

Annual PHA Plan (Standard PHAs and Troubled PHAs)

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

OMB No. 2577-0226
Expires: 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: <u>Detroit Housing Commission</u> PHA Code: <u>MI001</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3337</u> Number of Housing Choice Vouchers (HCVs) <u>6067</u> Total Combined Units/Vouchers <u>9793</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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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

Forest Park /Diggs Homes 1331 East Canfield

The Villages of Parkside II and IV 5000 Conner, 48213

State Fair 1231 W. State Fair, 48203

Smith Homes 14313 Crescent Drive, 48223

Harriet Tubman 2450 W. Grand Blvd 48208

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

Gardenvue Estates 16461 Van Buren, 48228

B.1 Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions:

DHC is proposing to change its public housing wait list organization from site-based wait lists to a centralized wait list. DHC is also proposing to add local preferences for Homeless persons and Honorably-Discharged Veterans.

B.1 Financial Resources**FY 2018 FINANCIAL RESOURCES**

LIPH Subsidy	15,086,216	budgeted
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LIPH Dwelling Income	5,707,307	budgeted
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20,793,523

Tenant-Based Assistance (HAP)	38,389,259	budgeted
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Admin Fees Tenant-Based	3,090,269	budgeted
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41,479,528

CFP Grants		Start Date	End Date
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MII28P001501-14	645,120	5/13/2014	5/12/2018
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MI128P001501-15	2,057,233	4/13/2015	4/12/2019
MII28P001501-16	5,735,906	4/13/2016	4/12/2020
MII28P001501-17	7,083,553	4/13/2017	4/12/2021

15,521,812

Resident Service Grants

MI001FSH330A017	284,392	1/1/2018	12/31/2018
MI0014RPS068A015	393,330	3/24/2016	7/29/2019

677,722

Development Grants

MI28URD001I194	1,247,854	8/12/1994
MI28URD001I195	1,710,028	1/18/1995
MI28URD001I296	1,115,587	11/14/1997

4,073,469

82,546,054

B.1 Operation and Management

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 limit repayment agreements for current residents to cases requiring Director of Asset Management (or designee) approval. For former residents, if the debt cannot be paid within 30 days (or the former resident enters into a repayment agreement, the debt will be referred to a collection agency.
- Revise the criteria for management initiated interim reexaminations (including interims every 3 months for zero income households, if there are changes to income within 6 months of the previous annual). Also, will conduct streamlined annual reexaminations for families in which at least 90% of income is fixed-income.
- Update VAWA requirements to incorporate recent changes in the policy
- Addition of HUD Lead Safe Housing Rule to incorporate recent changes in the policy (in accordance with applicable HUD PIH Notice). Revision to 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

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 recertifications 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 Family Self Sufficiency (FSS) Program in FY17 in the amount of \$284,392.

DHC has applied and anticipates receiving the FY17 JobsPlus grant award where an onsite Jobs Plus Center will open on the Brewster Homes site for focused and results driven employment, career and self-sufficiency services will be given.

DHC has also submitted a request to participate in the HUD EnVision Center Demonstration to promote access and opportunity for PHA residents to become economically self-sufficient.

DHC is also a member of the ConnectHome initiative Consortium to create a plan to assist resident in closing the digital divide and digital inclusion

Revision to 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.

B.1 Pet Policy

Proposed revisions include changes to pet deposit, elimination of monthly pet fee, change to maximum allowable size of pets, number of dogs/cats permitted in unit, maximum permitted weight from 20 to 40 lbs., changes to pet area restrictions for scattered sites homes vs. housing developments

B.1 Lead-Based Paint Capital Fund Program

DHC intends to apply for a Lead-Based Paint Capital Grant advertised through a Notice of Funding Availability (NOFA) issued by HUD on January 17, 2018. These funds have been 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 deadline for the application is March 20, 2018. HUD will award grants to approximately 30 recipients ranging from \$25,000 to \$1 million. If DHC is awarded a grant actions will immediately commence to obligate and expend funds for the prescribed activities.

B.1 Substantial Deviation

DHC is proposing changes to wait list organization from site-based wait lists to a centralized wait list. Additional preferences for homeless persons and honorably discharged veterans being proposed. (See ACOP Section Preferences)

DHC is establishing local preferences to support the following housing needs:

A local preference is available for families receiving VASH assistance 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. The family must be referred to DHC by an agency, organization or consortia with which DHC has a formal partnering agreement. The terms and conditions of all agreements will be based on the population to be served. Agreements must be signed by DHC's Executive Director. 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.

DHC will provide housing assistance under this preference with up to 50 tenant-based vouchers per year through the Housing Choice Voucher Program. All families assisted under this preference must be referred to MSHDA and the area VA Medical Center by an agency, organization or consortia with which DHC has a formal agreement. 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.

The waitlist(s) for this preference will never close.

VASH Voucher holders transitioning from permanent Supportive Housing –

VAWA Victims - DHC will offer a preference to families that include victims of domestic violence, dating violence, sexual assault, or stalking who has either been referred by a partnering service agency, a consortia, the Director of DHC's Resident Services or is seeking an emergency transfer under VAWA from the DHC's public housing program when the public housing program cannot accommodate the transfer or other covered housing program operated by the DHC. DHC will provide housing assistance with up to 25 vouchers per year to eligible persons.

All applicants assisted in this category must apply with and be referred to DHC by an agency or partnering organization which DHC has a formal agreement. All applicants must complete the required certification and provide documentation required to support Domestic Violence, Sexual Assault, Dating Violence and Stalking (HUD form-5382, HUD form-5380) and Third-Party Documentation of Victim Status. During the application process the applicant must certify that the abuser will not reside in the household for any period of time unless the PHA gives prior written approval.

