



Binder 1

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DETROIT HOUSING COMMISSION

DHC FY 2020 5 YEAR PLAN CFP FY 2020 5-YEAR PLAN AND Amended FY 2019 Annual Plan

PROPOSED

Content Binder 1

- 1. FY 2020 5 Year PHA Plan**
- 2. Amended FY Year 2019 Annual Plan**
- 3 Capital Improvements HUD-50075.1**
- 4. Capital Improvements HUD- 50075.2**
- 5. De-concentration**
- 6. RAB Board Questions & Answers**

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
A.1	<p>PHA Name: _____ Detroit Housing Commission _____ PHA Code: _MI-001_____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): ___0701/2020_____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Detroit Housing Commissions PHA Plans are available for review on our website: www.dhcmi.org and at the Detroit Housing Commission, Main Administrative Office, 1301 E. Jefferson, Detroit, MI 48207. Additional public locations are:</p> <p>Detroit Housing Commission, Customer Service Center, 2211 Orleans, Detroit, MI 48207 Main Branch Public Library, Sociology and Economic Department, 5210 Woodward Avenue, Detroit, MI 48202</p> <p>Management Office at the Following Locations (all located in Detroit, MI): Brewster Homes 3526 St. Antoine, 48201 Diggs Homes 1331 East Canfield, 48207 The Villages of Parkside II 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 Apartments 4100 W. Warren, 48208 Forest Park 1331 E. Canfield, 48207 Sojourner Truth 4801 E. Nevada, 48234 Woodbridge Estates 4106 Supremes Drive, 48201 Riverbend Towers 4386 Conner, 48215 Sheridan I & II 7501 E. Jefferson, 48214 Woodbridge Senior Village 3521 John C. Lodge, 48201 Cornerstone Estates 3200 John C. Lodge, 48201 Woodbridge Senior Enhanced 1300 Martin Luther King Dr., 48201 Emerald Springs 5825 Emerald Springs Circle, 48212 Gardenview Estates 16461 Van Buren, 48228</p>

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

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

B. 5-Year Plan. Required for all PHAs completing this form.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.

The Detroit Housing Commission will effectively and efficiently develop, manage, and preserve affordable housing.

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.

DHC Organizational Goals and Objectives

Over the next 5 years, the Detroit Housing Commission will engage in wholesale transformation of how it does business. DHC will become more resident-centered customer service organization. DHC will focus on lease enforcement, including rent collection.

In order to do so, DHC must first set performance metrics for how it delivers maintenance services to residents. DHC will reduce its response to non-emergency tenant-initiated maintenance service requests by 50% by Year 3. In addition, DHC will ensure that each of its units complies with HUD and City of Detroit standards. The short-term goal is to increase the PHAS score each year, attaining High Performer designation no later than Year 5.

It is incumbent upon DHC to ensure a better housing quality in order to collect rents. Further, DHC will reduce Rent Collection write-offs by 50% by 2021 and another 50% of the remaining outstanding balance by 2022.

With the sale of the Douglass property, DHC will use the proceeds of sale to acquire additional rental units in the City of Detroit, many of which will be occupied by low-, very low-, and extremely low-income families, in furtherance of DHC's mission.

DHC will also participate in the wholesale repositioning of its portfolio through Section 18, Rental Assistance Demonstration or other programs to upgrade the physical plant, stabilize cash flow to operate the property, and provide rental assistance to those who need it. Specific goals and objectives to achieve our mission within these areas are as follows:

Low Income Public Housing

There is a shortage of affordable rental housing for all eligible populations. DHC's objective is to maximize the DHC's current resources for housing programs

Objective 1: Annually assess the DHC's policies regarding continued occupancy in public housing.

Objective 2: Continue to actively pursue the completion of modernization/rehab of existing public housing, scattered sites housing in order to increase utilization of these properties.

Objective 3: Demolish or dispose of obsolete scattered sites public housing units consider various Repositioning strategies including, Replacement Housing RFPs to identify potential mixed finance redevelopment where feasible.

Objective 4: Increase utilization of the LIPH program's current unit inventory

DHC must meet HUD standards for program performance under the Federal Low-income Housing Program

Objective 1: Improve the DHC's Public Housing Assessment System Score to maintain standard performer score with an aim to increase the score by five (5) points over the next 5 years.

Objective 2: Increase the DHC's Score to no less than 18 points under the Management Assessment Subsystem of the PHAS over the next 5 years.

Objective 3: Increase the DHC's Score to no less than 34 points under the Physical Assessment Subsystem of the PHAS.

Objective 4: Maintain the DHC's score of 25 points for the Financial Assessment Subsystem of the PHAS.

Objective 5: Maintain the DHC's score of 7 points under the Capital Fund Subsystems of the PHAS

Reduce or eliminate single audit findings in the DHC's annual compliance audit of the LIPH Program

Objective 1: Conduct periodic reviews of existing policies and procedures for NSPIRE/REAC Inspections and enforcement to ensure current process is meeting compliancy with the federal rules; make adjustments to procedures as necessary.

Objective 2: Maintain updated documentation that shows required monthly reviews are being performed on annual recertification and placement of tenant files.

Objective 3: Maintain an updated Uniformity of Tenant File Checklist under the LIPH Program to eliminate further errors and missing documents.

Objective 4: Conduct and complete a reexamination for each participating family at least every 12 months.

Objective 5: Provide ongoing support and training opportunities for necessary staff on accounting principles, operating procedures, Yardi software, IMS and EIV database and to keep abreast of changes in the federal rules.

Objective 6: Implementation of LIPH program compliance department and a Training and Development Specialist.

Concentrate on efforts to improve office management and operational efficiency:

Objective 1: Automate more functions to provide increased quality of service such as web-based applications, increase web capabilities, and interactive voice response system.

Objective 2: Continue to automate major operation components of DHC's computer software such as work order processing and tracking, materials, inventory

Assisted Housing Department- Housing Choice Voucher

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

DHC was awarded 75 MSD vouchers in 2019 (4th Quarter). The goal is to serve a designation population of young disabled persons through local partnerships

DHC goal is to reach full HCV program utilization, maximizing the program funding with the maximum number of vouchers

DHC goal is to work with owners and developers to improve awareness of housing quality requirements to reduce HAP abatement activity

DHC will continue to build on the Project Based Voucher program in order to provide affordable housing opportunities throughout the communities.

DHC will expand the Project Based Voucher program to include DHC owned/developed/operated properties

DHC will work with HUD to secure the opportunity to secure vouchers associated with Opt-Outs and/or Expiring contracts in Multi-family. This will allow DHC to broaden the depth of the program and continue affordable opportunities for residents.

DHC will work with HUD on opportunities to manage or absorb troubled operations in the jurisdiction.

DHC will strengthen the HCV Homeownership program, marketing the program to qualified participants and increasing the utilization by 10 % annually

DHC Development

DHC intends to initiate three new lines of business to increase revenue and create greater financial stability. DHC proposes to establish a general construction company that will provide fee-for-service vacant unit renovation and rehabilitation of buildings (units and systems), providing these services for DHC and eventually for third parties. DHC will expand its Development Department in order to partner with its HOPE VI partners in the RAD process. It will create internal capacity which will allow DHC to self-redevelop specific DHC-owned properties. Additional goals under development are as follows:

Villages of Parkside: DHC anticipates unwinding activities to be completed by end of 2020 on all Villages and redevelopment planning to begin. DHC has begun discussions once again regarding a possible school on Village 1 with Purpose Built Communities and its local representative Renaissance Village.

Woodbridge Estates: Phase IX of Woodbridge Estates closed in December 2017. Construction of the four-story building began in January 2018. Currently the construction is 95% complete. Due to unforeseen circumstances the completion of the project has been delayed until March 1, 2020. When completed, Phase IX will consist of 80 new senior designated rental units of which 39 will be ACC/LIHTC units, 22 Housing Choice Voucher and 19 market rates. Phase IX is the final phase for the Woodbridge Estates redevelopment.

Gardenview Estates: DHC has completed all planned rental phases at Gardenview Estates. Discussions regarding the remainder of the site will commence. Funding for environmental

cleanup and future plans for the remainder of the site will be discussed with both an internal and external planning committee(s).

DHC will continue with the Hope VI grant close out process on all HOPE VI projects with an expected completion date of end of second quarter of 2020.

The Development Department is working to create a long-term self-development plan that is focused on completing the revitalization of Gardenvue Estates, the Villages at Parkside and developing vacant land at Smith Homes as funding is made available. Staff is evaluating the possibility of initiating RAD contracts for developments within the DHC's portfolio including the Mixed Finance Projects. A letter of Interest has been received by HUD.

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

Resident Services Self Sufficiency

DHC will expand the social services it offers to Public Housing residents and voucher holders through additional programming and/or expansion of its EnVision Center. It will expand the Family Self-Sufficiency Program and employment/training opportunities under Section 3. DHC is partnering with Poverty Solutions, Inc. (University of Michigan) to explore ways to incent residents/voucher holders to get into and remain in the world of work. It will partner with other service providers, employers and union organizations to create pathways to increase educational and economic opportunities. Additional goal to attain these measures include:

DHC will broaden its partnership base to include federal and philanthropic organizations.

DHC will increase the capacity of the social services division through vista volunteers, non-traditional means and additional funding.

DHC will continue work with and increase programs associated with weatherization, Michigan Healthy Home and Utility, Furniture and Appliance assistance.

