Binder1

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DETROIT HOUSING COMMISSION

DHC 2022 ANNUAL PLAN

ANDCFP FY 2022 5-YEAR ACTION PLAN

FINAL

CONTENT Part 1

1. Annual Plan 2022
2. Deconcentration
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ANNUAL PLAN 2022

Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	**U.S. Department of Housing and Urban DevelopmentOffice of Public and Indian Housing**	**OMB No. 2577-0226 Expires: 02/29/2016**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

A. PHA Information.

A.1

PHA Name: Detroit Housing Commission **PHA Code**: MI001
PHA Type: ☒ Standard PHA ☐ Troubled PHA
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2022
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 3409 Number of Housing Choice Vouchers (HCVs) 6420 Total Combined Units/Vouchers 9829
PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 **Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

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

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

B. PLAN LOCATIONS:

Detroit Housing Commission Webpage www.dhcmi.org
Detroit Housing Commission, Main Administrative Office, 1301 E. Jefferson, Detroit, MI 48207
Detroit Housing Commission, Customer Service Center, 2211 Orleans, Detroit, MI 48207
Main Branch Public Library, Social Science, Economic and Religion Department, 5210 Woodward Avenue, Detroit, MI 48202
Management Office at the Following Locations (all located in Detroit, MI):

Brewster Homes 3526 St. Antoine, 48201
The Villages of Parkside II and IV 5000 Conner, 48213
Smith Homes 14313 Crescent Drive, 48223
Warren West 4100 W. Warren, 48208
Sojourner Truth 4801 E. Nevada, 48234
Woodbridge Estates 4106 Supremes Drive, 48201
Riverbend Towers 4386 Conner, 48215
Sheridan I & II 7501 E. Jefferson, 48214
Woodbridge Senior Village 3521 John C. Lodge, 48201
Cornerstone Estates 3200 John C. Lodge, 48201
Woodbridge Senior Enhanced 1300 Martin Luther King Dr., 48201
Emerald Springs 5825 Emerald Springs Circle, 48212
Gardenview Estates 16461 Van Buren, 48228
Forest Park /Diggs Homes 1331 East Canfield
State Fair 1231 W. State Fair, 48203
Harriet Tubman 2450 W. Grand Blvd 48208

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

DHC is proposing to add local preferences for Homeless persons.

B.1 Financial Resources

FY 2022 FINANCIAL RESOURCES

LIPH Subsidy	**17,180,430**	**budgeted**
LIPH Dwelling Income	**6,572,286**	**budgeted**
	23,652,716	
Tenant-Based Assistance (HAP)	**38,421,950**	**budgeted**
Admin Fees Tenant-Based	**3,014,983**	**budgeted**
	41,436,933	

CFP Grants		**Start Date**	**End Date**
MI28P001501-17	**8,586,102**	**8/15/2017**	**8/15/2022**
MI28P001501-18	**12,602,526**	**5/28/2018**	**5/28/2023**
MI28P001501-19	**11,764,044**	**4/15/2019**	**4/15/2024**
MI28L001501-19	**1,000,000**	**8/30/2019**	**8/30/2024**
MI28L001501-20	**11,153,098**	**3/25/2020**	**3/25/2025**
MI28P00150121	**10,469,402**	**02/22/2021**	**02/22/2025**

55,575,172

Resident Service Grants

MI001FJP5FPH20	**2,300,000**	**4/28/2021**	**9/30/2028**
ROSS191282	**38,871**	**3/18/2019**	**3/17/2022**
ROSS	**491,700**	**6/1/2022**	**5/31/2025**
FSS22MI4754	**365,243**		

3,195,814

Development Program Reserves

20,865,078

115,744,565

B.1 Operation and Management

DHC is looking to revise its policies in accordance with HUD mandatory regulatory changes and Final Rules for Flat Rent and FMRs, as required under PIH 2017-23, PIH-2015-13 and PIH 2014-12. DHC is also looking to add/revise some of its discretionary policies to streamline processes for criminal background reviews/look-back periods, re-examinations, interim re-certifications, tenant repayment agreements, transfers and pet restriction.

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

- DHC proposes revisions to repayment agreements policy to revise the numbers of monthly installments and the maximum account balance that a current resident have when requesting to enter into a voluntary repayment agreement.
- Revision of Section 3-III.B. "REQUIRED DENIAL OF ADMISSION [24 CFR 960.204]", to include a look back period of 6 months a period defined as "recently".
- Revision of Section 3-III.C. "OTHER PERMITTED REASONS FOR DENIAL OF ADMISSION", to include how to process applicants with a criminal history that falls into one of the categories and time periods list on the "chart of offenses". DHC will individually determine whether or not the particular applicant poses a significant level of risk to the safety and well-being of the community and will only deny an applicant after making such a determination. This determination will be based on the totality of the circumstances, as explained by the written criteria provided within DHC's admission policy and guidelines. Criminal Activity [24 CFR 960.203 (c)].
- Revision of Section 3-III.C. "CHART OF OFFENSES - DENIAL OF ADMISSION", DHC proposes

revisions to the chart of offenses to consolidate and streamline the use of the chart.

- Revision of, " 6-III.E. FLAT RENTS AND FAMILY CHOICE IN RENTS, Flat Rents". To include Pursuant to 24 CFR Part 960.235, residents of public housing are afforded the opportunity to choose between two methods of determining the amount of rent the family will pay. These options are flat rent or income-based rent. HUD uses FMRs to help determine Public Housing Flat Rents, which must be set at 80% of FMR or more (PIH Notice 2021-27). 42 USC 1437f requires HUD to post FMRs at least 30 days before they are effective and that they are effective at the start of the federal fiscal year, generally October 1, with 90 days to implement the FMR, from the effective date. DHC's Low-Income Public Housing Program uses FMRs for the Detroit-Warren-Livonia, MI HUD Metro Area.

- Revision of, "12-III.D. SECURITY DEPOSITS (Transfers)" to include: "unless the family is vacating a DHC LIPH unit and transferring to a mixed-financed LIPH unit. Then, the family's security deposit will be returned, less any outstanding rent and unit damages. The family will be required to pay a new security deposit at the time of admissions to the mixed-finance LIPH unit.".

- Revision of, "12-IV.C. TRANSFER OFFER AND UNIT REASSIGNMENT POLICY", to provide residents with Residents will have three (3) business days to accept, sign and are return the unit reassignment or transfer offer. DHC will also accept a digital acknowledgement of the resident's acceptance.

DHC's Housing Choice Voucher and Section 8 Policies are located in the Administration Plan the revised elements to the Admin Plan.

Revised VAWA requirements incorporate policy changes. Policy revisions are in accordance with HUD mandatory regulatory changes and final rule (e.g. Triennial re-certifications VAWA, PBV and RAD)

B.1 Grievance Procedures

Public Housing

Chapter 14 of the ACOP outlines DHC's policies on grievances and appeals. To initiate the grievance process, applicants and residents may request informal reviews and hearings, respectively, from the corresponding DHC department or management office. Revisions are made to clarify the use of arrest records relative to denial and termination from the program. Revisions are also made to clarify DHC's obligation to provide information related to VAWA 2013 to applicants who are denied eligibility for admission.

Housing Choice Voucher

Chapter 17 of the Administrative Plan outlines DHC's policies on grievances and appeals. Revisions are made to clarify the use of arrest records relative to denial and termination from the program.

B.1 Homeownership Program

DHC will be revising the current Scattered Site Homeownership program from the 5 H Homeownership program to the updated Section 32 Homeownership program. The Section 32 Homeownership program will cover all non-disposed and demo units in the DHC single family scattered sites portfolio. AMPs 12, 13 & 14.

B.1 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 $491,700.00

DHC has been awarded the FY2020-2021 Jobs Plus grant in the amount of $2,300,000.00 where an onsite Jobs Plus Center opened at three DHC properties, State Fair and Harriet Tubman Apartments, and Diggs Homes (DHC EnVision Center) for focused and results driven employment, career and self-sufficiency services will be given.
DHC has applied and anticipates receiving the FY21 YouthBuild grant 1,500,000.00 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.

DHC continues to manage the HUD DHC EnVision Center to promote access and opportunity for PHA and if applicable Section 3 eligible residents to become economically self-sufficient.

DHC is also a member of the ConnectHome initiative Consortium to create a plan to assist residents in closing the digital divide and digital inclusion, and DHC was awarded the "ConnectHome Digital Badge", based on receiving 250 laptop computers Xfinity Comcast.

DHC received 560 laptop computers, 500 Comcast, 60 Human IT for DHC youth, seniors and families to engage during Digital Inclusion Week in October 2021.

A Comcast "Lift Zone" was established at the DHC EnVision to upgrade the internet speed on-site of DHC property

DHC has been awarded and confirmed participation in a CLPHA (Council of Large Public Housing Authorities along with their partner, United Health Care "*Passport to Health"* program with a grant in the amount of $100,000.00

DHC was awarded a $9000.00 grant from United Way of Southeastern Michigan, the COVID-19 Mini-grant to initiate a vaccination drive with expectations of getting 200 residents vaccinated. DHC exceeded the goal with 324 individuals vaccinated.

DHC partner, "Santa for A Day" honored 57 children who wrote wish letters to Santa with all the Christmas gifts they asked for and Human IT partnered with Santa for A Day and gave each child and all their family members a laptop computer.

DHC partner, Operation Warmth" donated 1000 winter coats for children.

DHC partner Lawrence Tech University is hosting a "Architectural Design" class for DHC youth, ages 12-17.

DHC partner, Detroit Pistons gave 200 turkeys, clothes and self-care items packages to DHC residents for Thanksgiving Holiday.

DHC partner Courageous gave 100 turkeys to DHC Smith and Sojourner Truth Homes residents for Thanksgiving Holiday.

DHC partners Comcast, Youth Connection and AARP initiated the "Senior OATS" (Older Adults Technology Services), which bridges the digital divide within the DHC senior communities, 50 seniors were the goal of the program and 50 received laptops, 6 months free Comcast internet service, and Youth Connection computer training services._

DHC partner with "Matter Health" organization to bring medical health clinics inside all eight (8) DHC senior buildings in 2022. Matter Health will fund the entire project including onsite medical services.

DHC partner "Hearts of Humanity" will provide over $1 million in clothing apparel, household items, furniture, appliances and more for the next two years, 2022 and 2023 to be given to DHC families in need.

DHC was awarded by partner United Health Care their "Comfy Cozy Spaces" program, which provides learning opportunities for DHC youth from Sesame Street products.

DHC partner, PACE Southeast Michigan, a health care program for DHC seniors to age in place or assist with transitioning seniors needing assisted living.

