

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

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# **PHA Plans**

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2000

# **DETROIT HOUSING COMMISSION**

**SUBMITTED: AUGUST 20, 2000 - VERSION 02**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE  
WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name: City of Detroit Housing Commission**

**PHA Number : MI - 001**

**PHA Fiscal Year Beginning: 07/2000**

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA  
2211 Orleans, Detroit, MI 48207  
1301 East Jefferson, Detroit, MI 48207**
- PHA development management offices**

**Smith Homes  
Management Office  
14313 Crescent Drive  
Detroit, MI 48223**

**PHA local offices**

**Display Locations For PHA Plans and Supporting Documents**

**The PHA Plans (including attachments) are available for public inspection at: (select all that apply)**

- Main administrative office of the PHA  
2211 Orleans, Detroit, MI 48207  
1301 East Jefferson, Detroit, MI 48207**
- PHA development management offices**
- PHA local offices**
- Main administrative office of the local government  
Municipal Center, City of Detroit  
Municipal Reference Library, Room 1004  
2 Woodward Ave.  
Detroit, MI 48226**
- Main administrative office of the County government**
- Main administrative office of the State government**
- Public library**

**Main Branch Public Library**

**5210 Woodward Ave.**

**Detroit, MI 48202**

PHA website

Other (list below)

**PHA Plan Supporting Documents are available for inspection at: (select all that apply)**

**Main business office of the PHA**

**1301 East Jefferson, Detroit, MI 48207**

PHA development management offices

Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. 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 (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

**The City of Detroit Housing Commission and its employees, with competency, ethics and integrity, are committed to providing quality service to low and moderate income residents of the City of Detroit in the delivery of:**

- ◆ **Affordable housing opportunities of high quality construction**
- ◆ **Revitalized and stable neighborhoods**
- ◆ **Opportunities for growth and economic freedom**
- ◆ **Innovative programs in partnership with foundations and public entities, thereby maximizing resources required for program delivery**
- ◆ **The efficient and effective management of all resources generated**

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAs are strongly encouraged to identify quantifiable measures of housing in reaching their objectives over the course of the 5 years. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated PHA Goal.

PHA Goal: Expand the supply of assisted housing

**Objectives:**

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

**PHA Goal: Improve the quality of assisted housing**

**Objectives:**

- Improve public housing management: (PHAS score)  
Reduce number of Days Tenant Receivables Outstanding
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher  
income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by  
assuring access for lower income families into higher income  
developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups  
(elderly, persons with disabilities)

Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families  
and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted

Objectives:

Increase the number and percentage of employed persons in assisted  
families:

Provide or attract supportive services to improve assistance  
recipients' employability:

Provide or attract supportive services to increase independence for  
the elderly or families with disabilities.

Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

**X PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:**

**X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:**

**X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:**

**X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:**

**\_\_\_\_\_ Other: (list below)**

**Other PHA Goals and Objectives: (list below)**

**SEE ATTACHED GOALS AND OBJECTIVES**

# ADDITIONAL FIVE-YEAR GOALS

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**HUD STRATEGIC GOAL: Increase the availability of decent, safe and affordable housing in American Communities**

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**RELATED DHC GOAL: Create an additional 600 units of quality, mixed income housing in geographically diverse neighborhoods of Detroit.**

## STRATEGY:

The DHC will form strategic partnerships and alliances to plan and implement an aggressive program of affordable housing development. Opportunities for creating additional, and preserve existing, affordable housing through a variety of development methods will be actively sought and exploited. Public and private capital from Federal, State and Local sources will be utilized to their maximum effect to expand the affordable housing choices available to low and moderate income families throughout the City of Detroit.

To facilitate such development, the DHC will enhance its organizational capacity and obtain the requisite authority to fully engage in development of new, rehabilitation of existing, and redevelopment of non-viable housing. The DHC will use to maximum advantage the talents, abilities and access to resources that result from partnerships with private-for-profit and non-profit housing providers.

## EXPECTED OUTCOMES:

- ◆ Additional housing for affordable rental by families with a broad range of incomes
- ◆ Additional housing units for affordable ownership
- ◆ More mixed-income family housing communities
- ◆ More affordable housing units in a variety of types and styles from single-family homes to multi-family apartments
- ◆ More revitalized neighborhoods

## MAJOR OBJECTIVES

- Formation of DHC organizational structure and/or subsidiary corporation for housing development
- Formation of alliances and formal partnerships for planning and execution of housing development
- Creation of housing development plan that includes the use of Project Based Section 8
- Acquisition of resources in support of development
- Phased execution of construction, rehabilitation, redevelopment of housing

