise qualified or eligible for assistance. See Chapter 19, Victims of Domestic Violence, Dating Violence and Stalking (VAWA).

**The Violence against Women Act of 2013 (VAWA)**

The Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012, and further clarified in Notice PIH 2014-20.

Any applicable state laws or local ordinances and any legislation protecting the individual rights of residents, applicants, or staff that may subsequently be enacted. When more than one civil rights law applies to a situation, the laws will be read and applied together.

**PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

The Violence against Women Act of 2013 (VAWA) and the HUD regulations prohibit DHC from denying admission to an otherwise qualified applicant on the basis or as a direct result of the fact that the applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking.

Definitions of key terms used in VAWA are provided in section 16-VII of this ACOP, where general VAWA requirements and policies pertaining to notification, documentation, and confidentiality are also located.

**Notification**

VAWA 2013 expanded notification requirements to include the obligation for PHAs to provide applicants who are denied assistance with a VAWA Notice of Occupancy Rights and a domestic violence certification form (HUD-5382) at the time the applicant is denied.

DHC acknowledges that a victim of domestic violence, dating violence, sexual assault, or stalking may have an unfavorable history (e.g., a poor rental history, a record of previous damage to an apartment, a prior arrest record) due to adverse factors that would warrant denial under DHC's policies.

While DHC is not required to identify whether adverse factors that resulted in the applicant's denial are a result of domestic violence, dating violence, sexual assault, or stalking, the applicant may inform DHC that their status as a victim is directly related to the grounds for the denial. DHC will request that the applicant provide enough information to DHC to allow DHC to make an objectively reasonable determination, based on all circumstances, whether the adverse factor is a direct result of their status as a victim. DHC will include in its notice of denial information about the protection against denial provided by VAWA in accordance with section 16-VII.C of this ACOP, a notice of VAWA rights, and a copy of the HUD Form 5382. DHC will request in writing that an applicant wishing to claim this protection notify DHC within 14 business days of date of receipt of request for documentation.

<b>B.4</b>	<p><b>Victim Documentation [24 CFR 5.2007]</b>          If an applicant claims the protection against denial of admission that VAWA provides to victims of domestic violence, dating violence, sexual assault, or stalking, DHC will request, in writing, that the applicant provide documentation supporting the claim in accordance with section 16-VII.D of this ACOP/Administrative Plan.</p> <p><b>Perpetrator Documentation</b>          If the perpetrator of the abuse is a member of the applicant family, the applicant must provide additional documentation consisting of one of the following: A signed statement (1) requesting that the perpetrator be removed from the application and (2) certifying that the perpetrator will not be permitted to visit or to stay as a guest in the public housing unit.</p> <p>Documentation that the perpetrator has successfully completed or is successfully undergoing, rehabilitation or treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation.</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> <i>Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</i></p> <p><b>Criteria used for determining Significant Amendment and Substantial Deviation/ Modification:</b>          The Agency Plan is a living document, which shall serve to guide DHC operations and resource management. In the event that circumstances or priorities necessitate actions, which would represent a substantial departure from the goals, objectives, timetables or policies as set forth in the plan, the DHC will invite resident review and input prior to taking actions that would implement such substantial changes.          Development of subsequent Annual Plans shall be a vehicle through which updates and minor or routine modifications to the Agency Plan are made. In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3 on an annual basis the DHC will review its progress toward the achievement of its goals and objectives and the existing policies and procedures, adequately address the needs of its constituents, stakeholders and the agency. To the extent that those needs are not met by the elements of the existing Agency Plan, the subsequent Annual Plan shall be written to reflect changes to goals, objectives, policies and procedures to address those needs.          In the event that the elements of the subsequent annual plan represent a significant departure from those of the existing Agency Plan, a Significant Amendment or Modification to the Agency Plan will be undertaken. Under these circumstances, a full and participatory planning process will be used to obtain resident and stakeholder input. A draft of the substantially modified Agency Plan will be subject to the public review, comment, and hearing process.</p> <p><b>DHC’s definitions of Substantial Deviation and Significant Amendment will include the following:</b></p> <ul style="list-style-type: none"> <li>• Changes to rent or admissions policies or organization of the waiting list.</li> <li>• Additions of non-emergency work items that exceed 10% of the total Capital Fund Grant amount per year (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement reserve funds under the Capital Fund will be subject to public review and comment. <i>Note: Both parts of the test must be met in order to trigger a Substantial Deviation; the work item must be in excess of 10% of the grant and not included in the five year action plan.</i></li> <li>• Non-emergency work items less than 10% of the total Capital Fund Grant will be presented to the RAB Board, then to the Resident Council and the community that is affected by the change.</li> <li>• Additions of new activities not included in the current PHDEP Plan.</li> <li>• And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul> <p><b>Exceptions:</b></p> <ul style="list-style-type: none"> <li>• Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.</li> <li>• Changes under the above definitions which are funded by any source other than federal funds will not require plan amendment or modification.</li> </ul>

<p><b>C.2</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>C.3</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">From HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>To be attached</p>
<p><b>C.4</b></p>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>Currently under public comment</p>

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1**

**Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)**

**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.**

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

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*Describe fair housing strategies and actions to achieve the goal*

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*Describe fair housing strategies and actions to achieve the goal*