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

Development

PROGRESS:

DHC has Completed the Gardenvue Estates (f/k/a HermanGardens) Rental component by constructing Rental Phases 4 and 5. Phase 4 consists of 47 one-story garden units. 27 of those units are ACC. Phase 5 Consists of 97 one and two-story units with garages. Thirty of the units are ACC. The Gardenvue site consists of 638 total units - 308 are ACC, 272 are LIHTC and 58 market-rate. All phases and all units of Gardenvue Estates are operational and occupied. The site remains very popular and maintains a long waiting list.

The Gardenvue site-wide infrastructure was completed in the last quarter of 2015.

DHC sold 4 acres of the commercial component of Gardenvue Estate to Covenant Community Care, a qualified health care center during 2018. During the first quarter of 2019 DHC sold 3.77 acres from the Gardenvue commercial component to Holy Cross Children's Services, a charitable organization.

Holy Cross and Covenant Community Care will work together to develop what is known as a "Healthy Village" on the north west corner of the Gardenvue site. They will provide health care, social services and other services to the surrounding neighborhood.

Woodbridge Estates (f/k/a Jeffries and East Jeffries Homes) will be completed as of February 28, 2020. During the last five years Phase X has been completed with 46 units, 14 of them ACC. The last building, Woodbridge Senior, which is Phase IX will begin leasing by the end of February 2020. Phase IX has 80 units with 39 ACC and 22 PBV units. At that point the entire revitalization project will be complete with a total of 687 units – 327 ACC, 247 LIHTC and 113 Market rate units.

Low Income Public Housing

PROGRESS

1. Provide an improved living environment;
2. Continue 100% UPCS inspections and strategically cure deficiencies in order to preserve and existing rental units.
3. Implantation of CO detectors has begun throughout DHC properties
4. Crime and Safety Prevention: Implementation of the City of Detroit Police Department Greenlight Program at Sheridan Apartments

Assisted Housing

PROGRESS

DHC opened the HCV Waiting list in 2015 and is opening the waiting list in 2020

DHC established a PBV program for 1,212 units. The program has established commitments for over 90% of the units.

DHC has strengthen the activity supporting homeless programs. DHC has secured a position of the Detroit Continuum of Care Board of Directors.

DHC identified and was successful in obtaining an award of 75 MSD vouchers

DHC operations have been ranked as a SEMAP High Performer for the years ending 6/2017, 6/2018 and 6/2019.

Resident Initiatives and Self-Sufficiency

DHC has continued to broaden the Promotion of Self-Sufficiency consistent with HUD's Strategic Goal of "Promoting Self-Sufficiency and Asset Development by the creation of partnerships to offer an array of services to participants in The Detroit Housing Commission Programs.

PROGRESS:

DHC's Resident Services Department continued 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 FY19 as well as new funding for the Resident Opportunity and Self Sufficiency Program FY18.

DHC anticipates receiving the FY19 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 successfully launched a HUD EnVision Center Demonstration site to promote access and opportunity for PHA residents to become economically self-sufficient The DHC EnVision Center will continue to offer all HUD assisted individuals four pillar services and resources on a pathway to greater self-sufficiency. The DHC Envision Center boasts partnerships with both Federal and local partners.

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

DHC was successful in re-initiating DHC's Supportive Services Non-profit D.R.E.A.M.S and hosted the first Summer Sleep Away Camp. The three day camp was just one initiative that creates a pathway 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.

Capital Improvement

PROGRESS:

DHC Capital Improvement program completed the conversion of Diggs Homes Community Center into the first operational Envision Center in the nation. The residents have access to computers, community out-reach programs, and soon-to-be a kitchen lab to learn cooking skills for the workplace.

Additional progress from previous five (5) year goals are as follows:

Complete roof replacements at Sheridan II, Algonquin, and Sojourner Truth (21 Buildings).

ADA Compliance (504 Renovations) upgrades were completed for the Interior of the buildings at Sheridan, Warren West, and Woodbridge Senior Village.

Site work 504 Compliance renovations were completed at Smith Homes, Warren West, Woodbridge Senior Village, DHC Administration Office at 1301 E. Jefferson, and Forest Park.

Window replacements and Exterior upgrades were completed at Diggs Homes, Brewster Homes, and Algonquin. Sheridan I & II have the first DHC Green Light Project Completed within our portfolio.

DHC completed the sale of Lee Plaza, Woodland Tower, Douglas Homes, and multiple Scattered Site Vacant Homes/Vacant Lots.

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

DHC VAWA Goals

The DHC fully supports, and complies with, Violence Against Women Reauthorization Act of 2013 (VAWA 2013) by ensuring all, required notices of rights under VAWA are included in all application, enforcement, and program termination correspondence/paperwork. The following excerpts are from the agency's HCV Administrative Plan (please see Chapters 2, 3, 5 and 10) and Admissions and Continued Occupancy Plan (please see Chapters 3 and 7) as it relates to VAWA:

VIOLENCE AGAINST WOMEN ACT PROTECTIONS

Applicants who otherwise qualify for assistance or admission will not be denied admission on the basis that the applicant is or have been a victim of domestic violence, dating violence, sexual assault or stalking. VAWA does not limit DHC's authority to deny assistance to an individual or family that is not otherwise qualified or eligible for assistance.

2.3F.1 Prohibition Against Termination of Assistance Related to Victims of Domestic Violence, Dating Violence, Stalking or sexual assault

Criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a participant's household or any affiliated individual will not be the basis for termination of assistance, tenancy, or occupancy rights if the participant or an immediate member of the participant's family is the victim or threatened victim of domestic violence, dating violence, sexual assault or stalking.

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

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

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

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

The Violence against Women Act of 2013 (VAWA)

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

Any applicable state laws or local ordinances and any legislation protecting individual rights of residents, applicants, or staff that may subsequently be enacted

When more than one civil rights law applies to a situation, the laws will be read and applied together.

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

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

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

Notification

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

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

While DHC is not required to identify whether adverse factors that resulted in the applicant's denial are a result of domestic violence, dating violence, sexual assault, or stalking, the applicant may inform DHC that their status as a victim is directly related to the grounds for the denial. DHC will request that the applicant provide enough information to DHC to allow DHC to make an objectively reasonable determination, based on all circumstances, whether the adverse factor is a direct result of their status as a victim.

DHC will include in its notice of denial information about the protection against denial provided by VAWA in accordance with section 16-VII.C of this ACOP, a notice of VAWA rights, and a copy of the HUD Form 5382. DHC will request in writing that an applicant wishing to claim this protection notify DHC within 14 business days of date of receipt of request for documentation.

Victim Documentation [24 CFR 5.2007]

If an applicant claims the protection against denial of admission that VAWA provides to victims of domestic violence, dating violence, sexual assault, or stalking, DHC will request, in

writing, that the applicant provide documentation supporting the claim in accordance with section 16-VII.D of this ACOP.

Perpetrator Documentation

If the perpetrator of the abuse is a member of the applicant family, the applicant must provide additional documentation consisting of one of the following:

A signed statement (1) requesting that the perpetrator be removed from the application and (2) certifying that the perpetrator will not be permitted to visit or to stay as a guest in the public housing unit.

Documentation that the perpetrator has successfully completed or is successfully undergoing, rehabilitation or treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation.

B.5

Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

The Criteria used for determining Significant Amendment and Substantial Deviation/ 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. In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3 on an annual basis the DHC will review its progress toward the achievement of its goals and objectives and the existing policies and procedures, adequately address the needs of its constituents, stakeholders and the agency. To the extent that those needs are not met by the elements of the existing Agency Plan, the subsequent Annual Plan shall be written to reflect changes to goals, objectives, policies and procedures to address those needs. In the event that the elements of the subsequent annual plan represent a significant departure from those of the existing Agency Plan, a Significant Amendment or Modification to the Agency Plan will be undertaken. Under these circumstances, a full and participatory planning process will be used to obtain resident and stakeholder input. A draft of the substantially modified Agency Plan will be subject to the public review, comment, and hearing process.

DHC's definitions of Substantial Deviation and Significant Amendment will include the following:

- Changes to rent or admissions policies or organization of the waiting list;
- § Additions of non-emergency work items that exceed 10% of total Capital Fund Grant amount per year (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement reserve funds under the Capital Fund will be subject to public review and comment. *Note: Both parts of the test must be met in order to trigger a Substantial Deviation; the work item must be in excess of 10% of the grant and not included in the five year action plan.*
- Non-emergency work items less than 10% of the total Capital Fund Grant will be presented to the RAB Board, then to the Resident Council and community that is affected by the change.
- § Additions of new activities not included in the current PHDEP Plan;
- § And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Exceptions:

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by any source other than federal funds will not require plan amendment or modification.

	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Please see attachment A (RAB COMMENTS)</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Please see attachment B (Certification Forms)</p>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. 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: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3370</u> Number of Housing Choice Vouchers (HCVs) <u>6243</u> Total Combined Units/Vouchers <u>9613</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
Lead PHA:					PH	HCV
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
 Gardenview Estates 16461 Van Buren, 48228

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

DHC is proposing to add local preferences for Homeless persons.