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**HUD STRATEGIC GOAL: Ensure equal opportunity in housing for all Americans**

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**RELATED DHC GOAL: Expand housing choice of assisted families to all areas of the city that have adequate municipal, retail, safety and community services.**

**STRATEGIES:**

**The lack of adequate public transportation, the existence of prejudice on the part of some property owners, and exclusion of quality affordable housing in some sectors of the DHC service area can only be overcome through a concerted and collaborative effort. Therefore, DHC will work closely with Fair Housing organizations and advocates to address the impediments to fair housing. The DHC will also engage in education of its assisted clients and outreach to property owners to raise awareness of and sensitivity to the principles of non-discrimination.**

**EXPECTED OUTCOMES:**

- ◆ **Strengthened partnerships for the promotion of fair housing**
- ◆ **Increased number of property owners knowledgeable of non-discrimination laws**
- ◆ **More Section 8 Voucher-holders who are fully aware of housing choices and options**
- ◆ **More Section 8 Voucher-holders who are prepared to seek suitable housing in non-impacted neighborhoods**
- ◆ **More Section 8 Voucher-holders that are prepared to live in non-impacted neighborhoods**
- ◆ **More properties available for Section 8 rental in non-impacted neighborhoods**

**MAJOR OBJECTIVES:**

- ➔ Participate in coalition of organizations/advocates to address transportation issues
- ➔ Enhance briefing of Section 8 applicants and new voucher holders to:
  - encourage housing choice
  - educate them on fair housing laws, discriminatory practices, and how to recognize and report discrimination
- ➔ Add counseling component to assist Section 8 voucher holders search for and transition to housing in non-impacted neighborhoods
- ➔ Conduct special outreach to attract more owners of properties in non-impacted areas to offer their units for the Section 8 tenant-based assistance program

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**HUD STRATEGIC GOAL: Promote self-sufficiency and asset development of families and individuals**

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**RELATED DHC GOAL: Achieve an assisted population wherein the dominant attitude is one of self-sufficiency and where non-elderly, non-disabled, and non-handicapped adults are preparing themselves for transition to unassisted housing.**

**STRATEGIES:**

The DHC will, directly and through its partners, facilitate a range of programs designed to provide lower income persons the opportunity to become self-sufficient. Utilizing new and existing programs, opportunities for education, employment, income generation and asset accumulation will be provided. The DHC will collaborate with its service partners to diligently pursue public and private resources that are or may become available to support the initiatives aimed at addressing the key challenges of unemployment such as lack of skills and lack of education.

With emphasis on its assisted families, the DHC will seek to provide access to training, education, case management, and ancillary supportive services. To the extent practical, many services that are specifically targeted to Public Housing and Section 8 residents shall be made available on-site or in convenient locations. To ensure full participation and maximize the benefits of the programs, the DHC and its partners will conduct a focused outreach effort. Through the use of innovative admissions and continued occupancy policies, home ownership programs and other incentives, the DHC will promote and support upward mobility of its assisted families.

**EXPECTED OUTCOMES:**

- ◆ Creation of five (5) resident-owned businesses
- ◆ Assist 25 residents to obtain GEDs
- ◆ Employment of an additional 100 members of assisted families
- ◆ Achievement of self-sufficiency by 647 Section 8 participants
- ◆ Achievement of home ownership by 70 assisted families

**MAJOR OBJECTIVES:**

- ➔ Establish/Operate entrepreneurial training program for residents
- ➔ In partnership with education institutions and service providers, establish/facilitate education program for adults and at-risk youth
- ➔ Facilitate the employment of adult members of assisted families through the utilization of the Section 3 program
- ➔ Achieve full utilization of the Section 8 FSS program
- ➔ Conduct home ownership training and counseling for assisted families
- ➔ Facilitate the provision of case management services

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**HUD STRATEGIC GOAL: Improve quality of life and economic viability**

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**RELATED DHC GOAL: Facilitate the evolution of neighborhoods into stable communities in which residents have a higher degree of satisfaction and involvement.**

**STRATEGIES:**

The DHC will make physical improvements to its properties, engage in neighborhood revitalization, and facilitate the provision of supportive services in order to make these communities more viable. Through a collaborative process with key stakeholders, plans for property and neighborhood improvements will be drafted and executed. Working with existing and new neighborhood partners, outreach and community organizing will be used as a means to generate a higher level of resident awareness of and participation in their communities. Improved management, delivery of need-specific services, and enhancement of market appeal are the approaches to be used to increase resident satisfaction with their housing.