Un-emancipated minors would not be eligible to sign leases under HUD programs. DHC may consider contacting child welfare, child protective services, or law enforcements, when a minor claims to be a victim

of domestic violence, dating violence, sexual assault, or stalking. Guest, unassisted members and live-in aides of the family are ineligible for VAWA protections which are available only to tenants and participants. The applicant must certify that the abuser will not reside with the applicant unless the PHA gives prior written approval.

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

The waitlist for this category will never close.

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.

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: Discussions regarding a Charter School on Village I have ceased. DHC anticipates unwinding activities to commence on all Villages and redevelopment planning to begin.

Woodbridge Estates: Phase IX of Woodbridge Estates closed in December 2017. Construction of the four story building began in January 2018. 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 will be the final phase for the Woodbridge Estates redevelopment. Once this phase is complete, DHC will commence with the Hope VI grant close out process.

Gardenvue Estates: Phase 5. The construction began in 2nd quarter 2017. The total development cost will be \$26.2 Million. Rental Phase 5 will consist of 97 units, of which 30 will be ACC and 67 units will be tax credit only. Once this phase is complete DHC will initiate Grant Close-out procedures.

DHC and Holy Cross have entered into an Option to ground lease 3.03 acres of vacant land at GVE. Holy Cross will work in collaboration with Covenant Community Care to create a Healthy Village Campus within the site.

The Development Department is creating a long-term self-development plan that is focused on completing the revitalization of Gardenvue Estates, the Villages at Parkside; as well as the possibility of initiating RAD contracts for Mixed Finance Projects and all other developments within DHC's portfolio for which 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 FFY 2018 & 2019 Capital funds for administrative and planning purposes.

B.2 Demolition and/or Disposition

DHC has sold (disposed) of 127 vacant single family homes to the City of Detroit for \$1,186,600.00. The proceeds from this sale are being utilized to further affordable housing in the scattered site AMPs 12, 13 & 14. Most of the proceeds will be used to renovate vacant and/or severely distressed homes. Any remaining proceeds will be used to address critical needs in the occupied homes.

DHC has disposed of 70 vacant lots to the Detroit Land Bank Authority (DLBA). The disposition was completed as a donation as approved by HUD. DHC had determined the cost to market and dispose of these parcels with a total appraised value of \$22,375.00 was cost prohibitive. The programs established by the DLBA were determined to be the most efficient method to dispose of these properties.

DHC disposed of Lee Plaza and Woodland Apartments for \$258,000.00. DHC has no further rights or liabilities related to either of these properties. DHC may, like with any other residential development in the City of Detroit, become a partner to further affordable housing through our Housing Choice Voucher or Public Housing programs.

DHC has 26 vacant lots which are 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 SAC for the disposition 26 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.

Vacant Lots to be included in a new 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 consideration for disposition

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	Gardenvue Estates I	48
MI001000080	Gardenvue Estates IIA	22
MI001000081	Gardenvue Estates IIB	22
MI001000082	Gardenvue Estates IIC	24
MI001000083	Gardenvue Estates IIIA	27
MI001000084	Gardenvue Estates IV	27
MI001000085	Gardenvue Estates IIIC	42
MI001000087	Gardenvue Estates IIIB	25
MI001000089	Gardenvue Estates IIID	41

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 487 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 726 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 and B

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

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

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

PROGRESS:

Gardenvue Estates Phase IV added an additional 47 multi-family units of which 27 are ACC units. DHC is actively completing substantial renovations and certifying properties to ensure DHC is in compliance with UFAS and ADA regulations.

Elevator renovations have been completed at Harriet Tubman and State Fair. Riverbend and Woodbridge Senior Village will be receiving elevator upgrades next.

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. Harriet Tubman and State Fair will still be receiving domestic boilers and 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.

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 Resident Services Department continues to focus of obtaining effective community partnership that will foster resident self-sufficiency in the areas of sustainable employment, mental and wellbeing health services, youth and young adult mentoring and self- esteem services as well as services aimed at the ensuring when possible the successful aging in place activities for our elderly residents. These partnerships will continue to be achieved through local higher education institutions, faith based organizations, local health initiative and other community based not for profits. DHC's has also received continued funding towards the coordination of Service and program by the award of the Family Self Sufficiency (FSS) Program in FY17.

DHC anticipates receiving the FY17 JobsPlus grant award where an onsite Jobs Plus Center will open on the Brewster Homes site for focused and results driven employment, career and self-sufficiency services will be given.

DHC has also submitted a request to participate in the HUD EnVision Center Demonstration to promote access and opportunity for PHA residents to become economically self-sufficient.

DHC is also a member of the ConnectHome initiative Consortium to create a plan to assist resident in closing the digital divide and digital inclusion

DHC will be re-engaging and re-instituting DHC's Supportive Services Non-profit D.R.E.A.M.S in order to offer, create and implement more intensive less restrictive events, services and programming for Section 3 eligible and DHC residents. Activities may include but not be limited to Summer Camp, Educational outings, Donations for disaster relief, community development project, neighborhood revitalization project, STEM program and career development.

Goal #4 Improvement of Quality of Life for residents at the Detroit Housing Commission which is consistent with HUD's Strategic Goal of "improving quality of life and economic viability."

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

PROGRESS:

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

The Detroit Housing Commission has used the projected CFP award amount of \$8,586,102.00 for 2018-2022 budget projections. \$8,524,639.00 was the amount awarded to DHC in 2017. 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 2018 through 2022 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.

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

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. <u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, 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

Low Income Public Housing Deconcentration Policy

Deconcentration of Poverty and Income-Mixing

Steps for Implementation

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, DHC must comply with the following steps:

DECONCENTRATION OF POVERTY AND INCOME-MIXING

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

Deconcentration Methodology

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

Step 1: DHC will annually determine the average income of all families residing in all general occupancy (family) developments including families residing in developments approved for demolition or conversion to resident-based assistance and families residing in public housing units in mixed-finance developments.