B.1 Financial Resources

FY 2019 FINANCIAL RESOURCES

LIPH Subsidy	15,436,597	budgeted	
LIPH Dwelling Income	5,775,991	budgeted	
	21,212,588		
Tenant-Based Assistance (HAP)	38,421,950	budgeted	
Admin Fees Tenant-Based	3,014,983	budgeted	
	41,436,933		
CFP Grants		Start Date	End Date
MII28P001501-15	996,557	4/13/2015	4/12/2019
MI128P001501-16	3,491,968	4/13/2016	4/12/2020
MII28P001501-17	4,707,085	4/13/2017	4/12/2021
MII28P001501-18	10,108,926	5/28/2018	5/28/2022
	19,304,536		

Resident Service Grants

MI001FSH330A018	284,392	1/1/2018	12/31/2018
MI0014RPS068A015	127,544	3/24/2016	7/29/2019
MI0014RS068A018	582,971	8/1/2019	8/1/2022

Jobs Plus Grant (awaiting award)

994,907

Development Grants

MI28URD001I194	11,389	8/12/1994
MI28URD001I195	112,955	1/18/1995

124,344

83,073,308

B.1 Operation and Management

DHC is looking to revise its policies in accordance with HUD mandatory regulatory changes and Final Rules. (e.g. Earned Income Disallowance, Rent and Reexaminations specifically, restriction of eviction of families based on income, USC 1437n(a)(5); FR-5976-N07,7/26/18. DHC is also looking to add/revise some of its discretionary policies (waitlist notification, streamlines re-examinations, Interim Re-certifications, Repayment Agreements, Transfers and Pet Restriction.

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

- DHC proposes revisions to repayment agreements policy to reduce the numbers of monthly installments and the maximum account balance that a current resident may be considered repayment agreements with required approval from the Director of Asset Management (or designee)
- Revise the criteria for management initiated interim reexaminations within 6 months of the previous annual, 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 100% of income is fixed-income.
- Update Rent and Re-examination requirements to incorporate recent changes in the policy in accordance with USC 1437n(a)(5); FR-5976-N-07,7/26/18).
- DHC proposes revisions to the guideline for the exceptions that are considered when determining the appropriate unit bedroom size for a family.

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

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

B.1 Grievance Procedures

Public Housing

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

Housing Choice Voucher

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

B.1 Homeownership Program

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

B.1 Community Service and Self Sufficiency

DHC's has received continued funding towards the coordination of services and programs by the award of the Resident Opportunity Self Sufficiency Program (ROSS) in FY18 in the amount of \$582,971.00

DHC has applied and anticipates receiving the FY18 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 been awarded and confirmed participation in the HUD EnVision Center Demonstration to promote access and opportunity for PHA and if applicable Section 3 eligible residents to become economically self-sufficient.

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

B.1 Pet Policy

Proposed revisions include changes to pet area restrictions and notice of removal of service/assistance changes to pet area restrictions and notice of removal of service/assistance animal. See ACOP.

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. These funds are designated for public housing agencies to evaluate and reduce lead-based paint hazards in public housing by carrying out the activities of risk assessments, abatement and interim controls. The deadline for the application is February 2019. 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

Asset Management

a. Local Preference Related to Families Displaced by Federally Declared Disaster

A local preference is available for families displaced by a federally declared disaster occurring after July 1, 2005. In administering this preference, displaced families from other public housing authorities, whether the family is a displaced public housing or voucher participant, shall have preference over displaced families who are not public housing or voucher participants. The preference does not guarantee eligibility for admission to the public housing program for displaced families that are not from another public housing authority. This preference takes priority over all other local DHC preferences. An applicant which certifies to this preference may apply for placement on any DHC site-based wait list. The waitlists will remain open for this preference.

b. Local Preference Related to Disabled Families

A local preference is available for families in which the head of household, spouse, or sole member is a person with a disability. The preference does not guarantee eligibility for admission to the public housing program. All families assisted under this preference must provide verification of disabled status, or be referred to DHC by an agency, organization or consortia, that provides services to the disabled, with which DHC has a formal agreement. These agreements must be signed by DHC's Executive Director. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations and consortia to ensure administrative efficiency. DHC will not accept referrals from an agency, organization or consortia that deny its services to members of any federally protected class under fair housing laws. **The waitlists will remain open for this preference.**

c. Local Preference Related to VAWA Victims

A local preference is available for families that include victims of domestic violence, dating violence, sexual assault or stalking. The preference does not guarantee eligibility for admission to the public housing program. All families assisted under this preference must 1) apply with and be referred to DHC by an organization with which DHC has a formal partnering agreement, or 2) be referred by DHC's Director of Resident Services. All families must provide documentation of VAWA victim status. During the application process the applicant must certify that the abuser will not reside with the applicant without DHC's prior, written approval. DHC will only accept referrals from an agency, organization or consortia with which DHC has a formal agreement. These agreements must be signed by DHC's Executive Director. The terms and conditions of the agreements will be based upon the population to be served. DHC has the right to limit the number of partner agencies, organizations and consortia to ensure administrative efficiency. DHC will not accept referrals from an agency, organization or consortia that deny its services to members of any federally protected class under fair housing laws. An applicant eligible for this preference may apply for placement on DHC's centralized waitlist. The centralized waitlist will remain open for this preference. This preference shall have equal weight to other applicants with preferences on DHC's centralized waiting list. DHC will provide housing assistance for up to fifteen (15) new admissions per year to eligible families under this preference.

d. Local Preference Related to Homeless Families

DHC will provide housing assistance with up to thirty-six (36) new admissions per year to homeless families who are referred for assistance through formal agreements with partnering organizations. All applicants assisted in this category must apply with and be referred to DHC by a recognized homeless program provider or administrator including but not limited to, the City of Detroit, the Homeless Action Network of Detroit ("HAND"), Central City Integrated Health, or other organizations addressing homelessness. Each agreement will be established based on the population to be served and the terms and conditions presented to and agreed upon by the Executive Director. DHC has the right to limit the number of partner organizations to insure administrative efficiency. DHC will not accept referrals from an

agency, organization or consortia that denies its services to members of any Federally protected class under fair housing laws.

An applicant eligible for this preference may apply for placement on DHC's centralized waitlist. This preference shall have equal weight to other applicants with preferences on DHC's centralized waiting list. The waitlist will remain open for this preference.

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

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

Verification of Preference

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

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

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

Local Preference Related to Displacement by DHC

A local preference is available for families that are displaced from a DHC-owned public housing unit as a result of a failure of a building system, fire, flooding, environmental or other failure beyond DHC's control and DHC has no suitable DHC-owned replacement public housing unit available.

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

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

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

Local Preference Related to VAWA Victims

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

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

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

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

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

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

Local Preference Related to Victims of Human Trafficking

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

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

All families assisted under this preference must

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

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

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

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

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

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

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

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

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

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

Local Preference Related to Homelessness and Transitioning from Permanent Supportive Housing

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

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

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

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

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

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

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

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

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

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

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

PRIORITY OF PREFERENCES

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

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

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

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

B.1 Significant Amendment / Modification

The Agency Plan is a living document, which shall serve to guide DHC operations and resource management. In the event that circumstances or priorities necessitate actions, which would represent a substantial departure from the goals, objectives, timetables or policies as set forth in the plan, the DHC will invite resident review and input prior to taking actions that would implement such substantial changes.

Development of subsequent Annual Plans shall be a vehicle through which updates and minor or routine modifications to the Agency Plan are made. On an annual basis the DHC will review its progress toward the achievement of its goals and objectives and the existing policies and procedures, adequately address the needs of its constituents, stakeholders and the agency. To the extent that those needs are not met by the elements of the existing Agency Plan, the subsequent Annual Plan shall be written to reflect changes to goals, objectives, policies and procedures to address those needs.

In the event that the elements of the subsequent annual plan represent a significant departure from those of the existing Agency Plan, a Significant Amendment or Modification to the Agency Plan will be undertaken. Under these circumstances, a full and participatory planning process will be used to obtain resident and stakeholder input. A draft of the substantially modified Agency Plan will be subject to the public review, comment, and hearing process.

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 Amended Changes under the Assisted Housing Plan (Amended)

DHC applied and was awarded 75 Mainstream Disabled Vouchers. DHC established three partnerships through this application process allowing us to serve each category of persons identified in the NOFA.

DHC accepted the lead on two HUD Opt-Out events: Friendship Forest and Rademacher Lodge in 2019.

DHC has established a Project Based Voucher program, with HUD approval for 1,212 units. Ninety percent of the units are under commitment. The activity is allowing DHC to work with developers and establish long term contracts in expanding areas. The PBV commitments are providing economic opportunities throughout the region.

DHC has received a High Performer SEMAP ranking for 6/30/2107, 6/30/2018 and 6/30/2019. Although this is an operational goal the score allows DHC to improve standing in the community securing new partnerships and apply for new funding opportunities

B.2 Mixed Finance Modernization or Development

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

Woodbridge Estates: Phase IX of Woodbridge Estates closed in December 2017. Construction of the four story building began in January 2018. The construction is 35% complete. The Estimated completion dates is September 2019. When completed, Phase IX will consist of 80 new senior designated rental units of which 39

will be ACC units and 22 Housing Choice Voucher. Phase IX is the final phase for the Woodbridge Estates redevelopment. DHC will commence with the Hope VI grant close out process.