**EXPECTED OUTCOMES:**

- ◆ More resident participation in neighborhood associations and resident councils
- ◆ More residents with an awareness of issues affecting their community
- ◆ Increased percentage of residents as registered voters; increased percentage of residents who actually vote
- ◆ Improved community and public services neighborhoods with affordable housing
- ◆ Increased level of resident satisfaction in Public Housing designated for the elderly

**MAJOR OBJECTIVES:**

- ➔ Facilitate outreach and technical assistance program to:
  - inform residents of community issues
  - encourage participation in resident and neighborhood organizations
  - support functions of the resident and neighborhood organizations
- ➔ Institute voter registration and voter education program
- ➔ Working in concert with resident and neighborhood organizations, advocate for upgraded municipal and community services in targeted neighborhoods
- ➔ Provide market-comparable amenities in housing designated for the elderly
- ➔ Enhance service delivery to persons living in housing for the elderly
- ➔ Generate public and private investment in HOPE VI neighborhoods to upgrade community and commercial facilities
- ➔ Reduce criminal activity in Public Housing through implementation of Drug Elimination program

## **INTERNAL DHC GOAL: Improve service delivery to the primary customer**

### **STRATEGY:**

A major impediment to the delivery of quality service that meets the specific needs of primary DHC customers is the level of control, oversight and financial assistance provided by city government. Conflicting operational objectives of these governmental units hamper the DHC's ability to respond to a rapidly changing environment and the emerging opportunities. Therefore, the DHC will reduce the need for, and its dependence on, such control, oversight and assistance by establishing internally self-sufficient systems for program and asset management, operational accountability, and financial independence. By establishing an organizational reputation of staff capability, fiscal responsibility, responsiveness to the concerns of its clients, and efficient and effective service delivery, public confidence in the capacity of the organization will be increased and its reliance on governmental oversight and funding will be reduced. Freedom from the conflicting controls resulting from multi-layer oversight and control will enable the DHC to undertake more of those actions that result in improved service to low and moderate income families in Detroit.

### **EXPECTED OUTCOMES:**

- ◆ Improved relationship between management and residents
- ◆ Reduced reliance on federal funds for program operation
- ◆ Increased ability to fully engage in housing development activities
- ◆ Increased flexibility to structure organization and programs to meet community needs
- ◆ Higher percentage of staff time devoted to program administration
- ◆ More staff fully qualified for their area of operation
- ◆ Improved performance in management assessment indicators

### **MAJOR OBJECTIVES:**

- ➔ Enhance resident-management communications and DHC commitment to customers
- ➔ Institute cost saving measures in operations, including adjusting staffing to a level consistent with program size and service objectives
- ➔ Internalize all agency support functions now provided by units of local government
- ➔ Establish enhanced control and accountability mechanisms for all major functions
- ➔ Develop and implement operational improvement plan
- ➔ Revise the staff training plan
- ➔ Amend Article V of the Detroit City Code to establish the DHC as a separate and distinct public body corporate of the State of Michigan.

**Annual PHA Plan**  
**PHA Fiscal Year 2000**  
[24 CFR Part 903.7]

**Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

**High Performing PHA**

**Small Agency (<250 Public Housing Units)**

**Administering Section 8 Only**

**Troubled Agency Plan**

**Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.79 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

# **Detroit Housing Commission AGENCY PLAN**

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## ***Executive Summary***

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### **Purpose**

On February 19, 1999, HUD issued regulations implementing provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). These regulations required each Public Housing Authority (PHA) to develop a Five-Year Plan with a statement of its Mission, Goals, and Objectives. The QHWRA also required PHAs to prepare an Annual Plan with a statement of housing needs of the lower income population in its community, along with the strategies, policies and resources to be used in addressing those needs. According to QHWRA, the Five-Year Plan and Annual Plan are to be developed in consultation with PHA Public Housing and Section 8 residents. These plans are also to be offered for review and comment by the public. Finally, the goals and major activities of Five-Year and Annual Plans are to be consistent with key housing-related objectives identified in the Consolidated Plans of the governmental unit(s) within the PHA's jurisdiction. The Detroit Housing Commission (DHC), a public housing authority, is subject to compliance with the planning requirements of QHWRA.

### **Background**

During the period of February and March, 2000, the DHC engaged in a collaborative planning process resulting in a draft of the Five-Year and Annual Plan. Some members of the DHC Staff, Public Housing and Section 8 residents, officials from local government, human service agencies, non-profit housing organizations, and other DHC partners participated in planning sessions to identify the critical housing and related needs of lower income families in Detroit. These individuals and organizations also proposed strategies for improving the living conditions of these families. Through their participation and input, these stakeholders helped the DHC affirm its mission, define and refine its role, and establish key goals for the agency. They also helped the DHC devise its approach for carrying out that mission through the provision of affordable housing, creation of quality neighborhoods, and facilitation of appropriate supportive services.