B.1 Inventory Reconciliation and Vacancy Reduction
DHC's units approved for modernization are coded in HUD's Public and Indian Housing Information Center (PIC) systems as "Undergoing Modernization without contract" and "Undergoing Modernization under contract, sub-categories 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. DHC may also request to place units under specific categories outlined in PIH 2021-35, based on the qualifying classification at the time of the request, in order to further reflect an accurate account of unit availably. Units from all AMPs are subject to be included in these categories, including vacant lots, long-term vacant units, units undergoing modernization, units pending modernization contracts, demo/Dispo applications, or other classifications noted in the PIH Notice. Inventory reconciliation may include a petition to HUD for disposition of vacant lots (side lots) and/or demolition of single-family homes due to physical obsolescence. Reconciliation of unit inventory may also include reclassifying units within family sites that qualify for any Hud-approved vacant classification as noted in PIH Notice 2021-35.

B.1 Lead-Based Paint Capital Fund Program

DHC was awarded $1 Million dollars from an applied for lead-based paint safe homes grant issued by HUD. The funds are designated for public housing agencies to evaluate and reduce lead-based paint hazards in public housing by carrying out the activities of risk assessments, abatement, and interim controls. The application was submitted in February 2019. HUD awarded the DHC funding in August 2019. The DHC will immediately commence to obligate and expend funds for the prescribed activities.

B.1 Substantial Deviation

Asset Management

Verification of Preference

All preferences will be verified. For example, the preference associated with insufficient funding will be validated through DHC's termination records and notices. Persons claiming displacement by natural disaster will have to provide acceptable government documentation such as FEMA status

DHC's Housing Choice Voucher Program is establishing local preferences to support the following housing needs:

DHC is permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits DHC to establish other local preferences, at its discretion. Any local preferences established must be consistent with DHC's Admin Plan and the consolidated plan and must be based on local housing needs and priorities.

Verification of Preference

All preferences will be verified. For example, the preference associated with insufficient funding will be validated through DHC's termination records and notices. Persons claiming displacement by natural disaster will have to provide acceptable government documentation such as FEMA status.

DHC will select families from the tenant-based waiting list based on the following preferences using a point system:

- Families terminated from DHC's HCV program due to insufficient funding — 50 Points
- Families displaced by a natural disaster or government action — 30 Points

Local Preference Related to Displacement by DHC

A local preference is available for families that are displaced from a DHC-owned public housing unit as a result of

a failure of a building system, fire, flooding, environmental or other failure beyond DHC's control and DHC has no suitable DHC-owned replacement public housing unit available.

DHC will provide up to 50 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

Families must be referred, in writing, by DHC's Executive Director. A family will not be referred if alternate public housing accommodations have been offered and refused by the family.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to VAWA Victims

A local preference is available for families that include victims of domestic violence, dating violence, sexual assault, or stalking.

DHC will provide up to 25 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families assisted under this preference must 1) apply with and be referred to DHC by an organization with which DHC has a formal partnering agreement, or 2) be seeking an emergency transfer under DHC's public housing program's VAWA Emergency Transfer Plan and the public housing program or other covered housing programs operated by DHC cannot accommodate the transfer, or 3) be referred by DHC's Director of Resident Services. All families must provide documentation of VAWA victim status. During the application process the applicant must certify that the abuser will not reside with the applicant without DHC's prior, written approval.

DHC will only accept referrals from an agency, organization, or consortia with which DHC has a formal agreement. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations, and consortia to ensure administrative efficiency.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to Victims of Human Trafficking

A local preference is available for families that include victims of human trafficking which is the action or practice of illegally transporting people typically for the purposes of forced labor or commercial sexual exploitation.

DHC will provide up to 10 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families assisted under this preference must

apply with and be referred to DHC by an organization with which DHC has a formal partnering agreement. All families must provide documentation of Human Trafficking victim status.

DHC will only accept referrals from an agency, organization, or consortia with which DHC has a formal agreement. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations, and consortia to ensure administrative efficiency.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to Displaced Families with a Child(ren) Six or Younger With Elevated Blood Lead Levels

A local preference is available for families with a child(ren) six or younger who has elevated blood lead levels of 5 micrograms of lead per deciliter of blood as verified by the local Health Department where the families have been displaced from their permanent housing. The families must reside in DHC's HCVP jurisdiction which consists of Wayne, Oakland, Macomb, Lapeer, and St. Clair counties. The families must have been displaced due to lead exposure and the owner of the housing's inability to control the lead-based paint hazards.

DHC will provide up to 10 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families must apply with and be referred to DHC by the local Health Department or through the HUD-mandated Healthy Homes Program with which DHC has a formal agreement. The terms and conditions of the agreements will be based upon the population to be served.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to Homelessness and Transitioning from Permanent Supportive Housing

A local preference is available for families that participate in a homeless program or that are transitioning from permanent supportive housing.

DHC will provide up to 225 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families assisted under this preference must apply with and be referred to DHC by an agency, organization, or consortia, that provides services to the homeless, with which DHC has a formal agreement. These agreements must be signed by DHC's Executive Director. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations, and consortia to ensure administrative efficiency.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

Local Preference Related to VASH Voucher Holders Transitioning from Permanent Supportive Housing

A local preference is available for families that have received assistance under the Veterans Administration Supportive Housing Program ("VASH") who no longer require permanent supportive housing as mutually agreed upon by the adult family members and MSHDA and the area VA Medical Center. The transition from permanent supportive housing requires the family to have participated in the VASH Program for the last five years.

DHC will provide up to 25 tenant-based vouchers per year for this preference through its HCVP. The preference does not guarantee eligibility for the HCVP.

All families assisted under this preference must apply with an agency, organization, or consortia with which DHC has a formal agreement. These agreements must be signed by DHC's Executive Director. Families must be referred to MSHDA and the area VA Medical Center by the DHC partner agency, organization, or consortia. MSHDA and the area VA Medical Center must jointly approve and refer the family to DHC. DHC will enter formal agreements with MSHDA and the area VA Medical Center. These agreements must be signed by DHC's Executive Director. All terms and conditions of all agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations, and consortia to ensure administrative efficiency.

DHC will not accept referrals from an agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

There will be a separate waitlist for this preference. The waitlist will never close.

PRIORITY OF PREFERENCES

DHC will administer the local preferences based upon the following priority listing:

1. Displaced by DHC
2. Lead-Based Paint Displacement
3 VAWA
4. Victims of Human Trafficking
5. Homeless
6. Transitioning from VASH

Each of these local referral preferences has its own waiting list. In light of the uniqueness of each local preference an applicant should only be on a single local preference waitlist. An applicant, however, can be on a local preference waitlist and on the traditional HCVP tenant-based waitlist.

Annually, DHC will select persons from the local preferences waitlists, based upon funding availability, after it has selected 200 names from the traditional HCVP tenant-based wait list. The exception to pre-selection of 200 names from the traditional HCVP tenant-based wait list will be based on individual emergency housing needs as determined by the Executive Director or designee. The selection of applicants will be in the order of date and time. For applicants on a preference waitlist that requires a referral, selection of applicants will be in the order of date and time based upon receipt of the completed referral.

B.1 **Significant Amendment / Modification**

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. 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.

3-III.C. OTHER PERMITTED REASONS FOR DENIAL OF ADMISSION: (Recommendations made by the Vera Institute)

Criminal Activity [24 CFR 960.203 (c)]

DHC may consider an applicant's history of criminal activity involving crimes of physical violence to persons or property and other criminal acts that would adversely affect the health, safety, or welfare of other tenants.

If any household member has engaged in or, attempted any of the following criminal activities, during the designated review period, the family will be denied admission based on DHC's Chart of Offenses Criminal Background Screening Criteria, which has been revised to provide clarity. The Chart of Offenses generally applies to convictions. For applicants not barred by federal law, the applicant's criminal conviction(s) will be assessed to determine the risk the applicant poses to the safety and well-being of the community. DHC has identified particular criminal convictions that may suggest future risk (see below) and thus warrant closer examination of an individual's application. For any applicant with criminal history that falls into one of the below categories and time periods, DHC will individually determine whether or not the particular applicant poses a significant level of risk to the safety and well-being of the community and will only deny an applicant after making such a determination. This determination will be based on the totality of the circumstances, as explained by the written criteria provided within DHC's admission policy and guidelines. Before making a decision to admit or deny applicants with relevant criminal convictions, the applicant shall be given an opportunity for an in-person individualized review based on accurate information, including notice and opportunity to be heard. Additionally, individual circumstances, acceptable evident of rehabilitation activities and the potential impact on safety of other residents should be taken into account in the decision as in DHC's admission policy and grievance procedures for applicants pending admission to the program. DHC will consider acceptable evidence of rehabilitation activities such as steady employment, steady-school attendance and passing grades, completion of a restorative justice program, completion of anger management, letters of support from community groups, or participation in or proof of completion of educational or vocational programs. Should the applicant forgo the opportunity to present additional information during further review, DHC will make its admission decision absent any additional information.

APPLICATIONS, WAITING LIST AND RESIDENT SELECTION

DHC's two-step application process for eligible families who certify to local and centralized preferences, outlined in Chapter 4-III.B, require families to provide submit a preliminary application, the information needed to complete an initial assessment of the family's eligibility only, and proof the applicant's selected preference(s), in order to determine the family's placement on a waiting list.

6-III.E. FLAT RENTS AND FAMILY CHOICE IN RENTS (Flat Rents)

Pursuant to 24 CFR Part 960.235, residents of public housing are afforded the opportunity to choose between two methods of determining the amount of rent the family will pay. These options are flat rent or income-based rent.

HUD uses FMRs to help determine Public Housing Flat Rents, which must be set at 80% of FMR or more (PIH Notice 2021-27). 42 USC 1437f requires HUD to post FMRs at least 30 days before they are effective and that they are effective at the start of the federal fiscal year, generally October 1, with 90 days to implement the FMR, from the effective date. DHC's Low-Income Public Housing Program uses FMRs for the Detroit-Warren-Livonia,

	MI HUD Metro Area Referenced below at:

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/select_Geography.odn

DHC's definition of Significant Amendment will include the following revisions under

Please See subsection B.1

- Homeownership Program
- Substantial Amendment/Modification

B.2 **New Activities.**

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

Y N

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

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

B.2 Mixed Finance Modernization or Development

Villages of Parkside: DHC anticipates unwinding activities to commence on all Villages and redevelopment planning to begin. DHC has begun discussions once again regarding a possible school on Village 1

Woodbridge Estates: Phase IX of Woodbridge Estates closed in December 2017. Construction of the four-story building began in January 2018. The construction is 35% complete. The Estimated completion dates is September 2019. When completed, Phase IX will consist of 80 new senior designated rental units of which 39 will be ACC units and 22 Housing Choice Voucher. Phase IX is the final phase for the Woodbridge Estates redevelopment. DHC will commence with the Hope VI grant close out process.

Gardenview Estates: Phase 5. The construction began in 2nd quarter 2017 and substantially completed December 31, 2018. There are landscaping items that could not be completed until Spring 2019 due to the weather. Funds have been escrowed to facilitate the balance of the landscaping. Rental Phase 5 consist of 97 units of which 30 will be ACC and 67 units will be tax credit only. Development has initiated HOPE 6 Grant Closeout procedures for Gardenview that will proceed.