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

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

The Development Department is working to create a long-term self-development plan that is focused on completing the revitalization of Gardenview Estates, the Villages at Parkside and developing vacant land at Smith Homes to execute as funding is made available. Staff is evaluating the possibility of initiating RAD contracts for developments within the DHC portfolio including the Mixed Finance Projects. A letter of Interest has been received by HUD (See B.2 page 8). The completion of a self-development plan will allow DHC to partner with private/public entities and compete for financial assistance including but not limited to Low Income Housing Tax Credits, grants, traditional equity, New Market Tax Credits and conventional financing. DHC will also put into place a strategic land acquisition plan to help preserve affordable housing within the City of Detroit.

Development Staff is currently researching various funding sources to determine DHC's eligibility and possible new development endeavors. The Development Division has requested appropriate FFY 2018 & 2019 Capital funds for administrative and planning purposes with the expectation that there will be an annual allocation of DDTF or other funding for planning future-low-income/affordable housing initiatives.

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

B.2 Demolition and/or Disposition

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

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

Vacant Lots to be included in a dispo application

ADDRESS	STREET	AMP
2900	Fullerton	12
6815	Rutland	12
8254	Robson	12
4812	Gray	13
5942	Three Mile Dr.	13
8342	Northlawn	13
8500	Roselawn	13
9429	Lauder	13
12698	Meyers	13
15045	Novara	13
15802	Snowden	13
394	Lakewood	14
2900	Fullerton	14
7137	Varjo	14
8037	Robson	14
8608	Lauder	14
8891	Roselawn	14
9060	Archdale	14
9111	Littlefield	14
9217	Devonshire	14
9637	Mark Twain	14
12009	Montrose	14
13977	Winthrop	14
15325	Hartwell	14
16037	Hemlock	14
17584	Roselawn	14
18227	Washburn	14

Vacant single Family Homes under disposition for consideration

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

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

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

AMP	Development Name(s)	Number of Units
MI001000001	Brewster	250
MI001000002	Sojourner Truth	186
MI001000003	Forest Park/Diggs	201
MI001000007	Harriet Tubman	200
MI001000009	The Villages at Parkside IV	139
MI001000011	Riverbend	95
MI001000012	Scattered Sites West	77
MI001000013	Scattered Sites East	80
MI001000014	Scattered Sites Central	47
MI001000015	The Sheridans	409
MI001000016	Smith Homes	156
MI001000017	State Fair	200
MI001000018	Warren West	143
MI001000019	Woodbridge Senior Village	296
MI001000020	Woodbridge Estates I	16

MI001000021	Lee Plaza, Woodland	258
MI001000028	Algonquin	12
MI001000029	Greenbrooke Manor	32
MI001000041	Emerald Springs 1A	39
MI001000042	Emerald Springs 1B	36
MI001000043	Emerald Springs II	30
MI001000051	Cornerstone Estates 7A	39
MI001000052	Cornerstone Estates 7B	60
MI001000053	Cornerstone Estates 7C	39
MI001000055	Woodbridge X	14
MI001000065	The Villages at Parkside II	137
MI001000071	Woodbridge Estates II	22
MI001000072	The Village of Woodbridge Manor	50
MI001000073	Woodbridge Estates III	13
MI001000074	Woodbridge Estates IV	15
MI001000075	Woodbridge Estates V	20
MI001000076	Alexandrine Square Apartments	6
MI001000077	Gardenview Estates I	48
MI001000080	Gardenview Estates IIA	22
MI001000081	Gardenview Estates IIB	22
MI001000082	Gardenview Estates IIC	24
MI001000083	Gardenview Estates IIIA	27
MI001000084	Gardenview Estates IV	27
MI001000085	Gardenview Estates IIIC	42
MI001000087	Gardenview Estates IIIB	25
MI001000089	Gardenview 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.

	<p>B. 2 Project Based Vouchers</p> <p>DHC has HUD approval to Project Based 1,212 units. The approval of 370 was received in 2015. DHC will request authorization to Project Base up to 20% of the available allocations (units or funding) an estimated additional - 765 units. The developments will be located in the city of Detroit and the five surrounding counties, Wayne, Macomb, Oakland, Lapeer and St. Clair. The PBV opportunities will be available through competitive and non-competitive selection and may include PHA Owned Units as well as Non-PHA Owned units. The Project Based program allows DHC to expand housing and economic opportunities throughout the region and will allow for deconcentrating poverty.</p> <p>DHC has requested and received authorization to Project Base up to 20% of the Housing Choice Voucher budget authority, approximately 370 units.</p> <p>B.2 Units with Approved Vacancies for Modernization</p> <p>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.</p> <p>(c) The PHA must submit its De-concentration Policy for Field Office review.</p> <p>See Attachment A</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Submitted by the PHA as an electronic attachment to the PHA Plan</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>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:</p>

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. Gardenvue Estates Phase V added an additional 97 units of which 30 are ACC units. Construction of both phases has been completed.

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

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

DHC is actively completing substantial renovations and certifying properties to ensure DHC is in compliance with UFAS and ADA regulations.

Elevator renovations have been completed at Harriet Tubman and State Fair. Riverbend and Woodbridge Senior Village elevator upgrades progress.

DHC continues to complete upgrades to boiler systems which improves the quality of life and reduces utility expenses. Harriet Tubman, State Fair, Warren West, Forest Park, Woodbridge Senior Village and Sheridan I & II received new boilers. Riverbend is expected to receive boiler upgrades in the next two years.

Planning and design activity is underway for significant exterior upgrades at Brewster Homes, Riverbend, Sojourner Truth and Sheridan.

With the increased CFP 18 grant award DHC intends to complete site improvements at Brewster, Smith, Diggs and Sojourner Truth Homes. This work is expected to include concrete, asphalt and site lighting upgrades.

Exterior door replacements funded by the 2015 Emergency Security grant have been complete at both Sheridan I & II.

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

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

PROGRESS:

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

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

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

PROGRESS:

DHC's 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 2019-2023 budget projections. This is the amount awarded to DHC in CFP 2017. CFP 18 was abnormally high and thus was not used for budgeting. 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 2019 through 2023 Capital 5-Year Action Plan. These materials will be reviewed along with comments received during the Public comment period. Final edits will be made if required to the Capital Plan and then environmental approval of the Capital Plan will be provided to the HUD Field Office for their record and use.

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

PROGRESS:

The Detroit Housing Commission will continue its plan and seek to redevelop and/or dispose of the Frederick Douglass Homes Site. The Detroit Housing Commission is continuing to review all potential avenues that will have the most beneficial impact to the commission and the community. DHC currently has accepted a purchase offer for the sale of Douglass Homes which is under review by HUD SAC. Pending approval by HUD and successful completion of due diligence activities, DHC expects to complete the sale of this property in 2019. DHC has requested the proceeds by authorized for use to further affordable housing. Details and approvals of the expenditures of these proceeds will follow applicable regulations as determined by HUD and by our Annual Plan. DHC will prioritize creation of Affordable Housing consistent with HUD's Strategic Goal of increasing the availability of decent, safe and affordable housing in American Communities.

(Amended)

DHC completed the sale of the Frederick Douglass site during the fourth quarter of 2019 (November).

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Submitted by the PHA as an electronic attachment to the PHA Plan</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>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.</p> <p>See HUD Form- 50075.1 and 50075.2</p>

Part I: Summary						
PHA Name: Detroit Housing Commission		Grant Type and Number Capital Fund Program Grant No. MI28P00150119 Replacement Housing Factor Grant No. Date of CFFP:			FFY of Grant: FFY of Grant Approval:	
Type of Grant						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision No:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20)(3)	\$1,717,220.00				
3	1408 Management Improvements	\$100,000.00				
4	1410 Administration (may not exceed 10% of line 20)	\$858,610.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment-Nonexpendable					

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

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

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

(4) RHF funds shall be include here

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<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾		
		Original	Revised ⁽²⁾	Obligated	Expended	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling equipment					
14	1480 General Capital Fund	\$9,088,214.00				
15	1485 Demolition					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18a	1499 Development Activities (4)					
18ba	1501 Collateralization or Debt Service paid by the PHA					
19	9000 Collateralization or Debt Service paid via System of Direct Payment					
20	1502 Contingency (may not exceed 8% of line 20)					
21	Amount of Annual Grant: (sum of lines 2-20)	\$11,764,044.00				

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

Signature of Executive Director /S/ MBMY95	Date 12/23/2019	Signature of Public Housing Director	Date
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Part II: Supporting Pages								
PHA Name: Detroit Housing Commission		Grant Type and Number Capital Fund Program Grant No. MI28P00150119 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
Not associated with any specific development	Operations 1406 (Operations (1406))	1406		\$1,717,220.00				
Not associated with any specific development	Admin 1410 (Administration (1410))	1410		\$858,610.00				
Not associated with any specific development	Management Improvements 1408 (Management Improvement (1408))	1408		\$100,000.00				
Not associated with any specific development	Professional Services 1430 (Contract Administration (1480))	1480		\$650,000.00				

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				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
Not associated with any specific development	Contingency 1502 (Contract Administration (1480))	1480		\$238,214.00				
MI001000001 - BREWSTER- DOUGLAS	Brewster Homes Flooring (Dwelling Unit- Interior (1480))	1480		\$100,000.00				
MI001000001 - BREWSTER- DOUGLAS	Brewster Homes HVAC Upgrades (Dwelling Unit-Interior (1480))	1480		\$250,000.00				
MI001000002 - SOJOURNER TRUTH	Sojourner Truth Unit Renovations (Dwelling Unit-Interior (1480))	1480		\$200,000.00				