### **Challenge Statement**

The DHC's service area encompasses the jurisdiction of the City of Detroit. It also provides tenant-based Section 8 assistance to low income residents throughout Wayne County. Based on the data and conclusions contained in the current Consolidated Plans of these governmental units, the key housing-related challenges

faced by lower income families are:

- **Limited supply and locations of quality affordable housing for Extremely Low- and Very Low-Income families;**
- **Limited availability and accessibility of affordable housing for the elderly and disabled;**
- **Limited availability of affordable homeownership opportunities for Low Income families.**

In addition to data and conclusions contained in the Consolidated Plans, the DHC and its partners identified the *lack of convenient public transportation to outlying areas* (which restricts ability of low-income families to live and work outside areas of low-income concentrations).

Lower income families, especially those who are current and potential recipients of DHC program benefits, were determined to have non-housing challenges that impact their ability to obtain suitable quality housing. Among those challenges and obstacles are:

- **High unemployment due to a lack of job skills and job preparedness;**
- **Lower levels of educational attainment;**
- **Lack of ability to generate and manage personal resources; and**
- **Low levels of participation in self-sufficiency programs.**

## **Mission, Goals, Strategies**

*“The City of Detroit Housing Commission and its employees, with competency, ethics and integrity, are committed to providing quality service to low and moderate income residents of the City of Detroit in the delivery of:*

- ◆ *Affordable housing opportunities of high quality construction*
- ◆ *Revitalized and stable neighborhoods*
- ◆ *Opportunities for growth and economic freedom*
- ◆ *Innovative programs in partnership with foundations and public entities, thereby maximizing resources required for program delivery*
- ◆ *The efficient and effective management of all resources generated “*

### **Affordable Housing**

**Consistent with HUD’s Strategic Goal of “Increasing the availability of decent, safe and affordable housing in American Communities”,** the DHC will develop 600 units of affordable housing. This housing will consist of units for rental as well as units for ownership. They will exhibit a range of building types (i.e., single-family, townhomes) and will be situated on

scattered locations throughout the city.

The DHC will accomplish its related goals through the creation of public/private partnerships to facilitate affordable housing development and rehabilitation. It will identify and pursue non-traditional sources of funding for these housing activities and utilize mixed-income and mixed-finance approaches where feasible.

**Key activities to be undertaken in the first year of this plan include creating the capacity to effectively engage in housing development, the formation of partnerships, and identification of affordable housing development and preservation opportunities.**

### Equal Housing Opportunity

With respect to HUD's strategic goal of "*Ensuring equal opportunity in housing for all Americans*", the DHC will seek to facilitate affordable housing opportunities in areas outside of those with concentrations of low-income families. This includes expanding housing options for Section 8 program participants as well as developing affordable housing outside of areas of low-income concentrations.

The DHC will accomplish the several of its related goals through the use of education and public information as the primary strategy. By creating a better-informed group of Section 8 participants and potential housing providers, resistance and obstacles to dispersed affordable housing can be reduced.

**First year activities will focus on revising Section 8 participant orientations and identifying targets for landlord outreach. First year activities will also focus on forging partnerships to address other impediments to housing choice.**

### Self-Sufficiency

The DHC will address HUD's strategic goal of "*Promoting self-sufficiency and asset development*" of families and individuals by creating an environment where residents who want to achieve self-sufficiency will have every opportunity to do so. Utilizing existing and newly created partnerships to offer an array of services, the DHC will facilitate employment, training, and educational opportunities to program participants. Greater resident responsibility for work will be accomplished through implementation of policies and procedures that encourage work and reward success. Homeownership will be a vehicle through which asset development will be accomplished.

**First year activities will focus on the implementation of policies that encourage work,**

**the assessment of supportive service/education/employment/training needs of residents, and modifications to existing programs to better meet those needs. Policies to be implemented include admissions preferences (for families that are working, going to school, or are in a training program). Partnerships with service agencies will also be strengthened in the first year.**

### *Quality of Life*

Consistent with HUD's strategic goal of *"Improving quality of life and economic viability"*, the DHC will plan and execute physical, social improvements, and operational improvements resulting in an improved living environment and enhanced customer service.

The DHC plans to accomplish the above goals through careful planning and execution of required capital improvements, utilization of partnerships to plan and initiate neighborhood improvements, and operational/administrative changes to enhance agency efficiency.