DHC and Holy Cross have entered into sales agreement to dispose of 3.77 acres of vacant land within the GVC commercial component. That sale should close during the first quarter of 2019 provided that the Federal Government has resumed full operations. Holy Cross will work in collaboration with Covenant Community Care to create a Healthy Village Campus within the site.

The Development Department is working to create a long-term self-development plan that is focused on completing the revitalization of Gardenview Estates, the Villages at Parkside and developing vacant land at Smith Homes to execute as funding is made available. Staff is evaluating the possibility of initiating RAD contracts for developments within the DHC portfolio including the Mixed Finance Projects. A letter of Interest has been received by HUD (See B.2 page 8). 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 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 Development Division has requested appropriate FFY 2018 & 2019 Capital funds for administrative and planning purposes with the expectation that there will be an annual allocation of DDTF or other funding for planning future-low-income/affordable housing initiatives.

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As of the date of writing this Plan, (January 24, 2019) the Federal Government has been shut down by the President of the United States. HUD offices as well as other Federal Agencies that either work with or approve funding and/or initiatives for DHC are not in operations. Timing on many of the items noted in this Plan depend upon the re-opening of these agencies.

B.2 Demolition and/or Disposition

DHC may Demolish and/or Dispose of any of the current units and vacant lots including but not limited to the following:

AMP 12
8525 Lauder

AMP 13
18424 Washburn
15778 Mendota
2255 Lawrence
14209 Forrer
18287 Pinehurst
18509 Monica
13621 Rutherford
18400 Stoepel – sold under homeownership program, unit to be reconciled in IMS/PIC

AMP14
17584 Roselawn
20418 Birwood
9988 Asbury
18227 Wasburn
20112 Mark Twain
19303 Westmoreland
18644 Rutherford – sold under homeownership program, unit to be reconciled in IMS/PIC

Inventory Reconciliation of Alexandrine Square, since the debts has been resolved

DHC Development has disposed of by sale 4 acres of land from the commercial component of the Gardenview condominium. Currently waiting to close on the sale of 3.77 additional acres during the first quarter of 2019.

DHC has 27 vacant lots intended to be disposed. There are also 6 vacant homes which DHC may request to be disposed if the cost to renovate becomes unreasonable. DHC will submit an application to HUD Special Application Center (SAC) for the disposition 27 vacant lots and the 6 vacant homes once confirmed. If approved, the proceeds from the sale of these properties will be used to further affordable housing in the remaining scattered site AMPs from which the properties were contained. The method of sale will be determined with consultation from HUD SAC.

Vacant Lots to be included in a dispo application

ADDRESS	STREET	AMP
2900	Fullerton	12
6815	Rutland	12
8254	Robson	12
4812	Gray	13
5942	Three Mile Dr.	13
8342	Northlawn	13
8500	Roselawn	13
9429	Lauder	13
12698	Meyers	13
15045	Novara	13
15802	Snowden	13

394	Lakewood	14
2900	Fullerton	14
7137	Varjo	14
8037	Robson	14
8608	Lauder	14
8891	Roselawn	14
9060	Archdale	14
9111	Littlefield	14
9217	Devonshire	14
9637	Mark Twain	14
12009	Montrose	14
13977	Winthrop	14
15325	Hartwell	14
16037	Hemlock	14
17584	Roselawn	14
18227	Washburn	14

Vacant single-Family Homes under disposition for consideration

ADDRESS	STREET	AMP
20451	Ohio	13
15778	Mendota	13
18278	Pinehurst	13
18509	Monica	13
20169	Washburn	14
19303	Westmoreland	14

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

DHC may under RAD if applicable will consider all of DHC's portfolio including Mixed Finance Developments, Modification Rehab contracted properties units for a conversion to RAD. Please see below.

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
MI001000021	Lee Plaza, Woodland	258
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
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
MI001000076	Alexandrine Square Apartments	6
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
MI001000085	Gardenview Estates IIIC	42

	MI001000087	Gardenview Estates IIIB	25

B.2 Non-Smoking Policies

Amendment to the DHC Smoke Free Housing Policy to incorporate recent changes in the policy. Effective July 1, 2018, DHC will not permit smoking at its public housing developments. Also, incense not permitted in public housing developments. Please see below Appendix D Page 286 of the Admissions and Continued Occupancy Plan

SMOKE-FREE POLICY

Smoke-Free Policy

As a landlord of public housing units committed to providing a safe and healthful living environment for our residents and, in compliance with 24 CFR 965, Subpart G, Smoke-Free Public Housing, the Detroit Housing Commission ("DHC") shall be a smoke-free community effective July 1, 2018. All DHC properties shall be smoke-free. Smoking and the burning of incense is strictly prohibited. This Smoke-Free Policy applies to all DHC-owned property regardless of location. No smoking or burning of incense is permitted in any indoor or outdoor area. This includes ALL residential spaces including single family homes.

The Smoke-Free Policy also covers all DHC parking lots so there is no smoking allowed in vehicles parked in the parking lots.

DHC will be a smoke free community. Smoking is prohibited by residents, their guests and visitors, DHC employees and service providers, and all other persons.

"No Smoking" and "Smoke Free Community" signs will be posted outside and inside all buildings.

Definition of Smoking

The term "smoking" means inhaling, exhaling, breathing, burning, carrying, or possessing any lighted cigar, cigarillo, cigarette (clove, bidis, kreteks), pipe, weed, plant, marijuana, other tobacco product or related substance or product. It also means inhaling, exhaling, breathing, carrying, or possessing any activated electronic smoking device, commonly known as e-cigarettes, product. It also means smoking or vaporizing tobacco or other plant material in a waterpipe (Hookah).

Definition of Incense
A gum, spice, or other substance that is burned for the sweet smell it produces.

DHC Not a Guarantor of Smoke Free Environment

By its adoption of a Smoke-Free Policy, neither DHC nor any of its officers, agents or employees are guarantors of a resident's health or of the smoke-free condition of the property. However, DHC will take reasonable steps to enforce the Smoke-Free Policy.

Disclaimer

DHC's adoption of a smoke-free living environment does not in any way change the standard of care that DHC has under applicable law to render the property any safer, more habitable or improved in terms of air quality standards than any other rental premises. DHC specifically disclaims any implied or express warranties that the property will have any higher or improved air quality standards than any other rental property. DHC cannot and

	does not warrant or promise that the property will be free from secondhand smoke. DHC's ability to police,

monitor or enforce this policy is dependent in significant part on voluntary compliance by residents and residents' guests. Residents with respiratory ailments, allergies or other conditions relating to smoke are put on notice that DHC does not assume any higher duty of care to enforce this policy than any other obligation it has under the Lease.

Lease Violation

Residents are responsible for the actions of their household, their guests, and visitors. Failure to adhere to any of the conditions of this policy will constitute a material and a serious violation of the Lease. In addition, residents found to have violated this policy will be responsible for all costs to remove smoke odor or residue.

Enforcement

DHC is not required to take steps in response to smoking unless DHC has actual knowledge or evidence of smoking. Evidence of smoking in a household includes, but is not limited to, smelling fresh or stale smoke, observing ashes or cigarette butts, observing burn marks on furniture, appliances, or flooring.
In order to implement this policy in a fair manner, DHC will use the following guidelines.

- 1st Violation – Written warning and provision of smoking cessation materials.
- 2nd Violation - 30-day Termination Notice with option to remedy by signing a Last Chance Agreement and a referral to the Resident Services Department.
- 3rd Violation - 30-day Termination Notice with NO option to remedy.

B. 2 Project Based Vouchers

DHC has HUD approval to Project Based 1,212 units. The approval of 370 was received in 2015. DHC will request authorization to Project Base up to 20% of the available allocations (units or funding) an estimated additional - 765 units. 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 requested and received authorization to Project Base up to 20% of the Housing Choice Voucher budget authority, approximately 370 units**.**

B.2 Units with Approved Vacancies for Modernization

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

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

See Attachment A

B.3	**Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations,* must be submitted by the PHA as an electronic attachment to the PHA Plan. Submitted by the PHA as an electronic attachment to the PHA Plan
B.4	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:

B.5 **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 develop, manage, and preserve quality affordable housing through four major components effectively and efficiently. 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:
Gardenview Estates Phase IV added an additional 47 multi-family units of which 27 are ACC units. Gardenview Estates Phase V added an additional 97 units of which 30 are ACC units. Construction of both phases has been completed.

Woodbridge Estates Phase IX is four story senior apartment building currently under construction. The senior building will include 80 one- and two-bedroom apartments. The affordable housing units will consist of 39 ACC units and 22 Housing Choice Voucher. Construction is scheduled to be complete in September 2019.

In an effort to increase the number of 504 units through the agency, modifications have been made to several units at various sites.

DHC is actively completing substantial renovations and certifying properties to ensure DHC is in compliance with UFAS and ADA regulations.
Site improvements at Diggs Homes, Forest Park, Smith Homes, Brewster, and Sojourner Truth are underway
Sheridan I & II Exterior Upgrades including new windows.
Roof Replacement at Riverbend and Harriet Tubman.
Over the next two years the DHC intends to make boiler and chiller upgrades, hot water tank replacements, furnace replacements, and generator replacements at multiple sites throughout the DHC portfolio.
Fire Alarm System Replacements at State Fair, Woodbridge Senior Village Buildings 503 & 404
Vacant unit renovations at multiple sites throughout the DHC portfolio

Elevator renovations have been completed at Harriet Tubman and State Fair. Riverbend and Woodbridge Senior Village elevator upgrades progress.
DHC continues to complete upgrades to boiler systems which improves the quality of life and reduces utility expenses. Harriet Tubman, State Fair, Warren West, Forest Park, Woodbridge Senior Village and Sheridan I & II received new boilers. Riverbend is expected to receive boiler upgrades in the next two years.
Planning and design activity is underway for significant exterior upgrades at Brewster Homes, Riverbend, Sojourner Truth and Sheridan.
With the increased CFP 18 grant award DHC intends to complete site improvements at Brewster, Smith, Diggs

and Sojourner Truth Homes. This work is expected to include concrete, asphalt, and site lighting upgrades. Exterior door replacements funded by the 2015 Emergency Security grant have been complete at both Sheridan I & II.

Goal # 2. Promotion of Equal Housing Opportunities consistent with HUD's Strategic Goal of "Ensuring equal opportunity in housing all Americans."

MEASUREMENT: DHC launched a website which includes detailed information regarding DHC's business and career opportunities, program information and a landlord portal. A number of landlord fairs will be held. Information regarding DHC's policies and procedures are available through the website.

PROGRESS:
DHC's website continues to be tool for information and access to various business opportunities, relevant and important agency updates, program details and the landlord portal. Several landlord events have been held with significant success with plans for additional landlord outreach. Information regarding DHC's policies and procedures continues to be available through the website and DHC will modify the website in 2017 to improve appearance and access to information to promote housing access to all America

Goal # 3. Promotion of Self-Sufficiency consistent with HUD's Strategic Goal of "Promoting Self-Sufficiency and Asset Development."