Step 2: DHC will annually determine the average income of all families residing in each building of each general occupancy development.

Step 3: DHC will annually characterize each building of each general occupancy development as higher income or lower income based on whether the average income in the building is above or below the overall average.

Step 4: DHC will determine which families on the waiting list have incomes higher than the DHC-wide average and designate these families "higher income families," and which have incomes lower than the DHC-wide average and designate these families "lower income families."

Step 5: When a unit becomes available in a higher income building, DHC shall skip families on the waiting list if necessary to reach a lower income family to whom it will offer the unit. When a unit becomes available in a lower income building, DHC shall skip families on the waiting list if necessary to reach a higher income family to whom it will offer the unit. Skipping shall be applied to the site-based waiting lists. If a waiting list does not contain a family in the income category to which the unit is to be offered, DHC shall offer the unit to a family in the other income category.

Definition of Building for Purposes of Deconcentration

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

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

DHC Incentives for Higher Income Families

DHC may offer certain incentives to higher income families willing to move into lower income developments.

Order of Selection

Families will be selected from the waiting list based on preference. Among applicants with preferences, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by DHC and the ranking of their preference as defined in this policy.

When selecting applicants from the waiting list, DHC will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. DHC will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

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

(Transfer Policy, Deconcentration)

12-IV.E. DECONCENTRATION

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

Housing Choice Voucher Admin Plan Deconcentration Policy

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

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

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

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

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

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

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

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

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

Each briefing must provide information on the following subjects:

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

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

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

...

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

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

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

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

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

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

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

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

DHC will conduct owner outreach to ensure that owners are familiar with the HCV Program and its advantages. DHC will actively recruit property owners with property located outside areas of poverty and minority concentration. These outreach strategies will include, but are not limited to:

- Distributing printed material about the program to property owners and managers;
- Contacting property owners and managers by phone or in-person;
- Holding owner recruitment/information meetings at least once a year;

- Participating in community based organizations comprised of private property and apartment owners and managers; and
- Developing working relationships with owners and real estate brokers associations.

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

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

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

...

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

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

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

DHC will review the appropriateness of the payment standards on an annual basis when the new FMRs are published. In addition to ensuring the payment standards are always within the "basic range", DHC will consider the following factors when determining whether an adjustment should be made to the payment standard schedule.

...

DHC will review the availability of units for each unit size particularly in areas with low concentrations of poor and minority families.

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

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

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

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

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

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

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

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

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

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

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

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

- A census tract in which the proposed PBV development will be located in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;
- A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment;
- A census tract in which the proposed PBV development will be located is undergoing significant revitalization as a result of state, local, or federal dollars invested in the area;
- A census tract where new market rate units are being developed where such market rate units will positively impact the poverty rate in the area;

- A census tract where there has been an overall decline in the poverty rate within the past 5 years;
- A census tract where there are meaningful opportunities for educational and economic advancement;
- Redevelopment and reuse of existing building not previously used as housing; or
- Development of unique affordable housing types not currently offered or offered on a limited basis within DHC's jurisdiction.

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

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

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

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

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

- The site must be adequate in size, exposure, and contour to accommodate the number and type of units proposed;
- The site must have adequate utilities and streets available to service the site;
- The site must not be located in an area of minority concentration unless the PHA determines that sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside areas of minority concentration or that the project is necessary to meet overriding housing needs that cannot be met in that housing market area;
- The site must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area;
- The site must promote a greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons;

- The neighborhood must not be one that is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate;
- The housing must be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services equivalent to those found in neighborhoods consisting largely of unassisted similar units; and
- Except for housing designed for elderly persons, the housing must be located so that travel time and cost via public transportation or private automobile from the neighborhood to places of employment is not excessive.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

Part I: Summary

PIHA Name: Detroit Housing Commission	Grant Type and Number Capital Fund/Program Grant No: M128P00150118 Date of CFFP:	Replacement Housing Factor Grant No:	FFY of Grant: CFF 2018
			FFY of Grant Approval:

Type Of Grant Original Annual Statement Performance and Evaluation Report for Period Ending: 1-30-18	Reserve for Disasters/ Emergencies	Revised Annual Statement (revision no:)	Final Performance and Evaluation Report	
			Total Estimated Cost	Total Actual Cost ¹
Line No.	Summary by Development Account		Original	Revised ²
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³		1,717,220.00	-
3	1408 Management Improvements		100,000.00	-
4	1410 Administration (may not exceed 10% of line 21)		858,610.00	-
5	1411 Audit		-	-
6	1415 Liquidated Damages		-	-
7	1430 Fees and Costs		550,001.00	-
8	1440 Site Acquisition		-	-
9	1450 Site Improvement		1,030,000.00	-
10	1460 Dwelling Structures		2,085,000.00	-
11	1465.1 Dwelling Equipment—Nonexpendable		880,000.00	-
12	1470 Non-dwelling Structures		-	-
13	1475 Non-dwelling Equipment		950,000.00	-
14	1485 Demolition		-	-
15	1492 Moving to Work Demonstration		-	-
16	1495.1 Relocation Costs		-	-
17	1499 Development Activities ⁴		-	-
18a	1501 Colateralization or Debt Service paid by the PIHA		-	-
18ba	9000 Colateralization or Debt Service paid Via System of Direct		-	-
19	1502 Contingency (may not exceed 8% of line 20)		415,271.00	-
20	Amount of Annual Grant: (sum of lines 2 to 19)		8,586,102.00	-
21	Amount of line 20 Related to LBP Activities		-	-
22	Amount of line 20 Related to Section 504 Activities		-	-
23	Amount of line 20 Related to Security - Soft Costs		-	-
24	Amount of line 20 Related to Security - Hard Costs		-	-
25	Amount of line 20 Related to Energy Conservation Measures		-	-

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 PIHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHP funds shall be included here.