**First year activities will include targeting neighborhoods for collaborative improvement activities, assessing the needs of elderly residents, assessing the DHC organization in light of its goals and objectives, and identifying methods for improving the efficiency and effectiveness of its program delivery.**

## **Conclusion**

The DHC's Five-Year Plan and the Annual Plan have the broad support of the resident, human service and non-profit community. Additionally, the DHC's mission, goals and objectives are consistent with the needs and priorities of expressed by local government in their Consolidated Plans. The Five-Year/Annual Plan was prepared with a high level of community involvement and input, and the strategies resulting therefrom will help the DHC stand out as a leader in affordable housing throughout Detroit.

## Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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### Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

- Required Attachments:**
- Admissions Policy for Deconcentration (File Name mi001a01)**
  - FY 2000 Capital Fund Program Annual Statement (File Name mi001b02)**
  - Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)**
  - Resident Services and Satisfaction Follow-Up Plan 6/30/00 (File Name mi001g01)**
- Optional Attachments:**
- PHA Management Organizational Chart (mi001c01)**
  - FY 2000 Capital Fund Program 5 Year Action Plan (File Name mi001d02)**
  - Public Housing Drug Elimination Program (PHDEP) Plan (File Name mi001e02)**
  - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (File Name mi001f01)**

## Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities funded by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

Applicable & On Display	Supporting Document	Applicable Plan Component
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
XX	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
XX	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
XX	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional)	(specify as needed)

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	(list individually; use as many lines as necessary)	

## **1. Statement of Housing Needs**

[24 CFR Part 903.79 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the Overall Needs column, provide the estimated number of renter families that have housing needs. In the remaining characteristics, rate the impact of that

<b>Family Type</b>	<b>Overall</b>	<b>Affordability</b>	<b>Supply</b>	<b>Quality</b>	<b>Accessibility</b>	<b>Size</b>	<b>Location</b>
<b>Income &lt;= 30% of AMI</b>	<b>124,166</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>4</b>
<b>Income &gt;30% but &lt;=50% of AMI</b>	<b>54,547</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>2</b>
<b>Income &gt;50% but &lt;80% of AMI</b>	<b>63,594</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>2</b>
<b>Elderly</b>	<b>74,611</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>
<b>Families with Disabilities</b>	<b>30,000*</b> estimated # of persons	<b>5</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>2</b>
<b>Race/Ethnicity Black/Non Hisp.</b>	<b>180,879</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>3</b>
<b>Race/Ethnicity White/Non Hisp.</b>	<b>76,290</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>3</b>
<b>Race/Ethnicity Other/Non Hisp.</b>	<b>3,731</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Race/Ethnicity Hisp./All Races</b>	<b>5,543</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)**

**Consolidated Plan of the Jurisdiction/s**

Indicate year: 1995

**U.S. Census data: the Comprehensive Housing Affordability Strategy**

- (“CHAS”) dataset  
 American Housing Survey data  
     Indicate year: \_\_\_\_\_  
 Other housing market study  
     Indicate year: \_\_\_\_\_  
 Other sources: (list and indicate year of information)  
**Detroit Housing Commission Public Housing and Section 8  
 Waiting Lists**

**A. Housing Needs of Families on the Public Housing and Section 8  
 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
<b>Waiting list type: (select one)</b>			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	<b># of families</b>	<b>% of total families</b>	<b>Annual Turnover</b>
<b>Waiting list total</b>	<b>14,784</b>		<b>1,538</b>
<b>Extremely low income &lt;=30% AMI</b>	<b>13,983</b>	<b>94.6%</b>	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	<b>709</b>	<b>4.8%</b>	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	<b>92</b>	<b>0.6%</b>	
<b>Families with children</b>	<b>14,764</b>	<b>99.983%</b>	
<b>Elderly families</b>	<b>20</b>	<b>.02%</b>	
<b>Families with Disabilities</b>	<b>950</b>	<b>.06%</b>	
<b>Race/ethnicity White</b>	<b>79</b>	<b>0.054%</b>	
<b>Race/ethnicity Black</b>	<b>14,341</b>	<b>97.01%</b>	
<b>Race/ethnicity</b>	<b>358</b>	<b>2.42%</b>	

<b>Native American</b>			
<b>Race/ethnicity Asian</b>	<b>5</b>	<b>0.03</b>	
<b>Characteristics by Bedroom Size (Public Housing Only)</b>			
<b>1BR</b>	<b>3,784</b>	<b>25.6 %</b>	<b>393</b>
<b>2 BR</b>	<b>6,430</b>	<b>43.5 %</b>	<b>669</b>
<b>3 BR</b>	<b>3,641</b>	<b>24.7 %</b>	<b>379</b>
<b>4 BR</b>	<b>789</b>	<b>5.3 %</b>	<b>82</b>
<b>5 BR</b>	<b>121</b>	<b>0.8 %</b>	<b>13</b>
<b>5+ BR</b>	<b>19</b>	<b>0.1 %</b>	<b>2</b>
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p><b>B. How long has it been closed (# of months)? N/A</b></p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