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MI001000002 - SOJOURNER TRUTH	Sojourner Truth Water Heaters (Dwelling Unit-Interior (1480))	1480		\$200,000.00				
MI001000003 - DIGGS HOMES	Diggs Homes Unit Renovations (Dwelling Unit-Interior (1480))	1480		\$200,000.00				
MI001000003 - DIGGS HOMES	Diggs Homes Furnaces (Dwelling Unit-Interior (1480))	1480		\$50,000.00				
MI001000007 - HARRIET TUBMAN	Harriet Tubman Unit Renovations (Dwelling Unit-Interior (1480))	1480		\$100,000.00				

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MI001000007 - HARRIET TUBMAN	Harriet Tubman Fire Systems (Dwelling Unit-Interior (1480))	1480		\$100,000.00				
MI001000011 - RIVERBEND TOWERS	Riverbend Fire Alarm System (Dwelling Unit-Interior (1480))	1480		\$550,000.00				
MI001000012 - SCATTERED SITES	Scattered Sites Site Improvements AMP 12 (Dwelling Unit-Site Work (1480))	1480		\$33,000.00				
MI001000012 - SCATTERED SITES	Scattered Site Unit Renovations AMP 12 (Dwelling Unit-Interior (1480))	1480		\$75,000.00				

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
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MI001000013 - SCATTERED SITES	Scattered Sites Site Improvements AMP 13 (Dwelling Unit-Site Work (1480))	1480		\$33,000.00				
MI001000013 - SCATTERED SITES	Scattered Site Unit Renovations AMP 13 (Dwelling Unit-Interior (1480))	1480		\$75,000.00				
MI001000014 - SCATTERED SITES	Scattered Sites Site Improvements AMP 14 (Dwelling Unit-Site Work (1480))	1480		\$34,000.00				
MI001000014 - SCATTERED SITES	Scattered Site Unit Renovations AMP 14 (Dwelling Unit-Interior (1480))	1480		\$75,000.00				

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MI001000015 - SHERIDAN PLACE I	Sheridan Exterior Renovations (Dwelling Unit- Exterior (1480))	1480		\$1,250,000.00				
MI001000015 - SHERIDAN PLACE I	Sheridan Electrical Upgrades (Dwelling Unit- Interior (1480))	1480		\$700,000.00				
MI001000016 - SMITH HOMES	Smith Homes Unit Renovations (Dwelling Unit-Interior (1480))	1480		\$200,000.00				
MI001000017 - STATE FAIR APTS	State Fair Fire System Upgrades (Dwelling Unit-Interior (1480))	1480		\$100,000.00				

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MI001000018 - WARREN WEST	Warren West Common Area Upgrades (Dwelling Unit-Interior (1480))	1480		\$100,000.00				
MI001000019 - JEFFRIES HOMES	Woodbridge Senior Village HVAC Upgrades (Dwelling Unit-Interior (1480))	1480		\$150,000.00				
MI001000028 - ALGONQUIN	Algonquin Site Improvements (Dwelling Unit-Site Work (1480))	1480		\$35,000.00				
MI001000029 - GREENBROOK	Greenbrook Manor Common Area Upgrades (Dwelling Unit-Interior (1480))	1480		\$30,000.00				

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Not associated with any specific development	Woodbridge Estates Phase IX Construction (Dwelling Unit-Development (1480))	1480		\$400,000.00				
MI001000002 - SOJOURNER TRUTH	Sojourner Truth Unit Renovations (Dwelling Unit-Interior (1480))	1480		\$300,000.00				
MI001000003 - DIGGS HOMES	Forest Park Window Replacement (Dwelling Unit-Exterior (1480))	1480		\$350,000.00				
MI001000003 - DIGGS HOMES	Diggs Homes Site Improvements (Dwelling Unit-Site Work (1480))	1480		\$200,000.00				

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MI001000003 - DIGGS HOMES	Diggs Homes Electrical Upgrades (Dwelling Unit-Interior (1480))	1480		\$100,000.00				
MI001000007 - HARRIET TUBMAN	Harriet Tubman Unit Renovations (Dwelling Unit-Interior (1480))	1480		\$150,000.00				
MI001000011 - RIVERBEND TOWERS	Riverbend Exterior Renovations (Dwelling Unit-Exterior (1480))	1480		\$325,000.00				
MI001000015 - SHERIDAN PLACE I	Sheridan Unit Renovations (Dwelling Unit-Interior (1480))	1480		\$100,000.00				

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MI001000015 - SHERIDAN PLACE I	Sheridan Electrical Upgrades (Dwelling Unit-Interior (1480))	1480		\$700,000.00				
MI001000016 - SMITH HOMES	Smith Homes HVAC Upgrades (Dwelling Unit-Interior (1480))	1480		\$300,000.00				
MI001000017 - STATE FAIR APTS	State Fair Unit Renovations (Dwelling Unit-Interior (1480))	1480		\$150,000.00				
MI001000018 - WARREN WEST	Warren West HVAC Upgrades (Dwelling Unit-Interior (1480))	1480		\$300,000.00				

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

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

Part II: Supporting Pages								
PHA Name: Detroit Housing Commission		Grant Type and Number Capital Fund Program Grant No. MI28P00150119 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
MI001000019 - JEFFRIES HOMES	Woodbridge Senior Village HVAC Upgrades (Dwelling Unit-Interior (1480))	1480		\$150,000.00				
MI001000028 - ALGONQUIN	Algonquin Electrical Upgrades (Dwelling Unit-Exterior (1480))	1480		\$35,000.00				
	Total:			\$11,764,044.00				

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

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

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

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

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Detroit Housing Commission			Locality (City/County & State)			
PHA Number: MI001			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$4,030,287.00	\$4,030,287.00	\$4,030,287.00	\$4,030,287.00	\$4,030,287.00
	BREWSTER-DOUGLAS (MI001000001)	\$1,600,000.00				\$350,000.00
	RIVERBEND TOWERS (MI001000011)	\$683,757.00			\$2,150,000.00	\$350,000.00
	SOJOURNER TRUTH (MI001000002)	\$550,000.00	\$1,050,000.00	\$400,000.00		
	GREENBROOK (MI001000029)	\$400,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$200,000.00
	SCATTERED SITES (MI001000012)	\$350,000.00	\$750,000.00	\$350,000.00	\$600,000.00	\$350,000.00
	SCATTERED SITES (MI001000013)	\$350,000.00	\$750,000.00	\$350,000.00	\$600,000.00	\$350,000.00
	SCATTERED SITES (MI001000014)	\$350,000.00	\$750,000.00	\$350,000.00	\$600,000.00	\$350,000.00
	SHERIDAN PLACE I (MI001000015)	\$150,000.00	\$750,000.00	\$300,000.00	\$250,000.00	\$750,000.00
	WARREN WEST (MI001000018)	\$250,000.00		\$200,000.00	\$700,000.00	\$250,000.00

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Detroit Housing Commission			Locality (City/County & State)			
PHA Number: MI001			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	JEFFRIES HOMES (MI001000019)	\$800,000.00	\$300,000.00	\$500,000.00		\$750,000.00
	ALGONQUIN (MI001000028)	\$400,000.00			\$150,000.00	\$200,000.00
	FOREST PARK (MI001011)	\$250,000.00	\$350,000.00			\$283,757.00
	DIGGS HOMES (MI001000003)	\$350,000.00	\$150,000.00	\$200,000.00	\$1,400,000.00	\$1,750,000.00
	PARKSIDE VILLAGE II REHAB (MI001000065)	\$1,000,000.00	\$400,000.00	\$1,500,000.00		
	PARKSIDE VILLAGE IV REHAB (MI001000009)	\$250,000.00	\$1,150,000.00	\$1,500,000.00		
	SMITH HOMES (MI001000016)		\$800,000.00	\$500,000.00	\$750,000.00	\$1,400,000.00
	EMERALD SPRINGS 1A (MI001000041)		\$183,757.00			
	ALEXANDRINE SQUARE APARTMENTS (MI001000076)		\$250,000.00			
	HARRIET TUBMAN (MI001000007)			\$1,050,000.00		

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Detroit Housing Commission		Locality (City/County & State)				
PHA Number: MI001		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	STATE FAIR APTS (MI001000017)			\$250,000.00	\$250,000.00	\$400,000.00
	EMERALD SPRINGS 1B (MI001000042)			\$183,757.00		
	EMERALD SPRINGS PHASE II (MI001000043)				\$183,757.00	