Signature of Executive Director	Date	Signature of Public Housing Director	Date
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Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FFY of Grant:	
Detroit Housing Commission		Capital Fund Program Grant No. M128P00150118	CFRP (Yes/No):		2018	
AMP Number Name/HIA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
HIA-Wide	Operations-20% of annual grant	1406	20%	1,717,220.00		
HIA-Wide Mgt. Imp.	Management Improvements	1408		100,000.00		
HIA-Wide Admin.	Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	1410	10%	858,610.00		
HIA-Wide Fees & Costs	Fees & Costs (Professional Services required to administer Capital Projects	1430		35,001.00		
HIA Wide Contingency	Contingency	1502		415,271.00		
M1001000001 Brewster Homes	Fees & Costs (Professional Services required to administer Capital Projects	1430		60,000.00		
M1001000001 Brewster Homes	Site Improvements - sidewalks, asphalt	1450		200,000.00		
M1001000001 Brewster Homes	Unit Renovations - flooring	1460		100,000.00		
M1001000001 Brewster Homes	Exterior Renovations - siding, chimney	1460		150,000.00		
M1001000002 Sojourner Truth	Fees & Costs (Professional Services required to administer Capital Projects	1430		50,000.00		
M1001000002 Sojourner Truth	Site Improvements (concrete & asphalt)	1450		100,000.00		
M1001000002 Sojourner Truth	Site lighting	1450		200,000.00		
M1001000003 Forest Park/Diggs	Fees & Costs (Professional Services required to administer Capital Projects	1430		60,000.00		
M1001000003 Forest Park	Site Improvements (concrete & asphalt)	1450		150,000.00		

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:				
Detroit Housing Commission		Capital Fund Program Grant No: M1281001.50118 CFFP (Yes/No):		2018				
Replacement Housing Factor Grant No:								
AMP Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
M100100003 Forest Park	Rear Entrance Roof	1460		35,000.00				
M100100003 Forest Park	Trash Compactor	1475	1 Bldg.	15,000.00				
M100100003 Diggins Homes	Unit Renovations	1460		200,000.00				
M100100003 Diggins Homes	Unit Renovations (entry doors)	1460	312 doors	175,000.00				
M100100007 Harriet Tubman	Fees & Costs (Professional Services required to administer Capital Projects	1430		40,000.00				
M100100007 Harriet Tubman	HVAC Upgrades	1465.1	200 units	450,000.00				
M100100007 Harriet Tubman	Trash Compactor	1475	1 Bldg.	15,000.00				
M100100011 Riverbend Towers	Fees & Costs (Professional Services required to administer Capital Projects	1430		40,000.00				
M100100011 Riverbend Towers	HVAC Upgrades	1475		250,000.00				
M100100011 Riverbend Towers	Trash Compactor	1475	1 Bldg.	15,000.00				
M100100012 Scattered Site AMP 12	Fees & Costs (Professional Services required to administer Capital Projects	1430		15,000.00				
M100100012 Scattered Site AMP 12	Site Improvements	1450		33,000.00				
M100100012 Scattered Site AMP 12	Unit Renovations	1460		75,000.00				

Part II: Supporting Pages

PHA Name:		Detroit Housing Commission		Grant Type and Number Capital Fund Program Grant No: M128P00150118 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant:		2018	
AMP Number Name/H/A-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised	Obligated	Expended			
M100100013 Scattered Site AMP 13	Fees & Costs (Professional Services required to administer Capital Projects	1430		15,000.00						
M100100013 Scattered Site AMP 13	Site Improvements	1450		33,000.00						
M100100013 Scattered Site AMP 13	Unit Renovations	1460		75,000.00						
M100100014 Scattered Site AMP 14	Fees & Costs (Professional Services required to administer Capital Projects	1430		15,000.00						
M100100014 Scattered Site AMP 14	Site Improvements	1450		34,000.00						
M100100014 Scattered Site AMP 14	Unit Renovations	1460		75,000.00						
M100100015 Sheridan Place	Fees & Costs (Professional Services required to administer Capital Projects	1430		60,000.00						
M100100015 Sheridan Place	Exterior Renovations	1460		700,000.00						
M100100015 Sheridan Place	Roof Upgrades	1460	Sheridan II	50,000.00						
M100100015 Sheridan Place	Trash Compactors	1475	2 Bldgs.	30,000.00						
M100100016 Smith Homes	Fees & Costs (Professional Services required to administer Capital Projects	1430		30,000.00						
M100100016 Smith Homes	Site Improvements (concrete & asphalt)	1450		200,000.00						

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FY of Grant:	
Detroit Housing Commission		Capital Fund Program Grant No: MZ8P00150118 CFFP (Yes/No):		2018	
AMF Number		Dev. Acct No.		Quantity	
Name/HA-Wide Activities		Total Estimated Cost		Total Actual Cost	
		Original		Revised	
		Obligated		Expended	
		Status of Work			
M100100016 Smith Homes	Unit Renovations	1460			
M100100017 State Fair	Fees & Costs (Professional Services required to administer Capital Projects)	1430			
M100100017 State Fair	Roof Replacement	1460	1 Bldg.	200,000.00	
M100100017 State Fair	Trash Compactor	1475	1 Bldg.	15,000.00	
M100100018 Warren West	Fees & Costs (Professional Services required to administer Capital Projects)	1430		30,000.00	
M100100018 Warren West	Trash Compactor	1475	1 Bldg.	15,000.00	
M100100019 Woodbridge Senior Village	Fees & Costs (Professional Services required to administer Capital Projects)	1430		50,000.00	
M100100019 Woodbridge Senior Village	Trash Compactors	1475	3 Bldgs.	45,000.00	
M100100019 Woodbridge Senior Village	HVAC Upgrades - boilers	1475	3 Bldgs.	150,000.00	
M100100019 Woodbridge Senior Village	Fire Systems	1475	3 Bldgs.	400,000.00	
M100100028 Algonquin Apartments	Fees & Costs (Professional Services required to administer Capital Projects)	1430		10,000.00	
M100100028 Algonquin Apartments	Exterior Upgrades - decks	1460	2 Bldgs.	150,000.00	