<b>Housing Needs of Families on the Waiting List</b>			
<p><b>Waiting list type: (select one)</b></p> <p><input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b></p> <p><input type="checkbox"/> <b>Public Housing</b></p> <p><input type="checkbox"/> <b>Combined Section 8 and Public Housing</b></p> <p><input type="checkbox"/> <b>Public Housing Site-Based or sub-jurisdictional waiting list (optional)</b></p> <p><b>If used, identify which development/subjurisdiction:</b></p>			
	<b># of families</b>	<b>% of total families</b>	<b>Annual Turnover</b>
<b>Waiting list total</b>	<b>10,658</b>		<b>2,121</b>
<b>Extremely low income &lt;=30% AMI</b>	<b>8,738</b>	<b>81.98%</b>	
<b>Very low income (&gt;30% but &lt;=50% AMI)</b>	<b>85</b>	<b>0.79%</b>	
<b>Low income (&gt;50% but &lt;80% AMI)</b>	<b>9</b>	<b>0.08%</b>	
<b>Families with</b>	<b>953</b>	<b>8.94%</b>	

<b>children</b>			
<b>Elderly families</b>	<b>160</b>	<b>1.5%</b>	
<b>Families with Disabilities</b>	<b>482</b>	<b>4.5%</b>	
<b>Race/ethnicity White</b>	<b>251</b>	<b>1.85%</b>	
<b>Race/ethnicity Black</b>	<b>13,491</b>	<b>97.32%</b>	
<b>Race/ethnicity Native American</b>	<b>108</b>	<b>0.80%</b>	
<b>Race/ethnicity Asian</b>	<b>3</b>	<b>0.03%</b>	

<b>Characteristics by Bedroom Size (Public Housing Only)</b>			
<b>1BR</b>	<b>3,784</b>	<b>25.6%</b>	<b>393</b>
<b>2 BR</b>	<b>6,430</b>	<b>43.5%</b>	<b>669</b>
<b>3 BR</b>	<b>3,641</b>	<b>24.7%</b>	<b>379</b>
<b>4 BR</b>	<b>789</b>	<b>5.3%</b>	<b>82</b>
<b>5 BR</b>	<b>12</b>	<b>0.8%</b>	<b>13</b>
<b>5+ BR</b>	<b>19</b>	<b>0.1%</b>	<b>2</b>

**Is the waiting list closed (select one)? No  Yes**  
**If yes:**  
**B. How long has it been closed (# of months)? 4 years**  
**Does the PHA expect to reopen the list in the PHA Plan year?  No Yes**  
**Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No Yes**

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR, and the Agency's reasons for choosing this strategy.

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line**
- Reduce turnover time for vacated public housing units**
- Reduce time to renovate public housing units**
- Seek replacement of public housing units lost to the inventory through mixed finance development**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources**
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction**
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required**
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program**
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**
- Other (list below)**  
**Engage in the development and operation of a Section 8 Project-Based program to stimulate the availability of decent, quality units for affordable rental.**

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available**
- Leverage affordable housing resources in the community through the creation of mixed - finance housing**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.**
- Other: (list below)**

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**B. Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)  
More fully utilize existing elderly public housing through enhanced marketing efforts and the improvement of the quality of services offered to elderly families.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate

\_\_\_\_\_ **housing needs**  
\_\_\_\_\_ **Other: (list below)**

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units**
- Market the section 8 program to owners outside of areas of poverty / minority concentrations**
- \_\_\_\_\_ **Other: (list below)**

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

**Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:**

- Funding constraints**
- Staffing constraints**
- \_\_\_\_\_ **Limited availability of sites for assisted housing**
- Extent to which particular housing needs are met by other organizations in the community**
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA**
- Influence of the housing market on PHA programs**
- \_\_\_\_\_ **Community priorities regarding housing assistance**
- Results of consultation with local or state government**
- Results of consultation with residents and the Resident Advisory Board**
- Results of consultation with advocacy groups**
- \_\_\_\_\_ **Other: (list below)**