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$4,030,287.00
ID0001	Authority-Wide (Operations (1406))(Operations (1406))	1406 Operations		\$2,753,883.00
ID0006	Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvement 1408		\$100,000.00
ID0011	Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	1410 COCC Allocation 10%		\$1,176,404.00
	BREWSTER-DOUGLAS (MI001000001)			\$1,600,000.00
ID0016	Brewster Unit Renovations (HVAC Upgrades (1480))(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Brewster Unit (Dwelling Unit - HVAC Upgrades (1480))		\$250,000.00
ID0017	Brewster Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Brewster Unit (Dwelling Unit - Renovations (1480))		\$150,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0096	Brewster Site Improvement (Site Work (1480))(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations)	Brewster Homes Site Improvement (Non-Dwelling Unit - Site Work (1480))		\$1,200,000.00
	RIVERBEND TOWERS (MI001000011)			\$683,757.00
ID0018	Riverbend Exterior Replacement (Roof (1480))(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Riverbend Exterior Renovation (Roof Replacement (1480))		\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0102	Riverbend Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Riverbend Unit (Dwelling Unit - Renovations (1480))		\$183,757.00
	SOJOURNER TRUTH (MI001000002)			\$550,000.00
ID0019	Sojourner Truth Renovations (Kitchens and Baths (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Sojourner Truth (Dwelling - Kitchen and Bath Renovations (1480))		\$550,000.00
	GREENBROOK (MI001000029)			\$400,000.00
ID0030	Greenbrook Appliance Upgrade (Appliances (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Greenbrook Appliance Upgrades (Dwelling unit - Interior Upgrade (1480))		\$50,000.00
ID0090	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0094	Greenbrook Boiler Renovations (HVAC Upgrades (1480))(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Greenbrook Boiler (Dwelling Unit - HVAC Upgrades (1480))		\$250,000.00
	SCATTERED SITES (MI001000012)			\$350,000.00
ID0035	Scattered Site Unit Renovations AMP 12 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
ID0050	Scattered Sites Site Improvement AMP 12 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 12 (Dwelling Unit - Site Work (1480))		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2020			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (MI001000013)			\$350,000.00
ID0040	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
ID0055	Scattered Sites Site Improvement AMP 13 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))		\$100,000.00
	SCATTERED SITES (MI001000014)			\$350,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0045	Scattered Site Unit Renovations AMP 14 (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renovations (1480))		\$250,000.00
ID0060	Scattered Sites Site Improvement AMP 14 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-SHERIDAN PLACE I (MI001000015)	Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))		\$100,000.00
				\$150,000.00
ID0067	Sheridan Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior	Sheridan Unit Renovations (Dwelling Unit - Interior Renovations (1480))		\$150,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2020			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	WARREN WEST (MI001000018)			\$250,000.00
ID0080	Warren West Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Warren West Unit (Dwelling Unit - Renovations (1480))		\$250,000.00
	JEFFRIES HOMES (MI001000019)			\$800,000.00
ID0083	Woodbridge Senior Village Exterior Upgrades (Exterior Upgrade (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Woodbridge Senior Village Exterior Upgrades (Dwelling -Exterior Upgrade (1480))		\$450,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0086	Woodbridge Senior Village Entry Upgrades (Entry Upgrade (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting)	Woodbridge Senior Village Entry Upgrades (Dwelling -Exterior Upgrade (1480))		\$350,000.00
	ALGONQUIN (MI001000028)			\$400,000.00
ID0087	Algonquin Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Algonquin Unit (Dwelling Unit - Renovations (1480))		\$150,000.00
ID0088	Algonquin Exterior Replacement (Roof (1480))(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Algonquin Exterior Renovation (Roof Replacement (1480))		\$250,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2020			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FOREST PARK (MI001011)			\$250,000.00
ID0095	Forest Park Unit Renovations (Unit (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Forest Park Unit Renovations (Dwelling Unit - Interior Upgrades (1480))		\$250,000.00
	DIGGS HOMES (MI001000003)			\$350,000.00
ID0097	Diggs Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work	Diggs Homes Unit (Dwelling Unit - Renovations (1480))		\$350,000.00
	PARKSIDE VILLAGE II REHAB (MI001000065)			\$1,000,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0098	Parkside II Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Storm	Parkside II Unit Renovations (Dwelling Unit - Renovations (1480))		\$250,000.00
ID0100	Parkside II Exterior Upgrades (Window Replacements (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Parkside II (Dwelling Exterior - Window Replacements (1480))		\$750,000.00
	PARKSIDE VILLAGE IV REHAB (MI001000009)			\$250,000.00
ID0099	Parkside IV Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-	Parkside IV Unit Renovations (Dwelling Unit - Renovations (1480))		\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$4,030,287.00
ID0002	Authority-Wide (Operations (1406))(Operations (1406))	1406 Operations		\$2,753,883.00
ID0007	Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	1408 Management Improvements		\$100,000.00
ID0012	Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	1410 COCC Allocation 10%		\$1,176,404.00
	SOJOURNER TRUTH (MI001000002)			\$1,050,000.00
ID0020	Sojourner Truth Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Sojourner Truth (Dwelling - Unit Renovations (1480))		\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0022	Sojourner Truth Dwelling Renovations (Entry Doors (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Sojourner Truth (Dwelling Exterior - Entry Door Replacement (1480))		\$750,000.00
	FOREST PARK (MI001011)			\$350,000.00
ID0021	Forest Park Exterior Upgrades (Window Replacments (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Forest Park (Dwelling Exterior - Window Replacements (1480))		\$350,000.00
	DIGGS HOMES (MI001000003)			\$150,000.00
ID0024	Diggs Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Diggs Homes Unit Renovations (Dwelling - Unit Renovations (1480))		\$150,000.00
	SCATTERED SITES (MI001000012)			\$750,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0036	Scattered Site Unit Renovations AMP 12 (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renovations (1480))		\$250,000.00
ID0051	Scattered Sites Site Improvement AMP 12 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Scattered Sites Site Improvement AMP 12 (Dwelling Unit - Site Work (1480))		\$100,000.00
ID0111	Scattered Site Unit Renovations AMP 12 (Window Replacement (1480))(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Scattered Site Unit Renovations AMP 12 (Dwelling Exterior - Unit Window Replacement (1480))		\$400,000.00
	SCATTERED SITES (MI001000013)			\$750,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0041	Scattered Site Unit Renovations AMP 13 (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renovations (1480))		\$250,000.00
ID0056	Scattered Sites Site Improvement AMP 13 (Site Work (1480))(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat)	Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))		\$100,000.00
ID0110	Scattered Site Unit Renovations AMP 13 (Window Replacement (1480))(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Scattered Site Unit Renovations AMP 13 (Dwelling Exterior - Unit Window Replacement (1480))		\$400,000.00
	SCATTERED SITES (MI001000014)			\$750,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0046	Scattered Site Unit Renovations AMP 14 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
ID0061	Scattered Sites Site Improvement AMP 14 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))		\$100,000.00
ID0109	Scattered Site Unit Renovations AMP 14 (Window Replacement (1480))(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Scattered Site Unit Renovations AMP 14 (Dwelling Exterior - Unit Window Replacement (1480))		\$400,000.00
	SHERIDAN PLACE I (MI001000015)			\$750,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0065	Sheridan Interior Upgrades (Electrical (1480))(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Lighting)	Sheridan Interior Upgrades (Dwelling Interior - Electrical (1480))		\$750,000.00
	SMITH HOMES (MI001000016)			\$800,000.00
ID0070	Smith Homes Exterior Renovations (Exterior Upgrades (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior	Smith Homes Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))		\$800,000.00
	JEFFRIES HOMES (MI001000019)			\$300,000.00
ID0085	Woodbridge Senior Village HVAC Renovations (HVAC Upgrades (1480))(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Woodbridge Senior Village HVAC (Non-Dwelling Unit - HVAC Upgrades (1480))		\$300,000.00
	GREENBROOK (MI001000029)			\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0091	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		\$100,000.00
	PARKSIDE VILLAGE IV REHAB (MI001000009)			\$1,150,000.00
ID0101	Parkside IV Exterior Upgrades (Window Replacments (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Parkside IV (Dwelling Exterior - Window Replacements (1480))		\$750,000.00
ID0104	Parkside IV Unit Renovations (HVAC Upgrades (1480))(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical)	Parkside IV (Dwelling Interior - Furnace Replacement (1480))		\$400,000.00
	PARKSIDE VILLAGE II REHAB (MI001000065)			\$400,000.00
ID0103	Parkside II Unit Renovations (HVAC Upgrades (1480))(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Parkside II (Dwelling Interior - Furnace Replacement (1480))		\$400,000.00
	EMERALD SPRINGS 1A (MI001000041)			\$183,757.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0105	Emerald Springs Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Emerald Springs Unit Renovations (Dwelling Unit - Renovations (1480))		\$183,757.00
	ALEXANDRINE SQUARE APARTMENTS (MI001000076)			\$250,000.00
ID0108	Alexandrine Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Alexandrine Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
	Subtotal of Estimated Cost			\$11,764,044.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0028	Harriet Tubman Renovations (HVAC Upgrades (1480))(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical)	Harriet Tubman (Dwelling Interior - HVAC Upgrades (1480))		\$550,000.00
ID0029	Harriet Tubman Exterior Renovations (Roof (1480))(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Soffits)	Harriet Tubman Exterior Renovations (Dwelling Unit Exterior - Roof Replacment (1480))		\$500,000.00
	DIGGS HOMES (MI001000003)			\$200,000.00
ID0037	Diggs Homes Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Diggs Homes Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		\$200,000.00
	SCATTERED SITES (MI001000013)			\$350,000.00
ID0042	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0057	Scattered Sites Site Improvement AMP 13 (Site Work (1480))(Dwelling Unit-Exterior (1480)- Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)- Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)- Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings- etc,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)- Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)- Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)- Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)- Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)- SCATTERED SITES (M001000014)	Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))		\$100,000.00
				\$350,000.00
ID0047	Scattered Site Unit Renovations AMP 14 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)- Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit- Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit- Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)- Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
ID0062	Scattered Sites Site Improvement AMP 14 (Site Work (1480))(Dwelling Unit-Exterior (1480)- Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters -	Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-SCATTERED SITES (M1001000012)			\$350,000.00
ID0052	Scattered Sites Site Improvement AMP 12 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 12 (Dwelling Exterior - Site Work (1480))		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0114	Scattered Site Unit Renovations AMP 12 (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renovations (1480))		\$250,000.00
	SHERIDAN PLACE I (MI001000015)			\$300,000.00
ID0066	Sheridan Interior Upgrades (Elevator (1480))(Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Other)	Sheridan Interior Upgrades (Non-Dwelling Interior - Elevator (1480))		\$100,000.00
ID0069	Sheridan Site Improvements (Site Work (1480))(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Sheridan Site Improvements (Non-Dwelling Exterior - Site Work (1480))		\$200,000.00
	SMITH HOMES (MI001000016)			\$500,000.00
ID0071	Smith Homes Exterior Renovations (Exterior Upgrades (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior	Smith Homes Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))		\$500,000.00