MEASUREMENT: Creation of Partnerships to offer an array of services to participants in The Detroit Housing Commission Programs.

PROGRESS:
DHC's 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 $491,700.00

DHC has been awarded the FY2020-2021 Jobs Plus grant in the amount of $2,300,000.00 where an onsite Jobs Plus Center opened at three DHC properties, State Fair and Harriet Tubman Apartments, and Diggs Homes (DHC EnVision Center) for focused and results driven employment, career and self-sufficiency services will be given.
DHC has applied and anticipates receiving the FY21 YouthBuild grant 1,500,000.00 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.

DHC continues to manage the HUD DHC EnVision Center to promote access and opportunity for PHA and if applicable Section 3 eligible residents to become economically self-sufficient.

DHC is also a member of the ConnectHome initiative Consortium to create a plan to assist residents in closing the digital divide and digital inclusion, and DHC was awarded the "ConnectHome Digital Badge", based on receiving 250 laptop computers Xfinity Comcast.

DHC received 560 laptop computers, 500 Comcast, 60 Human IT for DHC youth, seniors and families to engage during Digital Inclusion Week in October 2021.

A Comcast "Lift Zone" was established at the DHC EnVision to upgrade the internet speed on-site of DHC property

DHC has been awarded and confirmed participation in a CLPHA (Council of Large Public Housing Authorities along with their partner, United Health Care "*Passport to Health"* program with a grant in the amount of $100,000.00

DHC was awarded a $9000.00 grant from United Way of Southeastern Michigan, the COVID-19 Mini-grant to initiate a vaccination drive with expectations of getting 200 residents vaccinated. DHC exceeded the goal with 324 individuals vaccinated.

DHC partner, "Santa for A Day" honored 57 children who wrote wish letters to Santa with all the Christmas gifts they asked for and Human IT partnered with Santa for A Day and gave each child and all their family members a

	laptop computer.

DHC partner, Operation Warmth" donated 1000 winter coats for children.

DHC partner Lawrence Tech University is hosting a "Architectural Design" class for DHC youth, ages 12-17.

DHC partner, Detroit Pistons gave 200 turkeys, clothes and self-care items packages to DHC residents for Thanksgiving Holiday.

DHC partner Courageous gave 100 turkeys to DHC Smith and Sojourner Truth Homes residents for Thanksgiving Holiday.

DHC partners Comcast, Youth Connection and AARP initiated the "Senior OATS" (Older Adults Technology Services), which bridges the digital divide within the DHC senior communities, 50 seniors were the goal of the program and 50 received laptops, 6 months free Comcast internet service, and Youth Connection computer training services._

DHC partner with "Matter Health" organization to bring medical health clinics inside all eight (8) DHC senior buildings in 2022. Matter Health will fund the entire project including onsite medical services.

DHC partner "Hearts of Humanity" will provide over $1 million in clothing apparel, household items, furniture, appliances and more for the next two years, 2022 and 2023 to be given to DHC families in need.

DHC was awarded by partner United Health Care their "Comfy Cozy Spaces" program, which provides learning opportunities for DHC youth from Sesame Street products.

DHC partner, PACE Southeast Michigan, a health care program for DHC seniors to age in place or assist with transitioning seniors needing assisted living.

MEASUREMENT: Creation of a Comprehensive Capital Improvement Plan to improve the quality of life for DHC's residents.

PROGRESS:

DHC has created a comprehensive Capital Improvement Plan which addresses the needs of our properties base on the guidance received from Physical Needs Assessments, input from DHC staff and input from DHC residents. The Plan is created and executed in accordance with HUD guidance and regulations. DHC has effectively expended and administered CFP funds received to improve and preserve DHC properties. The results of proper planning are evident in the substantial improvements of PHAS indicators and REAC property inspections scores. DHC will continue to develop and implement the Capital Improvement Plan to improve the quality of life for DHC's residents.

The Detroit Housing Commission has used the projected CFP award amount of $10,469,402.00 for 2021-2025 budget projections. This is the amount awarded to DHC in CFP 2021. DHC will continue to follow a Five-Year Action Plan with an emphasis on ADA compliance, energy efficiency upgrades, vacancy reduction and the overall improvement of the physical condition of DHC's ACC inventory. DHC has prepared environmental review materials for our Responsible Entity to consider in their review and approval of the CFP 2021 through 2025 Capital 5-Year Action Plan. These materials will be reviewed along with comments received during the Public comment period. Final edits will be made if required to the Capital Plan and then environmental approval of the Capital Plan will be provided to the HUD Field Office for their record and use.

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

PROGRESS:

The Detroit Housing Commission will continue its plan and seek to redevelop and/or dispose of the Frederick Douglass Homes Site. The Detroit Housing Commission is continuing to review all potential avenues that will have the most beneficial impact to the commission and the community. DHC currently has accepted a purchase offer for the sale of Douglass Homes which is under review by HUD SAC. Pending approval by HUD and successful completion of due diligence activities, DHC expects to complete the sale of this property in 2019. DHC

	has requested the proceeds by authorized for use to further affordable housing. Details and approvals of the

expenditures of these proceeds will follow applicable regulations as determined by HUD and by our Annual Plan.

DHC will prioritize creation of Affordable Housing consistent with HUD's Strategic Goal of increasing the availability of decent, safe, and affordable housing in American Communities.

Goal #6. Maximize DHC's current resources for housing programs due to the shortage of affordable rental housing for all eligible populations.

PROGRESS:

DHC will continue to annually assess the DHC's policies regarding continued occupancy in public housing. Continue to actively pursue the completion of modernization/rehab of existing public housing, scattered sites housing in order to increase utilization of these properties. Demolish or dispose of obsolete scattered sites public housing units consider various Repositioning strategies including, Replacement Housing RFPs, or other available options to identify potential mixed finance redevelopment where feasible. Increase utilization of the LIPH program's current unit inventory, including petitioning the use capital funds to aid with vacancy reductions across all applicable AMPs. Reconcile Inventory through PIH Notice 2021-35, including vacant lots, long-term vacant units, units undergoing modernization, units pending modernization contracts, demo/Dispo applications, or other classifications noted in the PIH Notice. This many include a petition to HUD for disposition of vacant lots (side lots) and/or demolition of single-family homes due to obsolescence. Reconciliation of unit inventory may also include reclassifying units within family sites under a Hud-approved vacant classification as noted in PIH Notice 2021-35, while pending modernization or repositioning. Inventory Reconciliation of Alexandrine Square, since the debts has been resolved.

Goal #7. Provide an improved living environment.

PROGRESS:

Continue 100% UPCS and City Building Code inspections were completed in 2021. Repairs and mod-rehabs are in progress to preserve existing rental units. DHC has been selected for the NSPIRE Demonstration. Installation of CO detectors has begun throughout DHC properties. Implementation of the City of Detroit Police Department Greenlight Program at Sheridan Apartments. DHC continues to review and revise its policy regarding criminal record screening and has implemented "look back periods", as noted in Chapter 3 of the ACOP. Continue to automate major operation components of DHC's computer software such as work order processing and tracking, materials, inventory. DHC has automated its's preliminary applications and waitlist, using Yardi Rent Café. DHC has also automated the workorder process and continues to integrate digital certifications.

Goal #8. Increase the DHC's Score to no less than 18 points under the Management Assessment Subsystem of the PHAS.

PROGRESS:

DHC continues to make incremental progress with the implementation of LIPH program compliance department and a Training and Development Specialist. DHC continues to make progress with inventory reconciliation of its vacant lots and long-term vacant units. DHC has initiatives in place to connect residents ERAP programs in an effort to stabilize housing and families.

B.6	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ (a) DHC's Resident Advisory Board comments were all in the form of questions inquiring additional information regarding program specifics. Analysis yielded that the comments as attached although not yielding specific suggestions or adaptations is vital to each member and was applied to each individual based on the community they represented. Responses to all RAB questions were fashioned in that manner, both site and/or program specific as well as agency overall outcomes. Submitted by the PHA as an electronic attachment to the PHA Plan
B.7	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. Submitted by the PHA as an electronic attachment to the PHA Plan
B.8	**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:
C.	**Statement of Capital Improvements**. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form- 50075.1 and 50075.2

DECONCENTRATION

Low Income Public Housing Deconcentration Policy

Deconcentration of Poverty and Income-Mixing
Steps for Implementation
To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, DHC must comply with the following steps:

DECONCENTRATION OF POVERTY AND INCOME-MIXING
DHC"s admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income residents into lower income developments and lower income residents into higher income developments, where possible. Gross annual income is used for income limits at admission and for income-mixing purposes.

Deconcentration Methodology
DHC shall admit lower income families to higher income developments and admit higher income families to lower income developments using the following steps:

Step 1: DHC will annually determine the average income of all families residing in all general occupancy (family) developments including families residing in developments approved for demolition or conversion to resident-based assistance and families residing in public housing units in mixed-finance developments.
Step 2: DHC will annually determine the average income of all families residing in each building of each general occupancy development.
Step 3: DHC will annually characterize each building of each general occupancy development as higher income or lower income based on whether the average income in the building is above or below the overall average.
Step 4: DHC will determine which families on the waiting list have incomes higher than the DHC-wide average and designate these families “higher income families,” and which have incomes lower than the DHC-wide average and designate these families “lower income families.”
Step 5: When a unit becomes available in a higher income building, DHC shall skip families on the waiting list if necessary to reach a lower income family to whom it will offer the unit. When a unit becomes available in a lower income building, DHC shall skip families on the waiting list if necessary to reach a higher income family to whom it will offer the unit. Skipping shall be applied to the site-based waiting lists. If a waiting list does not contain a family in the income category to which the unit is to be offered, DHC shall offer the unit to a family in the other income category.

Definition of Building for Purposes of Deconcentration

For purposes of deconcentration, a “building” is one or more contiguous structures containing at least 8 public housing units. For scattered sites and small developments, if a development contains no structures that qualify as a building, the deconcentration requirement is applied to the entire development as if the development were a building. If DHC has provided the family that resided in public housing on the site of a mixed finance or other development the right to return to that development after revitalization, the deconcentration policy is inapplicable to that family. A family has the sole discretion whether

to accept an offer of a unit made under the deconcentration policy. DHC shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit. DHC shall uniformly limit the number of offers received by applicants. Nothing in the deconcentration policy relieves DHC of the obligation to meet the income targeting requirements.

DHC Incentives for Higher Income Families
DHC may offer certain incentives to higher income families willing to move into lower income developments.

Order of Selection
Families will be selected from the waiting list based on preference. Among applicants with preferences, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by DHC, and the ranking of their preference as defined in this policy.
When selecting applicants from the waiting list, DHC will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. DHC will offer the unit to the highest-ranking applicant who qualifies for that unit size ortype, or that requires the accessibility features.
By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income-mixing and income targeting will also be considered in accordance with HUD requirements and DHC policy.