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FFY of Grant:		
Detroit Housing Commission		Capital Fund Program Grant No: M128P00150118 CFPP (Yes/No): Replacement Housing Factor Grant No:				2018		
AMP Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
M100100029 Greenbrooke Manor	Fees & Costs (Professional Services required to administer Capital Projects)	1430		10,000.00				
M100100029 Greenbrooke Manor	Site Improvements	1450		80,000.00				
M100100029 Greenbrooke Manor	HVAC Upgrades	1465.1	32 units	30,000.00				
M100100054 Woodbridge Estates IX	New Construction	1465.1	39 ACC units	400,000.00				
				8,586,102.00				
				Difference				
				8,586,102				

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2001

Part I: Summary

PHA Name/Number Detroit Housing Commission MI-001		Locality (City/County & State) Detroit/Wayne Michigan		X Original 5-Year Plan ☐ Revision No:	
A. Development Number and Name	Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022
B. Physical Improvements Subtotal	5,040,000	5,060,000	5,055,000	5,005,000	
C. Management Improvements	100,000	100,000	100,000	100,000	100,000
D. PHA-Wide Non-dwelling Structures and Equipment	0	0	0	0	0
E. Administration	858,610	858,610	858,610	858,610	858,610
F. Other -	970,271	950,271	955,271	1,005,271	1,005,271
G. Operations	1,717,220	1,717,220	1,717,220	1,717,220	1,717,220
H. Demolition					
I. Development	400,000	400,000			
J. Capital Fund Financing – Debt Service					
K. Total CFP Funds	8,586,102	8,586,102	8,586,102	8,586,102	8,586,102
L. Total Non-CFP Funds					
M. Grand Total	8,586,102	8,586,102	8,586,102	8,586,102	8,586,102

Capital Fund Program—Five-Year Action Plan

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Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)			☐ Original 5-Year Plan ☐ Revision No:	
Development Number and Name	Work Statement for Year 1 FFY __2018__	Work Statement for Year 2 FFY __2019__	Work Statement for Year 3 FFY __2020__	Work Statement for Year 4 FFY __2021__	Work Statement for Year 5 FFY __2022__	
MI00100001 Brewster Homes	Annual Statement	350,000	425,000	325,000	450,000	
MI00100002 Sojourner Truth		400,000	850,000	600,000	500,000	
MI00100003 Forest Park/Diggs Homes		250,000	650,000	550,000	400,000	
MI00100007 Harriet Tubman		200,000	150,000	200,000	185,000	
MI00100011 Riverbend		550,000	325,000	300,000	250,000	
MI00100012 Scattered Sites		108,333	108,333	108,333	108,333	
MI00100013 Scattered Sites		108,333	108,333	108,333	108,333	
MI00100014 Scattered Sites		108,334	108,334	108,334	108,334	
MI00100015 Sheridan Place		1,950,000	550,000	225,000	400,000	
MI00100016 Smith Homes		200,000	300,000	800,000	700,000	
MI00100017 State Fair		100,000	150,000	200,000	110,000	
MI00100018 Warren West		100,000	300,000	200,000	100,000	
MI00100019 Woodbridge Senior Village		150,000	150,000	300,000	700,000	
MI00100028 Algonquin		35,000	35,000	150,000	30,000	
MI00100029 Greenbrook Manor		30,000	50,000	50,000	50,000	
MI00100054 Woodbridge Estates IX		400,000	400,000	0	0	

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

Work Statement for Year 1 FFY _____	Work Statement for Year: ____ 2 ____			Work Statement for Year: ____ 3 ____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	HA Wide Operations		1,717,220	HA Wide Operations		1,717,220
	HA Wide Admin		858,610	HA Wide Admin		858,610
	HA Wide Mgt Imp		100,000	HA Wide Mgt Imp		100,000
	HA Wide Fees & Costs		650,000	HA Wide Fees & Costs		650,000
	HA Wide Contingency		320,271	HA Wide Contingency		300,271
Sec	MI00100001 Brewster Homes Flooring	250 units	100,000	MI00100001 Brewster Homes Entry Doors		425,000
MI001	MI00100001 Brewster Homes HVAC Upgrades		250,000	MI00100002 Sojourner Truth Unit Renovations		300,000
Statement	MI00100002 Sojourner Truth Unit Renovations		200,000	MI00100002 Sojourner Truth Kitchens & Baths		550,000
	MI00100002 Sojourner Truth Water Heaters		200,000	MI00100003 Forest Park Windows		350,000
	MI00100003 Diggs Homes Unit Renovations		200,000	MI00100003 Diggs Homes Site Improvements		200,000
	MI00100003 Diggs Homes Furnaces		50,000	MI00100003 Diggs Homes Electrical Upgrades		100,000
	MI00100007 Harriet Tubman Unit Renovations		100,000	MI00100007 Harriet Tubman Unit Renovations		150,000
	MI00100007 Harriet Tubman Fire Systems		100,000	MI00100011 Riverbend Exterior Renovations		325,000
	MI00100011 Riverbend Fire Systems		550,000	MI00100012 Scattered Sites Site Improvements		33,000
	MI00100012 Scattered Sites Site Improvements		33,000	MI00100012 Scattered Sites Unit Renovations		75,000
	MI00100012 Scattered Sites Unit Renovations		75,000	MI00100013 Scattered Sites Site Improvements		33,000