## 2. Statement of Financial Resources

[24 CFR Part 903.79 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other

Sources	Planned Sources and Uses	Planned Uses
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	19,368,985	Administration and Operations
b) Public Housing Capital Fund	16,545,994	PH Capital Improvements
c) Replacement Housing Factor	4,021,494	Replace lost units
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	24,243,625	Administration and Assisted Housing Payments
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	1,401,470	PH Residents Security and Drug Prevention Programs
g) Resident Opportunity and Self-Sufficiency Grants *Application Submitted for this amount	250,000*	PH Employment and Training
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Employment Training	150,000	PH Supportive Services
Empowerment Zone	48,000	PH Supportive Services
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
1992 MROP	2,000,000	PH Capital Improvements
1994 MROP	6,000,000	PH Capital Improvements
EDSS	495,426	PH Supportive Services
Lead Based Paint Abatement	196,130	PH Capital Improvements
COPS	600,000	PH Safety & Security
Herman HOPE VI Implementation	24,224,160	PH Capital Improvements
Herman Demolition	6,692,235	PH Capital Improvements

Sources	Planned \$	Planned Uses
FY 98 Comp Grant	6,007,660	PH Capital Improvements
FY 99 Comp Grant	17,613,837	PH Capital Improvements
FY 99 Replacement Housing	3,504,802	Replace lost units
Jeffries HOPE VI Implementation	29,043,575	PH Capital Improvements
3. Public Housing Dwelling Rental Income	5,802,984	PH Operations
4. Other income (list below)		
Investments	112,778	PH Operations
Non-dwelling & Other	50,000	PH Operations
4. Non-federal sources (list below)		
Request pending for this amount		
<b>Total resources</b>	168,373,155	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.79 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent

##### **3A (1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: **60 days**
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for

screening purposes? (either directly or through an NCIC-authorized source)

**When applicant claims that the local criminal record doesn't belong to them or information conflicts with applicant's claim, State and/or Federal criminal records are requested.**

**(2)Waiting List Organization**

**a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)**

- Community-wide list**
- Sub-jurisdictional lists**
- Site-based waiting lists**
- Elderly Sites**
- HOPE VI -Revitalized Properties**
- Other (describe)**

**b. Where may interested persons apply for admission to public housing?**

- PHA main administrative office 1301 Jefferson East-only**
- PHA development site management office**
- Elderly Sites**
- HOPE VI - Parkside**
- Other (list below)**

**c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment**

**1. How many site-based waiting lists will the PHA operate in the coming year?  
There will be a total of 8 Site-Based waiting lists.**

**Elderly Housing**

- Jeffries (MI 1-7)**
- Douglas (MI 1-8)**
- Sheridan I (MI 1-18) Sheridan II(MI 1-45)**
- State Fair (MI 1-26)**
- Warren West (MI 1-27)**
- Conner Waveney (MI 1-28)**
- Harriet Tubman (MI 1-29)**

**HOPE VI  
**Parkside****

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? There is no limitation to the number of lists they may be on.
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?  
 PHA main administrative office 1301 East Jefferson  
 All PHA development management offices  
 Management offices at developments with site-based waiting lists  
 At the development to which they would like to apply  
 Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)  
 One For elderly applicants  
 Two For non-elderly applicants  
 Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: **Not applicable**

**(4) Admissions Preferences**

- a. Income targeting:  
 Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
 In what circumstances will transfers take precedence over new admissions? (list below)  
 Emergencies  
 Overhoused When vacancies are less than 3 %  
 Underhoused When vacancies are less than 3 %  
 Medical justification  
 Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

**a. Preferences**

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

**Former Federal preferences:**

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

**Other preferences: (select below)**

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs

Victims of reprisals or hate crimes

Other preference(s) (list below)

**Elderly, Disabled or Handicapped**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

**Former Federal preferences:**

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)**
- Victims of domestic violence**
- Substandard housing**
- Homelessness**
- High rent burden**

**Other preferences (select all that apply)**

- Working families and those unable to work because of age or disability**
- Veterans and veterans' families**
- Residents who live and/or work in the jurisdiction**
- Those enrolled currently in educational, training, or upward mobility programs**
- Households that contribute to meeting income goals (broad range of incomes)**
- Households that contribute to meeting income requirements (targeting)**
- Those previously enrolled in educational, training, or upward mobility programs**
- Victims of reprisals or hate crimes**
- Other preference(s) (list below)**  
**Elderly, Disabled or Handicapped**

**4. Relationship of preferences to income targeting requirements:**

- The PHA applies preferences within income tiers**  
**Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements**

**(5) Occupancy**

**a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)**

- The PHA-resident lease**
- The PHA's Admissions and (Continued) Occupancy policy**
- PHA briefing seminars or written materials**
- Other source (list)**  
**Pre-occupancy training seminar and materials**

**b. How often must residents notify the PHA of changes in family composition? (select all that apply)**

- At an annual reexamination and lease renewal**
- Any time family composition changes - Within 10 days of the change**
- At family request for revision**
- Other (list)**