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Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	STATE FAIR APTS (MI001000017)			\$250,000.00
ID0077	State Fair Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	State Fair Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
	WARREN WEST (MI001000018)			\$200,000.00
ID0081	Warren West Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Warren West Unit (Dwelling Unit - Renovations (1480))		\$200,000.00
	JEFFRIES HOMES (MI001000019)			\$500,000.00
ID0084	Woodbridge Senior Village Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Exterior (1480)-Exterior Doors,	Woodbridge Senior Village Unit (Dwelling Unit - Renovations (1480))		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	GREENBROOK (MI001000029)			\$100,000.00
ID0092	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		\$100,000.00
	EMERALD SPRINGS 1B (MI001000042)			\$183,757.00
ID0106	Emerald Springs Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Emerald Springs Unit Renovations (Dwelling Unit - Renovations (1480))		\$183,757.00
	PARKSIDE VILLAGE II REHAB (MI001000065)			\$1,500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0112	Parkside II Site Improvement (Site Work (1480))(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Parkside II Site Improvement (Non-Dwelling Unit - Site Work (1480))		\$1,500,000.00
	PARKSIDE VILLAGE IV REHAB (MI001000009)			\$1,500,000.00
ID0113	Parkside IV Site Improvement (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-	Parkside IV Site Improvement (Non-Dwelling Unit - Site Work (1480))		\$1,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
	Subtotal of Estimated Cost			\$11,764,044.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$4,030,287.00
ID0004	Authority-Wide (Operations (1406))(Operations (1406))	1406 Operations		\$2,753,883.00
ID0009	Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	1408 Management Improvement		\$100,000.00
ID0014	Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	1410 COCC Allocation 10%		\$1,176,404.00
	DIGGS HOMES (MI001000003)			\$1,400,000.00
ID0025	Diggs Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Diggs Homes Unit Renovations (Dwelling - Unit Renovations (1480))		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0115	Diggs Homes Exterior Renovations (Exterior Upgrades (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior	Diggs Homes Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))		\$1,200,000.00
	RIVERBEND TOWERS (MI00100011)			\$2,150,000.00
ID0031	Riverbend Exterior Upgrades (Generator Replacement (1480))(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking)	Riverbend Exterior Upgrades (Dwelling xterior - Generator Replacement (1480))		\$350,000.00
ID0032	Riverbend HVAC Upgrades (Chiller Upgrade (1480))(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Other)	Riverbend HVAC Upgrades (Dwelling - Unit Upgrade Chiller Upgrade (1480))		\$350,000.00
ID0033	Riverbend Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Riverbend Unit Renovations (Dwelling Interior - Unit Renovations (1480))		\$150,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0118	Riverbend Site Improvements (Site Improvements (1480))(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)- Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)- Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Riverbend Site Improvements (Non-Dwelling Site - Exterior Improvements (1480))		\$1,300,000.00
	SCATTERED SITES (MI001000012)			\$600,000.00
ID0038	Scattered Site Unit Renovations AMP 12 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)- Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit- Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit- Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)- Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
ID0053	Scattered Sites Site Improvement AMP 12 (Site Work (1480))(Dwelling Unit-Exterior (1480)- Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)- Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)- Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)- Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)- Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 12 (Dwelling Exterior - Site Work (1480))		\$350,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (MI001000013)			\$600,000.00
ID0043	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
ID0058	Scattered Sites Site Improvement AMP 13 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))		\$350,000.00
	SCATTERED SITES (MI001000014)			\$600,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0048	Scattered Site Unit Renovations AMP 14 (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renovations (1480))		\$250,000.00
ID0063	Scattered Sites Site Improvement AMP 14 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-SHERIDAN PLACE I (MI001000015)	Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))		\$350,000.00
				\$250,000.00
ID0068	Sheridan Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-	Sheridan Unit Renovations (Dwelling Unit - Interior Renovations (1480))		\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)			
	SMITH HOMES (MI001000016)			\$750,000.00
ID0072	Smith Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Windows)	Smith Homes Unit Renovations (Dwelling Unit - Renovations (1480))		\$250,000.00
ID0074	Smith Homes Renovations (Kitchens and Baths (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Smith Homes (Dwelling - Kitchen and Bath Renovations (1480))		\$500,000.00
	STATE FAIR APTS (MI001000017)			\$250,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0078	State Fair Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	State Fair Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
	WARREN WEST (MI001000018)			\$700,000.00
ID0082	Warren West Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Warren West Unit (Dwelling Unit - Renovations (1480))		\$200,000.00
ID0117	Warren West Renovations (Kitchens and Baths (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Warren West (Dwelling - Kitchen and Bath Renovations (1480))		\$500,000.00
	ALGONQUIN (MI001000028)			\$150,000.00
ID0089	Algonquin Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling	Algonquin Unit (Dwelling Unit - Renovations (1480))		\$150,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers			
	GREENBROOK (MI001000029)			\$100,000.00
ID0093	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		\$100,000.00
	EMERALD SPRINGS PHASE II (MI001000043)			\$183,757.00
ID0107	Emerald Springs Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)	Emerald Springs Unit Renovations (Dwelling Unit - Renovations (1480))		\$183,757.00
	Subtotal of Estimated Cost			\$11,764,044.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$4,030,287.00
ID0005	Authority-Wide (Operations (1406))(Operations (1406))	1406 Operations		\$2,753,883.00
ID0010	Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	1408 Management Improvements		\$100,000.00
ID0015	Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	1410 COCC Allocation 10%		\$1,176,404.00
	DIGGS HOMES (MI001000003)			\$1,750,000.00
ID0026	Diggs Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Diggs Homes Unit Renovations (Dwelling - Unit Renovations (1480))		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0027	Diggs Homes Unit Renovations (Furnaces and Water Heaters (1480))(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Exterior (1480)-Siding)	Diggs Homes Unit Renovations (Dwelling - Furnace and Water Heaters (1480))		\$350,000.00
ID0116	Diggs Homes Exterior Renovations (Exterior Upgrades (1480))(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Diggs Homes Exterior Renovations (Dwelling Unit - Exterior Upgrades (1480))		\$1,200,000.00
	RIVERBEND TOWERS (MI001000011)			\$350,000.00
ID0034	Riverbend Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling	Riverbend Unit Renovations (Dwelling Unit Interior - Unit Renovations (1480))		\$350,000.00
	SCATTERED SITES (MI001000012)			\$350,000.00
ID0039	Scattered Site Unit Renovations AMP 12 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling	Scattered Site Unit Renovations AMP 12 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0054	Scattered Sites Site Improvement AMP 12 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-SCATTERED SITES (MI001000013)	Scattered Sites Site Improvement AMP 12 (Dwelling Exterior - Site Work (1480))		\$100,000.00
				\$350,000.00
ID0044	Scattered Site Unit Renovations AMP 13 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 13 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0059	Scattered Sites Site Improvement AMP 13 (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-	Scattered Sites Site Improvement AMP 13 (Dwelling Exterior - Site Work (1480))		\$100,000.00
	SCATTERED SITES (M001000014)			\$350,000.00
ID0049	Scattered Site Unit Renovations AMP 14 (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Scattered Site Unit Renovations AMP 14 (Dwelling Interior - Unit Renvoations (1480))		\$250,000.00
ID0064	Scattered Sites Site Improvement AMP 14 (Site Work (1480))(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work	Scattered Sites Site Improvement AMP 14 (Dwelling Exterior - Site Work (1480))		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution) SMITH HOMES (MI001000016)			\$1,400,000.00
ID0073	Smith Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Smith Homes Unit Renovations (Dwelling Unit - Renovations (1480))		\$150,000.00
ID0075	Smith Homes Renovations (Kitchens and Baths (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior	Smith Homes (Dwelling - Kitchen and Bath Renovations (1480))		\$500,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0076	Smith Homes Exterior Upgrades (Window Replacments (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Smith Homes (Dwelling Exterior - Window Replacements (1480))		\$750,000.00
	STATE FAIR APTS (MI001000017)			\$400,000.00
ID0079	State Fair Unit Renovations (Unit Renvoations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	State Fair Unit Renovations (Dwelling Interior - Unit Renvoations (1480))		\$400,000.00
	BREWSTER-DOUGLAS (MI001000001)			\$350,000.00
ID0119	Brewster Homes Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,	Brewster Homes Unit Renovations (Dwelling - Unit Renovations (1480))		\$350,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	WARREN WEST (MI001000018)			\$250,000.00
ID0120	Warren West Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Warren West Unit Renovations (Dwelling - Unit Renovations (1480))		\$250,000.00
	JEFFRIES HOMES (MI001000019)			\$750,000.00
ID0121	Woodbride Senior Village Site Improvement (Site Work (1480))(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior	Woodbridge Senior Village Site Improvement (Dwelling Exterior - Site Work (1480))		\$750,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water SHERIDAN PLACE I (MI001000015)			\$750,000.00
ID0122	Sheridan Interior Flooring (Flooring Replacement (1480))(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Sheridan Interior Flooring Replacement (Dwelling Interior - Flooring (1480))		\$750,000.00
	ALGONQUIN (MI001000028)			\$200,000.00
ID0123	Algonquin Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Algonquin Unit (Dwelling Unit - Renovations (1480))		\$200,000.00
	GREENBROOK (MI001000029)			\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0124	Greenbrook Unit Renovations (Unit Renovations (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Greenbrook Unit (Dwelling Unit - Renovations (1480))		\$200,000.00
	FOREST PARK (MI001011)			\$283,757.00
ID0125	Forest Park Unit Renovations (Unit (1480))(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Forest Park Unit Renovations (Dwelling Unit - Interior Upgrades (1480))		\$283,757.00
	Subtotal of Estimated Cost			\$11,764,044.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	\$2,753,883.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	\$1,176,404.00
Subtotal of Estimated Cost	\$4,030,287.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	\$2,753,883.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	\$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	\$1,176,404.00
Subtotal of Estimated Cost	\$4,030,287.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	\$2,753,883.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	\$1,176,404.00
Subtotal of Estimated Cost	\$4,030,287.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	\$2,753,883.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	\$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	\$1,176,404.00
Subtotal of Estimated Cost	\$4,030,287.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Authority-Wide (Operations (1406))(Operations (1406))	\$2,753,883.00
Authority-Wide(Management Improvement (1408))(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$100,000.00
Authority-Wide (Administration (1410))(Administration (1410)-Salaries)	\$1,176,404.00
Subtotal of Estimated Cost	\$4,030,287.00