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MI00100013 Scattered Sites Site Improvements		33,000	MI00100013 Scattered Sites Unit Renovations		75,000
MI00100013 Scattered Sites Unit Renovations		75,000	MI00100014 Scattered Sites Site Improvements		34,000
MI00100014 Scattered Sites Site Improvements		34,000	MI00100014 Scattered Sites Unit Renovations		75,000
MI00100014 Scattered Sites Unit Renovations		75,000	MI00100015 Sheridan Place Exterior Renovations		550,000
MI00100015 Sheridan Place Exterior Renovations		1,250,000	MI00100015 Sheridan Place Unit Renovations		100,000
MI00100015 Sheridan Place Electrical Upgrades		700,000	MI00100015 Sheridan Place Electrical Upgrades (Unit panels)		700,000
MI00100016 Smith Homes Unit Renovation		200,000	MI00100016 Smith Homes HVAC Upgrade		300,000
MI00100017 State Fair Fire Systems		100,000	MI00100017 State Fair Unit Renovations		150,000
MI00100018 Warren West Common Areas		100,000	MI00100018 Warren West HVAC Upgrades		300,000
MI00100019 Woodbridge Senior Village HVAC		150,000	MI00100019 Woodbridge Senior Village HVAC		150,000
MI00100028 Algonquin Site Improvements		35,000	MI00100028 Algonquin Electrical Upgrades		35,000
MI00100029 Greenbrook Manor Common Area Upgrades		30,000	MI00100029 Greenbrook Manor Appliances		50,000
MI00100054 Woodbridge Estates IX		400,000	MI00100065 Parkside II Roof Replacement		500,000
			MI00100065 Parkside II Unit Renovations		150,000
			MI00100009 Parkside IV Unit Renovations		150,000
Subtotal of Estimated Cost		\$8,586,102	Subtotal of Estimated Cost		\$8,586,102

Subtotals of Estimated Costs continued from Page 3 of 6

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY	Work Statement for Year 4			Work Statement for Year: 5		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	HA Wide Operations		1,717,220	HA Wide Operations		1,717,220
	HA Wide Admin		858,610	HA Wide Admin		858,610
	HA Wide Mgt Imp		100,000	HA Wide Mgt Imp		100,000
	HA Wide Fees & Costs		650,000	HA Wide Fees & Costs		650,000
	HA Wide Contingency		305,271	HA Wide Contingency		355,271
	MI00100001 Brewster Homes Site Lighting		325,000	MI00100001 Brewster Homes Site Improvements		200,000
	MI00100002 Sojourner Truth Entry Doors		600,000	MI00100001 Brewster Homes Electric Upgrade		250,000
	MI00100003 Forest Park Unit Renovations		100,000	MI00100002 Sojourner Truth Unit Renovations		200,000
	MI00100003 Forest Park Windows		150,000	MI00100002 Sojourner Truth Furnaces		300,000
	MI00100003 Forest Park Site Improvements		150,000	MI00100003 Forest Park Unit Renovations		200,000
	MI00100003 Diggs Homes Site Improvements		200,000	MI00100003 Diggs Homes Site Improvements		50,000
	MI00100003 Diggs Homes Unit Renovation		100,000	MI00100003 Diggs Homes Unit Renovation		150,000
	MI00100007 Harriet Tubman Roof		200,000	MI00100007 Harriet Tubman Unit Renovation		150,000
	MI00100011 Riverbend Common Area Upgrades		50,000	MI00100007 Harriet Tubman Common Area HVAC		35,000
	MI00100011 Riverbend Generator		250,000	MI00100011 Riverbend HVAC Upgrades Chiller		250,000
	MI00100012 Scattered Sites Site Improvements		33,000	MI00100012 Scattered Sites Site Improvements		33,000

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MI00100012 Scattered Sites Unit Renovations	75,000	MI00100012 Scattered Sites Unit Renovations	75,000
MI00100013 Scattered Sites Site Improvements	33,000	MI00100013 Scattered Sites Site Improvements	33,000
MI00100013 Scattered Sites Unit Renovations	75,000	MI00100013 Scattered Sites Unit Renovations	75,000
MI00100014 Scattered Sites Site Improvements	34,000	MI00100014 Scattered Sites Site Improvements	34,000
MI00100014 Scattered Sites Unit Renovations	75,000	MI00100014 Scattered Sites Unit Renovations	75,000
MI00100015 Sheridan Place Roof Exhaust Fans	75,000	MI00100015 Sheridan Place Site Improvements	200,000
MI00100015 Sheridan Place Elevator	80,000	MI00100015 Sheridan Place Unit Renovations	200,000
MI00100015 Sheridan Place II Replace Chiller	50,000	MI00100016 Smith Homes Exterior	500,000
MI00100016 Smith Homes Exterior	800,000	MI00100016 Smith Homes Units	200,000
MI00100017 State Fair Unit Renovations	200,000	MI00100017 State Fair Site Improvements	75,000
MI00100018 Warren West Unit Renovations	200,000	MI00100017 State Fair Common Areas	35,000
MI00100019 Woodbridge Exterior	300,000	MI00100018 Warren West Unit Renovations	100,000
MI00100018 Warren West Common Area Upgrades	200,000	MI00100019 Woodbridge Senior Unit	500,000
MI00100028 Algonquin Apartments Units	150,000	MI00100019 Woodbridge Common Areas	200,000
MI00100029 Greenbrook Units	50,000	MI00100028 Algonquin Apartments HVAC/WH	35,000
MI00100065 Parkside II Unit Renovations	150,000	MI00100029 Greenbrook Units	50,000
MI00100009 Parkside IV Roof Replacement	500,000	MI00100065 Parkside II Site Improvements	250,000
MI00100009 Parkside IV Unit Renovations	150,000	MI00100065 Parkside II Unit Renovations	150,000
		MI00100009 Parkside IV Site Improvements	250,000

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				MI00100009 Parkside IV Unit Renovations	150,000
Subtotal of Estimated Cost		\$8,586,102		Subtotal of Estimated Cost	
				\$8,586,102	

Subtotals of Estimated Costs continued from Page 5 & 6 of 7

Vacant Lots to be included in a new 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 consideration for disposition

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

Questions and Answer Resident Advisory Board Meeting

January 30, 2018

Capital Funds Program Demolition/Disposition

Question: Residents believe there is a problem with the power supply at Sheridan Place I & II which affected the elevator systems. Is there something being done to correct it?