Chapter 12, Section 12-IV.E. (Transfer Policy, Deconcentration)

12-IV.E. DECONCENTRATION

If subject to deconcentration requirements, DHC will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve DHC‟s deconcentration goals. A deconcentration offer will be considered a “bonus” offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

Housing Choice Voucher Plan Deconcentration Policy

Chapter 1, Section 1-2B(4) (HCV Partnerships, Owner Outreach)

DHC will make a concerted effort to keep private owners informed of legislative changes in the HCV Program, which are designed to make the HCV Program more attractive to owners. DHC desires owners of decent, safe, and sanitary housing units to lease to HCV families. To ensure greater mobility and housing choice, DHC will maintain and periodically update a list of interested landlords/list of units available for the HCV Program within its jurisdiction.

The list of available units will be readily available for applicant briefings and participants searching for housing. DHC will highlight properties located in <10% de-concentrated areas as a means of notifying HCV Program applicants and participants of their housing choices in these areas.

DHC will actively recruit property owners with property located outside areas of poverty or minority concentration, and if applicable, will grant or apply for exception Payment Standards to make housing located outside of areas with high poverty and minority concentration available. Additionally, DHC will periodically evaluate the distribution of assisted families to identify areas within the jurisdiction where owner outreach should be targeted.

Chapter 2, Section 2-3E (Affirmatively Furthering Fair Housing)

DHC will implement procedures to expand housing opportunities in areas that do not have undue concentrations of poverty and provides families with greater housing options. DHC promotes the de-concentration of poverty.

DHC certifies that its Admin Plan does not include a residency preference for selection of families to participate in its HCV Program.

DHC may maintain and/or increase HCV Program lease-up rates by establishing payment standards that will enable families to rent throughout DHC's jurisdiction. DHC may with HUD approval utilize up to 120% of the fair market rents, as applicable, to allow families to select units in low-poverty or non-minority areas.

Chapter 5, Section 5-1B(2) (Briefing, Oral Briefing)

Each briefing must provide information on the following subjects:

- How the HCV Program works.
- Family and owner responsibilities.
- Where the family can lease a unit, including renting a unit inside or outside DHC's jurisdiction.
- An explanation of portability. DHC will not discourage eligible families from moving under portability; and

- An explanation of the advantages of moving to areas outside of high-poverty concentrations.

Chapter 5, Section 5-1B(3) (Briefing, Briefing Packet)

The documents and information provided in the briefing packets will comply with all HUD requirements. Documents and information provided in the briefing packet must include the following:

…

- A list of landlords or other parties willing to lease to assisted families or help families find units, especially outside areas of poverty or minority concentration.

Chapter 5, Section 5-1B(4) (Briefing, Expanding Housing Opportunities)

To expand housing opportunities DHC will include the following information in the briefing packet:

- Maps showing areas with housing opportunities outside areas of poverty or minority concentration, both within its jurisdiction and its neighboring jurisdiction.
- Information about the characteristics of these areas including job opportunities, schools, transportation, and other services.
- An explanation of how portability works, including a list of portability contact persons for neighboring PHAs including names, addresses, and telephone numbers.

Chapter 5, Section 5-2F(3) (Voucher Term, Extensions, and Suspensions; Assistance to Voucher Holders During Search)

Voucher holders will be notified at the briefing that DHC periodically updates the listing of available units and how the updated list may be obtained. DHC will assist families with negotiations with owners and provide other assistance related to the families' search for housing, including assistance in locating units outside of areas of high poverty concentration. DHC recommends the family maintain a search record. It may be useful if the family requests an additional extension. DHC shall uniformly limit the number of offers received by applicants. Nothing in the deconcentration policy relieves DHC of the obligation to meet the income targeting requirements.

Chapter 13, Section 13-1A(1) (Owner Recruitment and Retention; Recruitment)

DHC is responsible for ensuring that a sufficient number of owners, representing all types and ranges of affordable housing in DHC's jurisdiction, are willing to participate in the HCV Program.

DHC will conduct owner outreach to ensure that owners are familiar with the HCV Program and its advantages. DHC will actively recruit property owners with property located outside

areas of poverty and minority concentration. These outreach strategies will include, but are not limited to:

- Distributing printed material about the program to property owners and managers.
- Contacting property owners and managers by phone or in-person.
- Holding owner recruitment/information meetings at least once a year.
- Participating in community-based organizations comprised of private property and apartment owners and managers; and
- Developing working relationships with owners and real estate brokers associations.

Chapter 15, Section 15-2F(1) (Homeownership Counseling)

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete a minimum of the regular eight hours of pre-purchase homeownership counseling and any individually required counseling sessions.

DHC or its counseling partner will require, at a minimum, the following pre-assistance counseling program:
…

- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas.

Chapter 16, Section 16-2B(1)(e) (Payment Standards; Updating Payment Standards; Unit Availability)

When HUD updates its FMRs, DHC must update its payment standards if the standards are no longer within the basic range [24 CFR 982.503(b)]. HUD may require DHC to make further adjustments if it determines that rent burdens for assisted families in DHC's jurisdiction are unacceptably high [24 CFR 982.503(g)].

DHC will review the appropriateness of the payment standards on an annual basis when the new FMRs are published. In addition to ensuring the payment standards are always within the "basic range", DHC will consider the following factors when determining whether an adjustment should be made to the payment standard schedule.
…
DHC will review the availability of units for each unit size particularly in areas with low concentrations of poor and minority families.

Chapter 18, Section 18-2A(1) (Selection of PBV Proposals; Selection Process)

DHC may use a direct competitive process to select projects to receive project-based vouchers. DHC will use a competitive process when DHC has determined that it wishes to set aside a given number if vouchers for projects being developed within its jurisdiction to further the goals of deconcentrating poverty, creating sustainable, affordable housing and furthering local economic opportunities.

Chapter 18, Section 18-2A(1)(a) (Selection of PBV Proposals; Selection Process; Proposals for Rehabilitated and Existing Units)

A review team consisting of DHC staff will review the proposals, make a determination as to acceptability and score and rank them. DHC will review the proposals using the following criteria:

…

- The extent to which the project furthers DHC's goal of de-concentrating poverty and expanding housing and economic opportunities.

Chapter 18, Section 18-2A(2) (Selection of PBV Proposals; Non-Competitive Proposals Subject to a Previous Competition Under a Federal, State or Local Housing Assistance Program)

DHC will accept PBV proposals, on an ongoing basis, from projects where the proposal has been selected, within three (3) years of the PBV proposal selection date, by a federal, state, or local government housing assistance, community development, or supportive services program that requires competitive selection of proposals (e.g., HOME, and units for which competitively awarded LIHTC's have been provided), and the earlier competitively selected proposal did not involve any consideration that the project would receive PBV assistance.

…

Proposals will be reviewed on a first-come, first-served basis. DHC will evaluate each proposal on its merits using the following criteria:

- The extent to which the project furthers DHC's goal of de-concentrating poverty and expanding housing and economic opportunities; and
- Such other factors as DHC may deem appropriate.

Chapter 18, Section 18-2H(1) (Site Selection Standards)

1. Compliance with PBV Goals, Civil Rights Requirements, and HQS Site Standards [24 CFR 983.57(b)]

It is DHC's goal to select sites for PBV housing that provide for deconcentrating poverty and expanding housing and economic opportunities. In meeting this goal, DHC will limit approval of sites for PBV housing to census tracts that have poverty concentrations of 10% or less as HUD defines areas of 10% or less of poverty to be de-concentrated areas. However, DHC will grant exceptions to the 10% standard where DHC determines that the PBV assistance will complement other local redevelopment activities designed to de-concentrate- poverty and expand housing and economic opportunities in census tracts with poverty concentrations greater than 10%, such as sites in:

- A census tract in which the proposed PBV development will be located in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community.
- A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment.
- A census tract in which the proposed PBV development will be located is undergoing significant revitalization as a result of state, local, or federal dollars invested in the area.
- A census tract where new market rate units are being developed where such market rate units will positively impact the poverty rate in the area.
- A census tract where there has been an overall decline in the poverty rate within the past 5 years.
- A census tract where there are meaningful opportunities for educational and economic advancement.
- Redevelopment and reuse of existing building not previously used as housing; or
- Development of unique affordable housing types not currently offered or offered on a limited basis within DHC's jurisdiction.

2. Existing and Rehabilitated Housing Site and Neighborhood Standards [24 CFR 983.57(d)]

DHC will not enter into an agreement to enter into a HAP contract nor enter into a HAP Contract for existing or rehabilitated housing until it has determined that the site complies with HUD required site and neighborhood standards. The site must:

- Be adequate in size, exposure, and contour to accommodate the number and type of units proposed.
- Have adequate utilities and streets available to service the site.
- Promote a greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
- Be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services equivalent to those found in neighborhoods consisting largely of unassisted similar units; and
- Be located so that travel time and cost via public transportation or private automobile from the neighborhood to places of employment is not excessive.
    - Have an architect's certification affirming that the project meets accessibility requirements.

3. New Construction Site and Neighborhood Standards [24 CFR 983.57(e)]

In order to be selected for PBV assistance, a site for newly constructed housing must meet the following HUD required site and neighborhood standards:

- The site must be adequate in size, exposure, and contour to accommodate the number and type of units proposed.

- The site must have adequate utilities and streets available to service the site.
- The site must not be located in an area of minority concentration unless the PHA determines that sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside areas of minority concentration or that the project is necessary to meet overriding housing needs that cannot be met in that housing market area.
- The site must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.
- The site must promote a greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
- The neighborhood must not be one that is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate.
- The housing must be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services equivalent to those found in neighborhoods consisting largely of unassisted similar units; and
- Except for housing designed for elderly persons, the housing must be located so that travel time and cost via public transportation or private automobile from the neighborhood to places of employment is not excessive.