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.

Questions and Answers from RAB Presentation
DHC FY 2020 5 Year Plan and CFP 5 Year Plan

February 6, 2020

CAPITAL FUNDS PROGRAM DEMOLITION/DISPOSITION

Question: When will the gates for Sheridan I &II residents parking lots be repaired?

Answer: We will discuss a solution with Asset Mgmt. Dept. to see if Capital needs to assist with getting gate repaired.

Question: When will gates for resident parking at Harriet Tubman be repaired?

Answer: Will discuss a solution with Asset Mgmt. and see how soon we can get this resolved.

Question: There is a need for speed bumps in the parking lots at Harriet Tubman and State Fair?

Answer: This will be added to Capital Action Plan but for now we will see if Site Mgmt. can resolve parking lot concerns.

Question: Windows at Warren West very drafty and cold?

Answer: DHC will have maintenance tech to check into the drafty windows to see if it's simply damaged or something that needs to be replaced throughout.

Question: Will any other sites besides Sheridan receive the Security/Green Light from the City of Detroit, residents are requesting that other sites receive Green Light Program?

Answer: DHC Executive Director is working with the City of Detroit to see what direction we will be going to add additional sites to Green Light Program

Question: Security Cameras and Intercom System not properly working at Harriet Tubman.

Answer: Will discuss with Asset Mgmt. to see what exactly wrong with the system. Schedule a contractor to come out to review system and provide scope from repairs. Fire system upgrades are in CAP plan for 2021.

Question: What can be done about the exterior of the balcony screens at Harriet Tubman and State Fair, residents are requesting for them to be cleaned.

Answer: MOD will look for a solution to get the outside of the screens cleaned.

Question: Can residents at all sites be re-introduced to the escape route and fire escape plans?

Answer: Asset Mgmt. will be notified that Property Mgr. and site staff needs to be refreshed and suggest some type of Fire Safety / Informational for both employees and residents.

Question: During Power outages, what can be done to help residents who has medical equipment that requires power. Are there any options for back-up generator?

Answer: Residents will be urged to retain backup batteries for medical equipment during power outages. We can discuss with AM possibilities and the status of the current generators at each site.

Question: Are all windows being replaced at Sheridan I & II?

Answer: Yes, all windows will be replaced at Sheridan I & II.

Question: Concerns about CO2 detectors at all sites.

Answer: Any concerns with missing CO2 detectors should be mentioned to Site Mgmt. /Office.

Question: Concerns with Mice and rodent problems at Harriet Tubman.

Answer: Rodent problems should be documented with the office and management. Operations will be able to schedule pest control and/or other solutions.

DEVELOPMENT

Question: How do you get on the waiting list for Gardenview?

Answer: Contact the management office at the site.

Question: Can you request a certain type of unit at GVE?

Answer: Yes, but it also depends on your family size and availability of each type.

Question: There is a rumor that Parkside will be sold. Is that true?

Answer: No.

Question: Are there market rate units at Gardenview?

Answer: Yes, about 50.

Question: What is ACC?

Answer: Annual Contribution Contract...public housing units.

Question: Where is Gardenview Estates?

Answer: On the West side of Detroit at the corner of Joy Rd and Southfield

Question: How do you get into the senior site (GVE)?

Answer: You must qualify. Apply at the site.

Question: What is the age that qualifies you for senior sites; 55 or 65?

Answer: age 62

Question: When you apply can you say you want to be on the first level or you want a senior site?

Answer: Yes, you have to say you want a senior unit or be on the first floor and you must qualify.

HOUSING CHOICE VOUCHER PROGRAM

Question: Is Mainstream Disabled Program a new program?

Answer: Yes

Question: Would I be eligible?

Answer: I don't believe so

Question: Is this the same as Section 8?

Answer: The voucher principle is the same however it is available to a certain population. However, the assistance is tied to the building the assistance doesn't readily move with you like a traditional voucher. We, DHC, believes there is a need in the area for MSD vouchers. It is a good program

Question: Will it be in areas like Midtown?

Answer: Yes

Question: Do we have access to the waiting list?

Answer: Each development has a waiting list, on our website and at the site

Question: Can I apply?

Answer: Yes

Question: How do you communicate this program?

Answer: Through the website and at the sites. I never gone onto DHC's website and at the sites. Please do

Question: What does SEMAP?

Answer: I apologize, Section Eight Management Assessment Program

Question: There is a resident in H. Tubman who is disabled would he qualify for Mainstream Disable voucher?

Answer: No, he may be of the correct age, and disabled however he is not transitioning out of institutional housing or at risk of institutional living and he is not homeless.

Question: How will you use these vouchers?

Answer: DHC is required to be 80% utilized, meaning 80% of the vouchers lease within 12 months we have establish partnerships identified earlier.

Question: Do we qualify for these Enhanced vouchers?

Answer: No, they are used at specific locations where contract opt-outs have occurred they are only for those at the location who qualify at the time of the action.

Question: I could use them at my property?

Answer: No, you are in a DHC unit not affected by an adverse action or action with HUD.

ASSET MANAGEMENT

Question: Will Harriet Tubman return to a senior site?

Answer: At present it's (ages 50 and over). DHC is in the process of updating its Designated Housing Plan and designating Harriet Tubman and State Fair as Senior Designated Sites.

Question: Are Firearms allowed in units? and How will DHC handle Firearms on the property?

Answer: Residents, members of the Resident's household, and guests: Shall comply with all local, state, and federal legal requirements applicable to the ownership, possession, transportation, and use of firearms or other weapons. Shall not discharge, display or use any firearm or other weapons on DHC property except when done in self-defense.

Question: What qualifies a family as "Homeless"? How does family certify as "Homeless"? Specifics of organization etc.

Answer: **Homeless Families:**

All applicants assisted in this category must apply with and be referred to DHC by recognized homeless program provider or administrator including but not limited to, the City of Detroit, the Homeless Action Network of Detroit ("HAND"), Central City Integrated Health, or other organizations addressing homelessness

Question: How does DHC handle situations if the HoH passes away and there are other household members remaining in the unit?

Answer: **Remaining household members:**

If there are surviving members of the deceased Resident's household, DHC must be contacted within fourteen (14) calendar days of the Resident's death for recertification based on change in family composition. Only family members already on the lease may remain in the unit, all others will be evicted. There are provisions outlined in the ACOP for minors who are the remaining household members.

Question: Why my rent increase so much?

Joan Bolling stated her annual recert was audited, rent increased \$200.00. Stated work at school and does not working during summer.

Answer: DHC will have the compliance department to follow-up with resident.

Question: What is the protocol for residents with outdoor furniture and additional furniture in common areas? Also, residents leaving trash, debris, and furniture on balconies?

Answer: Residents who live in scattered site homes and row houses and, Residents who reside in units with porches, patios and balconies, shall be responsible for maintaining these areas of their assigned units. This includes but is not limited to old tires, bicycles, automobile parts and furniture. Pursuant to DHC's Schedule of Resident Charges, failure to maintain the Resident's assigned area by allowing litter and/or trash to remain will result in an initial fine of \$54 for the first offense. The second offense will result in a \$74 fine. Any occurrences after the second offense will result in termination of the Lease

Question: Can residents volunteer with resident council to be exempt from community service?

Answer: Review w/legal team. DHC is currently in the process of defining its policy on volunteers.

Question: Will new ACOP changes regarding Criminal Offenses apply to current applicants or applicants effective 7/1/2020?

Answer: New ACOP Criminal Offenses will apply to all new applicants and those selected from the waiting list effective 7/1/2020. (If changes are approved by the Board)