Answer: DHC staff has been told by utility service providers that Sheridan is at the "end of a line" which may have resulted in more frequent interruptions to power supply. The lines were part of a Public Lighting System which has been taken over by DTE and is undergoing system upgrades. It is expected the conditions will improve as system upgrades are completed.

Question: The elevators at Sheridan I & II are continuously having issues with them and are constantly breaking down and are down for long periods of time. What can be done to correct this?

Answer: DHC recent preformed repairs to replace defective or worn parts. The elevators at both Sheridan I and Sheridan II received \$1.4 million in modernization improvements in 2008. The improvements made are expected to last 15 to 20 years before significant repairs are needed again. The current market for reliable and cost effective elevator service from vendors has had some effect on maintaining and repairing the elevators for Sheridan and other sites. Asset Management will continue to work closely with vendors to maintain timely and effective service.

Question: Cell phone reception at State Fair and Harriet Tubman apartment buildings has been poor ever since the new balcony screens were installed several years ago. Is there something that can be done to improve the reception for the residents in the building?

Answer: Capital Improvements to investigate alternatives to improve reception. Capital Improvement to discuss with DHC IT department whether it is feasible to place equipment within each site that would improvement reception for residents.

Question: Resident asked how does someone find out about scattered sites homes that DHC has and is there a waiting list to rent a home?

Answer: DHC scattered sites are available to the public just like any other DHC managed property. There is a wait list for eligible individuals. The scattered site homes are managed out of our Smith Homes office. Please ask for Ms. Conley for details.

Question: The exterior windows of the high-rise towers at Woodbridge as well as other high rise sites have not been washed in years.

Answer: This concern will be forwarded to the Asset Management staff for their attention

Question: The front doors at Woodbridge Senior Village, Riverbend and Harriet Tubman and the rear entrance at Forest Park Place are always broken.

Answer: Woodbridge - DHC staff has meet with the exiting management team and the new management team at Woodbridge to identify the problems and ensure an adequate maintenance program is executed. Riverbend - DHC Capital Improvement and Asset Management staff will seek assistance from the DHC IT staff to assist with determining a short and long term solution for this entrance as needed. Harriet Tubman – DHC staff has informed and will follow up with site staff to ensure this repair is completed and maintained. Forest Park – These repair needs will be forwarded to Asset Management staff for their attention.

Question: The fire alarm system at Riverbend Apartments seems to always be going off and the control panel on the first floor seems to be always chirping with an alert that there's something wrong with the system. Residents at Sheridan I, Sheridan II, Woodbridge, Harriet Tubman, and State Fair say the same thing is happening there as well. Can something be done to fix it?

Answer: This concern will be forwarded to the Asset Management staff for their attention. The proposed 2018 Capital budget includes \$400,000.00 for upgrades at Woodbridge Senior Village and Riverbend is expected to be the next property after Woodbridge to receive fire alarm upgrades using Capital funds.

Question: Several residents in the hearing impaired apartments at State Fair Apartments have complained the notification equipment in their apartment needs to be reset every time the main building alarm goes off. Can something be done to reset it right after rest of the building system is reset?

Answer: Capital Improvement staff will work with Asset Management staff to determine if adjustments can be made to improve the quality of life for those residents.

Question: When the fire alarm system goes off at the State Fair apartments the recorded message on the speakers instructs residents to "refer to the evacuation plan for exiting the building". Residents do not know about an evacuation plan. Is there one? If so, how do we get it?

Answer: Capital Improvement staff will work with Asset Management staff to ensure this information is provided and properly displayed.

Question: Some of the residents in the recently renovated Barrier Free apartments at Harriet Tubman are not able to reach the upper cabinets in the kitchen. Can something be done to make the upper cabinet more accessible?

Answer: The kitchen cabinets are installed in the Barrier Free Apartments at the required heights and dimensions to meet UFAS and ADA Barrier Free regulations.

Question: The roof is leaking and water is coming into the apartment at 12133 Parkside. Can something be done to fix the leak?

Answer: This concern will be forwarded to the Asset Management staff for their attention.

Question: Douglas site should have a commemorative plaque or historical marker place at the site before the site is re-developed in the future.

Answer: The State Historic Preservation Office (SHPO) or the National Register of Historic Places would determine the historical significance of the property. DHC will research if recognition is justified and allowed prior to determining if a permanent fixture should be installed at the Douglass Homes site.

Question: There is a big problem with rodents in and around the building entrance and around the dumpster in the service entrance on the first floor at the Forest Park Apartments. There have also been reports of rodents in the hall ways and an apartment. Can something be done to get rid of the rodents?

Answer: This concern will be forwarded to the Asset Management staff for their attention.

Resident Services

Question: What is FSS?

Answer: FSS is a program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. The program design provides a pathway to self-sufficiency, homeownership, suitable employment and education opportunities. FSS draws heavily upon the combined efforts of tailored case management, partnerships with specialized local service providers, and an established Program Coordinating Committee (PCC).

The FSS program is a voluntary program and available to all DHC Public Housing (PH) residents and Housing Choice Voucher (HCV) program participants that are in good standing with DHC, and Family Unification Program (FUP) participants. Once an eligible family is selected to participate in the program, the head of each participating family executes a FSS Contract of Participation that specifies the rights and responsibilities of both Detroit Housing Commission (DHC) and the Head of Household (HOH). The term of the FSS contract is generally 5 years, but it may be extended for another 2 years by the DHC for good cause. The FSS contract also incorporates the family's individual training and services plan (ITSP).

Question: What is Homeownership?