Capital Improvements HUD-50075.1

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Detroit Housing Commission	Capital Fund Program Grant No. MI28P00150120 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision No:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	$2,617,350.00			
3	1408 Management Improvement	$100,000.00			
4	1410 Administration	$1,046,940.00			
5	1480 General Capital Activity	$6,705,112.00			
6	1492 MovingToWorkDemonstration				
7	1501 Collater Exp / Debt Srvc				
8	1503 RAD-CFP				
9	1504 Rad Investment Activity				
10	1505 RAD-CPT				
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)				

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Detroit Housing Commission	Capital Fund Program Grant No. MI28P00150120 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision No:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
12	9000 Debt Reserves				
13	9001 Bond Debt Obligation				
14	9002 Loan Debt Obligation				
15	RESERVED				
16	RESERVED				
17	RESERVED				
18a	RESERVED				
18ba	RESERVED				
19	RESERVED				
20	RESERVED				
21	Amount of Annual Grant: (sum of lines 2-20)	$10,469,402.00			

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Detroit Housing Commission	Capital Fund Program Grant No. MI28P00150121 Replacement Housing Factor Grant No. Date of CFFP:	**FFY of Grant Approval:**

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (Revision No:)**

☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** (1)	
		Original	**Revised** (2)	**Obligated**	**Expended**
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director */S/ MBMY95* **Date** *11/23/2021*	**Signature of Public Housing Director** **Date**

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part II: Supporting Pages

PHA Name: Detroit Housing Commission	**Grant Type and Number** Capital Fund Program Grant No. MI28P00150121 Replacement Housing Factor Grant No. CFFP(Yes/No):	**Federal FFY of Grant:**

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
Not associated with any specific development	Authority-Wide (Operations (1406)) (Operations (1406)) Description: 1406 Operations	1406		$2,617,350.00				
Not associated with any specific development	Authority-Wide (Management Improvement(1408)) (Management Improvement (1408))Description: 1408 Management Improvements	1408		$100,000.00				
Not associated with any specific development	Authority-Wide (Administration (1410)) (Administration (1410)) Description: 1410 COCC Allocation 10%	1410		$1,046,940.00				

Part II: Supporting Pages

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

PHA Name: Detroit Housing Commission	**Grant Type and Number** Capital Fund Program Grant No. MI28P00150121 Replacement Housing Factor Grant No. CFFP(Yes/No):	**Federal FFY of Grant:**

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
MI001000002 - SOJOURNER TRUTH	Sojourner Truth Unit Renovations (Unit Renovations (1480)) (Dwelling Unit-Interior (1480)) Description : Sojourner Truth (Dwelling - Unit Renovations (1480))	1480		$300,000.00				
MI001011 - FOREST PARK	Forest Park Exterior Upgrades (Window Replacments (1480)) (Dwelling Unit-Exterior (1480)) Description : Forest Park (Dwelling Exterior - Window Replacements (1480))	1480		$350,000.00				
MI001000002 - SOJOURNER TRUTH	Sojourner Truth Dwelling Renovations (Entry Doors (1480)) (Dwelling Unit-Exterior (1480)) Description : Sojourner Truth (Dwelling Exterior - Entry Door Replacement (1480))	1480		$750,000.00				

Part II: Supporting Pages	**General Description of Major**	**Development**		**Total Estimated Cost**		**Total Actual Cost** (2)		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

PHA Name: Detroit Housing Commission	Work Categories / Grant Type and Number: Capital Fund Program Grant No. / Replacement Housing Factor Grant No. / CFFP(Yes/No):	Account No. / Federal FFY of Grant:	Quantity	Original	Revised (1)	Funds Obligated	Funds Expended	Status of Work
MI001000003 - DIGGS HOMES	Diggs Homes Unit Renovations (Unit Renovations (1480)) (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : Diggs Homes Unit Renovations (Dwelling - Unit Renovations (1480))	1480		$150,060.00				
MI001000012 - SCATTERED SITES	Scattered Site Unit Renovations AMP 12 (Unit Renvoations (1480)) (Dwelling Unit-Interior (1480)) Description : Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renvoations (1480))	1480		$200,000.00				
MI001000013 - SCATTERED SITES	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480)) (Dwelling Unit-Interior (1480)) Description : Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))	1480		$250,000.00				

PHA Name:	Grant Type and Number	Federal FFY of Grant:
Detroit Housing Commission	Capital Fund Program Grant No. MI28P00150121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work
				Original	Revised (1)	Funds Obligated	Funds Expended	
MI001000014 - SCATTERED SITES	Scattered Site Unit Renovations AMP 14 (Unit Renvoations (1480)) (Dwelling Unit-Interior (1480)) Description : Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renvoations (1480))	1480		$250,000.00				
MI001000012 - SCATTERED SITES	Scattered Sites Site Improvement AMP 12 (Site Work (1480)) (Dwelling Unit-Exterior (1480),Dwelling Unit-Site Work (1480)) Description : Scattered Sites Site Improvement AMP 12 (Dwelling Unit - Site Work (1480))	1480		$100,000.00				
MI001000013 - SCATTERED SITES	Scattered Sites Site Improvement AMP 13 (Site Work (1480)) (Dwelling Unit-Site Work (1480),Dwelling Unit-Exterior (1480)) Description : Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))	1480		$100,000.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Detroit Housing Commission	Capital Fund Program Grant No. MI28P00150121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
MI001000014 - SCATTERED SITES	Scattered Sites Site Improvement AMP 14 (Site Work (1480)) (Dwelling Unit-Exterior (1480),Dwelling Unit-Site Work (1480)) Description : Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))	1480		$100,000.00				
MI001000015 - SHERIDAN PLACE I	Sheridan Interior Upgrades (Electrical (1480)) (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480),Dwelling Unit-Site Work (1480)) Description : Sheridan Interior Upgrades (Dwelling Interior - Electrical (1480))	1480		$750,000.00				
MI001000016 - SMITH HOMES	Smith Homes Exterior Renovations (Exterior Upgrades (1480)) (Dwelling Unit-Exterior (1480)) Description : Smith Homes Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))	1480		$586,054.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Detroit Housing Commission	Capital Fund Program Grant No. MI28P00150121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
MI001000019 - JEFFRIES HOMES	Woodbridge Senior Village HVAC Renovations (HVAC Upgrades (1480)) (Non-Dwelling Construction - Mechanical (1480),Non-Dwelling Interior (1480)) Description : Woodbridge Senior Village HVAC (Non-Dwelling Unit - HVAC Upgrades (1480))	1480		$300,000.00				
MI001000029 - GREENBROOK	Greenbrook Unit Renovations (Unit Renovations (1480)) (Dwelling Unit-Interior (1480)) Description : Greenbrook Unit (Dwelling Unit - Renovations (1480))	1480		$100,000.00				
MI001000009 - PARKSIDE VILLAGE IV REHAB	Parkside IV Exterior Upgrades (Window Replacments (1480)) (Dwelling Unit-Exterior (1480)) Description : Parkside IV (Dwelling Exterior - Window Replacements (1480))	1480		$385,241.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Detroit Housing Commission	Capital Fund Program Grant No. MI28P00150121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
MI001000009 - PARKSIDE VILLAGE IV REHAB	Parkside IV Unit Renovations (HVAC Upgrades (1480)) (Dwelling Unit-Interior (1480)) Description : Parkside IV (Dwelling Interior - Furnace Replacement (1480))	1480		$400,000.00				
MI001000041 - EMERALD SPRINGS 1A	Emerald Springs Renovations (Unit Renovations (1480)) (Dwelling Unit-Interior (1480)) Description : Emerald Springs Unit Renovations (Dwelling Unit - Renovations (1480))	1480		$183,757.00				
MI001000076 - ALEXANDRINE SQUARE APARTMENTS	Alexandrine Unit Renovations (Unit Renvoations (1480)) (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480)) Description : Alexandrine Unit Renovations (Dwelling Interior - Unit Renvoations (1480))	1480		$250,000.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**Federal FFY of Grant:**
Detroit Housing Commission	Capital Fund Program Grant No. MI28P00150121 Replacement Housing Factor Grant No. CFFP(Yes/No):	

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
MI001000014 - SCATTERED SITES	Scattered Site Unit Renovations AMP 14 (Window Replacement (1480)) (Dwelling Unit-Exterior (1480)) Description : Scattered Site Unit Renovations AMP 14 (Dwelling Exterior - Unit Window Replacement (1480))	1480		$400,000.00				
MI001000013 - SCATTERED SITES	Scattered Site Unit Renovations AMP 13 (Window Replacement (1480)) (Dwelling Unit-Exterior (1480)) Description : Scattered Site Unit Renovations AMP 13 (Dwelling Exterior - Unit Window Replacement (1480))	1480		$400,000.00				
MI001000012 - SCATTERED SITES	Scattered Site Unit Renovations AMP 12 (Window Replacement (1480)) (Dwelling Unit-Exterior (1480)) Description : Scattered Site Unit Renovations AMP 12 (Dwelling Exterior - Unit Window Replacement (1480))	1480		$400,000.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Detroit Housing Commission	**Grant Type and Number** Capital Fund Program Grant No. MI28P00150121 Replacement Housing Factor Grant No. CFFP(Yes/No):	**Federal FFY of Grant:**

Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost** (2)		**Status of Work**
				Original	**Revised** (1)	**Funds Obligated**	**Funds Expended**	
	Total:			$10,469,402.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Detroit Housing Commission					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	**All Fund Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates** (1)
	Original Obligation End Date	**Actual Obligation End Date**	**Original Expenditure End Date**	**Actual Expenditure End Date**	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S, Housing Act of 1937, as amended.

Capital Improvements HUD-50075.2

Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

Part I: Summary

PHA Name : Detroit Housing Commission

PHA Number: MI001

Locality (City/County & State)

☐ **Original 5-Year Plan** ☐ X **Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	$3,764,290.00	$3,764,350.00	$3,764,350.00	$3,764,350.00	$3,764,350.00
	SOJOURNER TRUTH (MI001000002)	$1,050,000.00	$400,000.00			$335,241.00
	FOREST PARK (MI001011)	$350,000.00			$283,757.00	$250,000.00
	DIGGS HOMES (MI001000003)	$150,060.00	$200,000.00	$786,054.00	$1,750,000.00	$963,946.00
	SCATTERED SITES (MI001000012)	$400,000.00	$350,000.00	$600,000.00	$350,000.00	$250,000.00
	SCATTERED SITES (MI001000013)	$450,000.00	$350,000.00	$600,000.00	$350,000.00	$250,000.00
	SCATTERED SITES (MI001000014)	$450,000.00	$350,000.00	$600,000.00	$285,241.00	$250,000.00
	SHERIDAN PLACE I (MI001000015)	$750,000.00	$300,000.00	$250,000.00	$136,054.00	$613,946.00
	SMITH HOMES (MI001000016)	$586,054.00	$500,000.00	$750,000.00	$1,400,000.00	$1,014,027.00
	JEFFRIES HOMES (MI001000019)	$1,219,900.00	$500,000.00		$400,000.00	

Part I: Summary

PHA Name : Detroit Housing Commission

PHA Number: MI001

Locality (City/County & State)

☐ **Original 5-Year Plan** X **Revised 5-Year Plan (Revision No:)**

Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	GREENBROOK (MI001000029)	$100,000.00	$100,000.00	$100,000.00	$200,000.00	$100,000.00
	PARKSIDE VILLAGE IV REHAB (MI001000009)	$473,291.04	$886,054.00			$613,946.00
	EMERALD SPRINGS 1A (MI001000041)	$100,000.00				
	ALEXANDRINE SQUARE APARTMENTS (MI001000076)	$100,000.00				
	STATE FAIR APTS (MI001000017)	$525,806.96	$250,000.00	$250,000.00	$400,000.00	
	HARRIET TUBMAN (MI001000007)		$1,050,000.00			
	WARREN WEST (MI001000018)		$200,000.00	$585,241.00	$250,000.00	$300,000.00
	EMERALD SPRINGS 1B (MI001000042)		$183,757.00			
	PARKSIDE VILLAGE II REHAB (MI001000065)		$1,085,241.00			$400,000.00
	RIVERBEND TOWERS (MI001000011)			$1,850,000.00	$350,000.00	

Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

Part I: Summary

PHA Name : Detroit Housing Commission

PHA Number: MI001

Locality (City/County & State)

Original 5-Year Plan **X Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	ALGONQUIN (MI001000028)			$150,000.00	$200,000.00	$313,946.00
	EMERALD SPRINGS PHASE II (MI001000043)			$183,757.00		
	BREWSTER-DOUGLAS (MI001000001)				$350,000.00	$1,050,000.00

Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$3,764,290.00
ID0002	Authority-Wide (Operations (1406))(Operations (1406))	1406 Operations		$2,617,350.00
ID0007	Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	1408 Management Improvements		$100,000.00
ID0012	Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	1410 COCC Allocation 10%		$1,046,940.00
	SOJOURNER TRUTH (MI001000002)			$1,050,000.00
ID0020	Sojourner Truth Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Sojourner Truth (Dwelling - Unit Renovations (1480))		$300,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0022	Sojourner Truth Dwelling Renovations (Entry Doors (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Sojourner Truth (Dwelling Exterior - Entry Door Replacement (1480))		$750,000.00
	FOREST PARK (MI001011)			$350,000.00
ID0021	Forest Park Exterior Upgrades (Window Replacments (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Forest Park (Dwelling Exterior - Window Replacements (1480))		$350,000.00
	DIGGS HOMES (MI001000003)			$150,060.00
ID0024	Diggs Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Diggs Homes Unit Renovations (Dwelling - Unit Renovations (1480))		$150,060.00
	SCATTERED SITES (MI001000012)			$400,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0036	Scattered Site Unit Renovations AMP 12 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renvoations (1480))		$200,000.00
ID0051	Scattered Sites Site Improvement AMP 12 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Scattered Sites Site Improvement AMP 12 (Dwelling Unit - Site Work (1480))		$100,000.00
ID0111	Scattered Site Unit Renovations AMP 12 (Window Replacement (1480))(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Scattered Site Unit Renovations AMP 12 (Dwelling Exterior - Unit Window Replacement (1480))		$100,000.00
	SCATTERED SITES (MI001000013)			$450,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0041	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Interior Painting (non routine)) r	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
ID0056	Scattered Sites Site Improvement AMP 13 (Site Work (1480))(Dwelling Unit-Site Work (1480)-Sewe Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat)	Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))		$100,000.00
ID0110	Scattered Site Unit Renovations AMP 13 (Window Replacement (1480))(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Scattered Site Unit Renovations AMP 13 (Dwelling Exterior - Unit Window Replacement (1480))		$100,000.00
	SCATTERED SITES (MI001000014)			$450,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0046	Scattered Site Unit Renovations AMP 14 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
ID0061	Scattered Sites Site Improvement AMP 14 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))		$100,000.00
ID0109	Scattered Site Unit Renovations AMP 14 (Window Replacement (1480))(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Scattered Site Unit Renovations AMP 14 (Dwelling Exterior - Unit Window Replacement (1480))		$100,000.00
	SHERIDAN PLACE I (MI001000015)			$750,000.00

Capital Fund Program - Five-Year Action Plan

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Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0065	Sheridan Interior Upgrades (Electrical (1480))(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Lighting)	Sheridan Interior Upgrades (Dwelling Interior - Electrical (1480))		$750,000.00
	SMITH HOMES (MI001000016)			$586,054.00
ID0070	Smith Homes Exterior Renovations (Exterior Upgrades (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior	Smith Homes Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))		$586,054.00
	JEFFRIES HOMES (MI001000019)			$1,219,900.00
ID0085	Woodbridge Senior Village HVAC Renovations (HVAC Upgrades (1480))(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Woodbridge Senior Village HVAC (Non-Dwelling Unit - HVAC Upgrades (1480))		$300,000.00
ID0146	Fire Alarm Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Fire Alarm Replacement WSV Bldg 404 via DOE		$459,950.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	Fire Alarm Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Fire Alarm Replacement Bldg 503 via DOE		$459,950.00
	GREENBROOK (MI001000029)			$100,000.00
ID0091	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		$100,000.00
	PARKSIDE VILLAGE IV REHAB (MI001000009)			$473,291.04
ID0101	Parkside IV Exterior Upgrades (Window Replacments (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Parkside IV (Dwelling Exterior - Window Replacements (1480))		$385,241.00
ID0104	Parkside IV Unit Renovations (HVAC Upgrades (1480))(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Parkside IV (Dwelling Interior - Furnace Replacement (1480))		$88,050.04
	EMERALD SPRINGS 1A (MI001000041)			$100,000.00

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Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0105	Emerald Springs Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Emerald Springs Unit Renovations (Dwelling Unit - Renovations (1480))		$100,000.00
	ALEXANDRINE SQUARE APARTMENTS (MI001000076)			$100,000.00
ID0108	Alexandrine Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Alexandrine Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		$100,000.00
	STATE FAIR APTS (MI001000017)			$525,806.96
ID0145	Fire Alarm System Replacement(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Fire Alarm System Replacement via DOE		$525,806.96

Capital Fund Program - Five-Year Action Plan

Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			$10,469,402.00

Capital Fund Program - Five-Year Action Plan

Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$3,764,350.00
ID0003	Authority-Wide (Operations (1406))(Operations (1406))	1406 Operations		$2,617,410.00
ID0008	Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	1408 Management Improvement		$100,000.00
ID0013	Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	1410 COCC Allocation 10%		$1,046,940.00
	SOJOURNER TRUTH (MI001000002)			$400,000.00
ID0023	Sojourner Truth Unit Renovations (HVAC (1480))(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Sojourner Truth (Dwelling - Furnace Replacement (1480))		$400,000.00
	HARRIET TUBMAN (MI001000007)			$1,050,000.00

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ID0028	Harriet Tubman Renovations (HVAC Upgrades (1480))(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical)	Harriet Tubman (Dwelling Interior - HVAC Upgrades (1480))		$550,000.00
ID0029	Harriet Tubman Exterior Renovations (Roof (1480))(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Soffits)	Harriet Tubman Exterior Renovations (Dwelling Unit Exterior - Roof Replacment (1480))		$500,000.00
	DIGGS HOMES (MI001000003)			$200,000.00
ID0037	Diggs Homes Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Diggs Homes Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		$200,000.00
	SCATTERED SITES (MI001000013)			$350,000.00
ID0042	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00

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ID0057	Scattered Sites Site Improvement AMP 13 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))		$100,000.00
	SCATTERED SITES (MI001000014)			$350,000.00
ID0047	Scattered Site Unit Renovations AMP 14 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
ID0062	Scattered Sites Site Improvement AMP 14 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters -	Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))		$100,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit- Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)- Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)- Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)- Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work			
	SCATTERED SITES (MI001000012)			$350,000.00

ID0052	Scattered Sites Site Improvement AMP 12 (Site Work (1480))(Dwelling Unit-Exterior (1480)- Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)- Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling	Scattered Sites Site Improvement AMP 12 (Dwelling Exterior - Site Work (1480))		$100,000.00

	Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)- Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)- Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-			

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0114	Scattered Site Unit Renovations AMP 12 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
	SHERIDAN PLACE I (MI001000015)			$300,000.00
ID0066	Sheridan Interior Upgrades (Elevator (1480))(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Other)	Sheridan Interior Upgrades (Non-Dwelling Interior - Elevator (1480))		$100,000.00
ID0069	Sheridan Site Improvements (Site Work (1480))(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Sheridan Site Improvements (Non-Dwelling Exterior - Site Work (1480))		$200,000.00
	SMITH HOMES (MI001000016)			$500,000.00
ID0071	Smith Homes Exterior Renovations (Exterior Upgrades (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior	Smith Homes Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))		$500,000.00

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	STATE FAIR APTS (MI001000017)			$250,000.00
ID0077	State Fair Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	State Fair Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
	WARREN WEST (MI001000018)			$200,000.00
ID0081	Warren West Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Warren West Unit (Dwelling Unit - Renovations (1480))		$200,000.00
	JEFFRIES HOMES (MI001000019)			$500,000.00
ID0084	Woodbridge Senior Village Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Exterior (1480)-Exterior Doors,	Woodbridge Senior Village Unit (Dwelling Unit - Renovations (1480))		$500,000.00

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	Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	GREENBROOK (MI001000029)			$100,000.00
ID0092	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		$100,000.00
	EMERALD SPRINGS 1B (MI001000042)			$183,757.00
ID0106	Emerald Springs Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)- Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Emerald Springs Unit Renovations (Dwelling Unit - Renovations (1480))		$183,757.00
	PARKSIDE VILLAGE II REHAB (MI001000065)			$1,085,241.00

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ID0112	Parkside II Site Improvement (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Parkside II Site Improvement (Non-Dwelling Unit - Site Work (1480))		$1,085,241.00
	PARKSIDE VILLAGE IV REHAB (MI001000009)			$886,054.00
ID0113	Parkside IV Site Improvement (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-	Parkside IV Site Improvement (Non-Dwelling Unit - Site Work (1480))		$886,054.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)- Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)- Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non- Dwelling Site Work (1480)-Storm Drainage)			
	Subtotal of Estimated Cost			$10,469,402.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$3,764,350.00
ID0004	Authority-Wide (Operations (1406))(Operations (1406))	1406 Operations		$2,617,410.00
ID0009	Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	1408 Management Improvement		$100,000.00
ID0014	Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	1410 COCC Allocation 10%		$1,046,940.00
	DIGGS HOMES (MI001000003)			$786,054.00
ID0025	Diggs Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Diggs Homes Unit Renovations (Dwelling - Unit Renovations (1480))		$200,000.00

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ID0115	Diggs Homes Exterior Renovations (Exterior Upgrades (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior	Diggs Homes Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))		$586,054.00
	RIVERBEND TOWERS (MI001000011)			$1,850,000.00
ID0031	Riverbend Exterior Upgrades (Generator Replacement (1480))(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Riverbend Exterior Upgrades (Dwelling xterior - Generator Replacement (1480))		$350,000.00
ID0032	Riverbend HVAC Upgrades (Chiller Upgrade (1480))(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other)	Riverbend HVAC Upgrades (Dwelling - Unit Upgrade Chiller Upgrade (1480))		$350,000.00
ID0033	Riverbend Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Riverbend Unit Renovations (Dwelling Interior - Unit Renovations (1480))		$150,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0118	Riverbend Site Improvements (Site Improvements (1480))(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Riverbend Site Improvements (Non-Dwelling Site - Exterior Improvements (1480))		$1,000,000.00
	SCATTERED SITES (MI001000012)			$600,000.00
ID0038	Scattered Site Unit Renovations AMP 12 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
ID0053	Scattered Sites Site Improvement AMP 12 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 12 (Dwelling Exterior - Site Work (1480))		$350,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (MI001000013)			$600,000.00
ID0043	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
ID0058	Scattered Sites Site Improvement AMP 13 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))		$350,000.00
	SCATTERED SITES (MI001000014)			$600,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0048	Scattered Site Unit Renovations AMP 14 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
ID0063	Scattered Sites Site Improvement AMP 14 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))		$350,000.00
	SHERIDAN PLACE I (MI001000015)			$250,000.00
ID0068	Sheridan Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-	Sheridan Unit Renovations (Dwelling Unit - Interior Renovations (1480))		$250,000.00

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	Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)			
	SMITH HOMES (MI001000016)			$750,000.00
ID0072	Smith Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Windows)	Smith Homes Unit Renovations (Dwelling Unit - Renovations (1480))		$250,000.00
ID0074	Smith Homes Renovations (Kitchens and Baths (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Smith Homes (Dwelling - Kitchen and Bath Renovations (1480))		$500,000.00
ID0074	Smith Homes Renovations (Kitchens and Baths (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Smith Homes (Dwelling - Kitchen and Bath Renovations (1480))		$500,000.00

	STATE FAIR APTS (MI001000017)			$250,000.00

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ID0078	State Fair Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	State Fair Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
	WARREN WEST (MI001000018)			$585,241.00
ID0082	Warren West Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Warren West Unit (Dwelling Unit - Renovations (1480))		$200,000.00
ID0117	Warren West Renovations (Kitchens and Baths (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Warren West (Dwelling - Kitchen and Bath Renovations (1480))		$385,241.00
	ALGONQUIN (MI001000028)			$150,000.00
ID0089	Algonquin Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling	Algonquin Unit (Dwelling Unit - Renovations (1480))		$150,000.00

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	Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	GREENBROOK (MI001000029)			$100,000.00
ID0093	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		$100,000.00
	EMERALD SPRINGS PHASE II (MI001000043)			$183,757.00
ID0107	Emerald Springs Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Emerald Springs Unit Renovations (Dwelling Unit - Renovations (1480))		$183,757.00
	Subtotal of Estimated Cost			$10,469,402.00

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	AUTHORITY-WIDE (NAWASD)			$3,764,350.00
ID0005	Authority-Wide (Operations (1406))(Operations (1406))	1406 Operations		$2,617,410.00
ID0010	Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	1408 Management Improvements		$100,000.00
ID0015	Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	1410 COCC Allocation 10%		$1,046,940.00
	DIGGS HOMES (MI001000003)			$1,750,000.00
ID0026	Diggs Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Diggs Homes Unit Renovations (Dwelling - Unit Renovations (1480))		$200,000.00

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ID0027	Diggs Homes Unit Renovations (Furnaces and Water Heaters (1480))(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Exterior (1480)-Siding)	Diggs Homes Unit Renovations (Dwelling - Furnace and Water Heaters (1480))		$350,000.00
ID0116	Diggs Homes Exterior Renovations (Exterior Upgrades (1480))(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Diggs Homes Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))		$1,200,000.00
	RIVERBEND TOWERS (MI001000011)			$350,000.00
ID0034	Riverbend Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling	Riverbend Unit Renovations (Dwelling Unit Interior - Unit Renovations (1480))		$350,000.00
	SCATTERED SITES (MI001000012)			$350,000.00
ID0039	Scattered Site Unit Renovations AMP 12 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00

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	Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0054	Scattered Sites Site Improvement AMP 12 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 12 (Dwelling Exterior - Site Work (1480))		$100,000.00
	SCATTERED SITES (MI001000013)			$350,000.00
ID0044	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00

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ID0059	Scattered Sites Site Improvement AMP 13 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))		$100,000.00
	SCATTERED SITES (MI001000014)			$285,241.00
ID0049	Scattered Site Unit Renovations AMP 14 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renvoations (1480))		$185,241.00
ID0064	Scattered Sites Site Improvement AMP 14 (Site Work (1480))(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work	Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))		$100,000.00

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	Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit- Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit- Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit- Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Exterior (1480)-			
	SMITH HOMES (MI001000016)			$1,400,000.00
ID0073	Smith Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landingsand Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)- Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit- Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit- Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit- Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,DwellingUnit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit- Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Smith Homes Unit Renovations (Dwelling Unit - Renovations (1480))		$150,000.00

ID0073	Smith Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landingsand Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and	Smith Homes Unit Renovations (Dwelling Unit - Renovations (1480))		$150,000.00

	Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0073	Smith Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landingsand Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Smith Homes Unit Renovations (Dwelling Unit - Renovations (1480))		$150,000.00

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	(1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0076	Smith Homes Exterior Upgrades (Window Replacments (1480))(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Columns and Porches)	Smith Homes (Dwelling Exterior - Window Replacements (1480))		$750,000.00
	STATE FAIR APTS (MI001000017)			$400,000.00
ID0079	State Fair Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	State Fair Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		$400,000.00
	BREWSTER-DOUGLAS (MI001000001)			$350,000.00
ID0119	Brewster Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,	Brewster Homes Unit Renovations (Dwelling - Unit Renovations (1480))		$350,000.00

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	Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)- Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water			
	SHERIDAN PLACE I (MI001000015)			$136,054.00
ID0122	Sheridan Interior Flooring (Flooring Replacement (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Sheridan Interior Flooring Replacement (Dwelling Interior - Flooring (1480))		$136,054.00
	ALGONQUIN (MI001000028)			$200,000.00
ID0123	Algonquin Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Algonquin Unit (Dwelling Unit - Renovations (1480))		$200,000.00
	GREENBROOK (MI001000029)			$200,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0124	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		$200,000.00
	FOREST PARK (MI001011)			$283,757.00
ID0125	Forest Park Unit Renovations (Unit (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Forest Park Unit Renovations (Dwelling Unit - Interior Upgrades (1480))		$283,757.00
	Subtotal of Estimated Cost			$10,469,402.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARKSIDE VILLAGE II REHAB (MI001000065)			$400,000.00
ID0103	Parkside II Unit Renovations (HVAC Upgrades (1480))(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Parkside II (Dwelling Interior - Furnace Replacement (1480))		$400,000.00
	PARKSIDE VILLAGE IV REHAB (MI001000009)			$613,946.00
ID0126	Parkside IV Site Improvement (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-	Parkside IV Site Improvement (Non-Dwelling Unit - Site Work (1480))		$613,946.00

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	AUTHORITY-WIDE (NAWASD)			$3,764,350.00
ID0129	Authority-Wide (Operations (1406))(Operations (1406))	1406 Operations		$2,617,410.00
ID0130	Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	1408 Management Improvements		$100,000.00
ID0131	Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	1410 COCC Allocation 10%		$1,046,940.00
	SOJOURNER TRUTH (MI001000002)			$335,241.00
ID0132	Sojourner Truth Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Sojourner Truth (Dwelling - Unit Renovations (1480))		$335,241.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (MI001000012)			$250,000.00
ID0133	Scattered Site Unit Renovations AMP 12 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
	SCATTERED SITES (MI001000013)			$250,000.00
ID0134	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00
	SCATTERED SITES (MI001000014)			$250,000.00

ID0135	Scattered Site Unit Renovations AMP 14 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renvoations (1480))		$250,000.00

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	GREENBROOK (MI001000029)			$100,000.00
ID0136	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		$100,000.00
	SMITH HOMES (MI001000016)			$1,014,027.00
ID0138	Smith Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Smith Homes Unit Renovations (Dwelling Unit - Renovations (1480))		$450,000.00
ID0142	Smith Homes Site Improvement (Site Work (1480))(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling	Smith Homes Site Improvement (Non-Dwelling Unit - Site Work (1480))		$564,027.00

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Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit- Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit- Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)- Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)- Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit- Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non- Dwelling Site Work (1480)-Curb and Gutter)			
	FOREST PARK (MI001011)			$250,000.00
ID0139	Forest Park Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling	Smith Homes Unit Renovations (Dwelling Unit - Renovations (1480))		$250,000.00

Capital Fund Program - Five-Year Action Plan

Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Interior (1480)-Tubs and Showers)			
	BREWSTER-DOUGLAS (MI001000001)			$1,050,000.00
ID0140	Brewster Homes Exterior Renovations (Exterior Upgrades (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Brewster Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))		$300,000.00
ID0141	Brewster Home Site Improvement (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work	Brewster Homes Site Improvement (Non-Dwelling Unit - Site Work (1480))		$750,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	WARREN WEST (MI001000018)			$300,000.00
ID0143	Warren West Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Warren West (Dwelling - Unit Renovations (1480))		$300,000.00
	ALGONQUIN (MI001000028)			$313,946.00
ID0144	Algonquin Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Algonquin (Dwelling - Unit Renovations (1480))		$313,946.00
	Subtotal of Estimated Cost			$10,469,402.00

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Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 1 2021

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	$2,617,350.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	$1,046,940.00
Subtotal of Estimated Cost	$3,764,290.00

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 2 2022

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	$2,617,410.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	$1,046,940.00
Subtotal of Estimated Cost	$3,764,350.00

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 3 2023

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	$2,617,410.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	$1,046,940.00
Subtotal of Estimated Cost	$3,764,350.00

Capital Fund Program - Five-Year Action Plan

Office of Public and Indian Housing
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Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4 2024

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	$2,617,410.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	$1,046,940.00
Subtotal of Estimated Cost	$3,764,350.00

Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 5 2025

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	$2,617,410.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	$1,046,940.00
Subtotal of Estimated Cost	$3,764,350.00

CIVIL RIGHTS

Certifications of Compliance with PHA Plan and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 3/31/2024**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulationsincluding PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the _X_ 5-Year and/or_X_ Annual PHA Plan,hereinafter referred to as" the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 7/1/2022, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy)for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of themanner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB(24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident AdvisoryBoard or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
   (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programsbefore implementation by the PHA;
   (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
   (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA duringnormal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invitedpublic comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil RightsAct of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rightsrequirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administersa Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, thatit will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to
   implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; andmaintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (asspecified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant wouldlikely have to wait to be admitted to units of different sizes and types at each site;

- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with apending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fairhousing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws andcertifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility forhousing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for theEnforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, EmploymentOpportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real PropertyAcquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements underSection 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance withprogram requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard ReductionAct of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements,Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurancesrequired under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilizecovered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified bythe PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including theDeclaration of Trust(s).

Detroit Housing Commission — PHA Name

MI001 — PHA Number/HA Code

__X___Annual PHA Plan for Fiscal Year 2022____
__X___5-Year PHA Plan for Fiscal Years 2021 - 2025

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

Name of Executive Director: Sandra B. Henriquez		Name Board Chairman: Richard Hosey	
Signature	Date: 3/23/2022	Signature	Date: 3/23/2022

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existingdata sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents arenot required to complete this form, unless it displays a currently valid OMB Control Number.

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

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

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

I, _____, the _____
Official's Name *Official's Title*

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

_____
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis ofImpediments (AI) to Fair Housing Choice of the pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan andthe AI.
The Detroit Housing Commission's PHA Plan is consistent with the City of Detroit's ConsolidatedPlan as it conformsto title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 Of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.

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

Name of Authorized Official	Title
Signature	Date