Answer: Detroit Housing Commission's (DHC) Homeownership Program (HOP) is designed to assist eligible participants with the purchase of their first home. The following information is the minimum requirements and procedures of the program as well as defining the important responsibilities that participants play in the homeownership process. DHC along with our partnering counseling agencies, lenders, and independent realtors are committed to the successful path to homeownership.

The following are the Initial homeownership requirements for current tenant-based Housing Choice Voucher participants to be accepted in the HOP

Meet DHC's income requirements for homeownership

Minimum of one year of full time employment

Have at least \$1000.00 in their savings account. Have the ability to acquire a mortgage through a conventional lender. Meet other homeownership program requirements

Question: What are steps to purchase?

Answer: Steps to Purchase

Attend mandatory pre-purchase counseling class with a HUD certified counseling agency. This is an 8hr class that will cover credit, money management, new home search efforts, loan home financing procedures, and predatory lending guidelines, negotiating a home sales contract, home maintenance, real estate settlement procedures, and laws governing fair housing standards.

Contact an agency approved partnering lender to get preapproved for a home loan. The Homeowner Specialist will coordinate with the lender directly to assist in your pre-approval process.

Contact an independent realtor to assist in searching for a desirable dream home. The home may be an already existing single-family unit or a unit under construction. (The Homeownership Specialist will offer additional guidance regarding the program approved units and/or bedroom size specific to the individual family). Once the dream home has been located, the realtor will submit formal offer(s) (sales contract) to the seller of the home on behalf of the HOP participant. This sales contract will include program specific contingencies. Once the contract is accepted, the HOP participant will contract the agency's Homeownership Specialist for a pre-settlement appointment.

The pre-settlement appointment with the Homeownership Specialist will determine the final program eligibility, project an estimate of the HCVHP monthly subsidy, and schedule the mandatory Housing Quality Standards (HQS) inspection. The Homeownership Specialist will guide in other steps as generally required.

After a closing settlement, the homeowner takes their keys, enjoy your new home, and accept DHC's Congratulations!!

Development

Question: What does ACC mean?

Answer: Annual Contributions Contract (Affordable Housing Units)

Question: How involved is DHC with GVE since it is privately managed?

Answer: We oversee the property managers at GVE.

Question: Has the "Douglass" land been purchased?

Answer: No the land purchase is still in negotiations.

Question: What's the plan for Parkside?

Answer: We are brainstorming ideas for starting a new development plan and budget.

Asset Management

Question: *Inquired about the extermination Policy?*

Answer: *Advised them that HUD has developed an extermination program that is comprehensive and we would look at the program and that we would strictly enforced the lease; that no resident has the right to refuse extermination.*

Question: *Why they don't explain the lease more thoroughly at move in.*

Answer: *DHC will make every effort to cover all of the provisions of the lease at move in and will have a more comprehensive orientation.*

Question: *Why Sheridan I and II have to share a RC office.*

Answer: *I explained that we will discuss this in a site specific meeting.*

Question: *Why do Residents continue to leave pet waster in common areas and not being removed?*

Answer: *DHC does enforce the pet policies but needs the assistance from residents to identify the residents in violation so that we can address immediately.*

Question: *What can be done about pets barking and disturbing others?*

Answer: *Again DHC strives to address all concerns but emphasized that we need the assistance of the residents when there is an issue. Please bring these concerns to your management office so that we may address them.*

Question: *Will residents that already have a pet be required to pay a pet fee.*

Answer: *Yes anyone that has a pet will be required to have the pet registered with the office and have paid the pet deposit. If they have already done so, they will not be assessed an additional fee.*

Question: *Can you remove the ash trays from the front of the building at Riverbend.*

Answer: *DHC will address this. They are currently there for residents to dispose of cigarettes before they enter the building.*

Assisted Housing

Question: *Making sure LL's and participants are signing off on the lead based paint form which states whether the owner is aware of lead based paint exposure in the unit.*

Answer: *The LL and participant sign off on the lead disclosure form prior to MI*

Question: *If the unit is built prior to should Lead based paint testing be required?*

Answer: *The question was posed there was not a definitive answer stated as to whether we would make this mandatory.*

Question: *Are we limiting lead exposure to children 6 and under?*

Answer: *We are sticking with the guideline set forth by HUD that states children 6 and under.*

Question: *Should lead based paint test positive for lead what are the required levels that would make remediation a requirement?*

Answer: *Parents have to report lead exposure levels of 10 or more will require further testing.*

Question: *How extensive should the lead paint exposure and remediation be? Will it be determined by the lead exposure levels and who sets these guidelines? 10 and above is the indicator is present*

Answer: *The standard guideline of 10 or more will be used.*

Question: *Should units built before 1960's automatically be required for testing?*

Answer: *No definitive answer was given; the LL's disclosure at this point is all we are utilizing*

Question: *Who should be responsible for the testing of the unit?*

Answer: *Should Lead Based Paint be found the LL is responsible for the testing.*

Question: *What role does the agency play in lead paint awareness besides the mandatory addendum signed by the LL and participant?*

Answer: *Making sure through printed materials at initials and or as needed lead based paint exposure material be utilized did not go into further clarification.*

Question: *What is the Inspectors role during the inspection process where lead paint is concerned?*

Answer: *There was some discussion on having them test not definitive answer as to whether this would be a requirement*

Question: *What local agencies if any (CDC) need to become involved should lead based paint be present?*

Answer: *We would follow industry standards as to how the local agencies are involved, the LL should follow up, and the burden of responsibility must remain with the LL to disclose, test and remediate if needed.*

Question: *Should a Lead advisory team be implemented?*

Answer: *It was stated this is a good idea no further discussion*

The lead disclosure addendums are being used and signed off by all parties, In addition to this we have to make sure that if a client discloses on the application that a child under 6 has lead exposure they know from there what steps should be taken with the new LL