**(6) Deconcentration and Income Mixing Not Applicable**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:

**g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)**

Not applicable: results of analysis did not indicate a need for such efforts  
 List (any applicable) developments below:

## **B. Section 8**

**Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.**

### **(1) Eligibility**

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

**a. What is the extent of screening conducted by the PHA? (select all that apply)**

- Criminal or drug-related activity only to the extent required by law or regulation  
 Criminal and drug-related activity, more extensively than required by law or regulation  
 More general screening than criminal and drug-related activity (list factors below)  
 Other (list below)

**b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?**

**c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?**

**d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)**

**When applicant claims that the local criminal record doesn't belong to them or information conflicts with applicant's claim, State and/or Federal criminal records are requested.**

**e. Indicate what kinds of information you share with prospective landlords? (select all that apply)**

- Criminal or drug-related activity  
 Other (describe below)  
**Known previous addresses of prospective renters**

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office 1301 East Jefferson
- Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**For documented difficulty in locating rentable Section 8 units**

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

X1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

**Former Federal preferences**

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

**Other preferences (select all that apply)**

- Working families and those unable to work because of age or disability**
- Veterans and veterans' families**
- Residents who live and/or work in your jurisdiction**
- Those enrolled currently in educational, training, or upward mobility programs**
- Households that contribute to meeting income goals (broad range of incomes)**
- Households that contribute to meeting income requirements (targeting)**
- Those previously enrolled in educational, training, or upward mobility programs**
- Victims of reprisals or hate crimes**
- Other preference(s) (list below)**  
**Elderly, Disabled, and Handicapped**

**3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.**

**2   Date and Time**

**Former Federal preferences**

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)**
- Victims of domestic violence**
- Substandard housing**
- Homelessness**
- High rent burden**

**Other preferences (select all that apply)**

- Working families and those unable to work because of age or disability**
- Veterans and veterans' families**
- Residents who live and/or work in your jurisdiction**
- Those enrolled currently in educational, training, or upward mobility programs**
- Households that contribute to meeting income goals (broad range of incomes)**
- Households that contribute to meeting income requirements (targeting)**
- Those previously enrolled in educational, training, or upward mobility programs**
- Victims of reprisals or hate crimes**
- Other preference(s) (list below)**  
**Elderly, Disabled, and Handicapped**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application  
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) **Not Applicable**

- This preference has previously been reviewed and approved by HUD  
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers  
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan  
 Briefing sessions and written materials  
 Other (list below)

a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices  
 Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.79 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component

**(A) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income

based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

**b. Minimum Rent**

**1. What amount best reflects the PHA's minimum rent? (select one)**

- \$0
- \$1-\$25
- \$26-\$50

**2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?**

**3. If yes to question 2, list these policies below:**

**a. Rents set at less than 30% than adjusted income**

**1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?**

**2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: **Not Applicable****

**d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) **Not applicable****

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

**e. Ceiling rents**

**1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)**

Yes for all developments

Yes but only for some developments

No

**2. For which kinds of developments are ceiling rents in place? (select all that apply)**

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

**3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)**

Market comparability study

Fair market rents (FMR)

95<sup>th</sup> percentile rents

75 percent of operating costs

100 percent of operating costs for general occupancy (family) developments

Operating costs plus debt service

The "rental value" of the unit

Other (list below)

**f. Rent re-determinations:**

**1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)**

Never

At family option

Any time the family experiences an income increase

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_

Other (list below)

**These changes must be reported within 10 days of their occurrence. No increase in rent will become effective until the next regular reexam date. Decreases in rent are effective on the first of the month after the change is reported.**

g.  Yes  No: **Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?**

**(2) Flat Rents**

1. **In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)**

- The section 8 rent reasonableness study of comparable housing**
- Survey of rents listed in local newspaper**
- Survey of similar unassisted units in the neighborhood**
- Other (list/describe below)**

**B. Section 8 Tenant-Based Assistance**

**Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificate).**

**(1) Payment Standards**

**Describe the voucher payment standards and policies.**

**a. What is the PHA's payment standard? (select the category that best describes your standard)**

- At or above 90% but below 100% of FMR**
- 100% of FMR**
- Above 100% but at or below 110% of FMR**
- Above 110% of FMR (if HUD approved; describe circumstances below)**

**b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) **Not Applicable****

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area**
- The PHA has chosen to serve additional families by lowering the payment standard**
- Reflects market or submarket**
- Other (list below)**

c. If the payment standard is higher than FMR, why has the PHA chosen this level?  
(select all that apply) **Not Applicable**

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

\_. List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	5854	1704
Section 8 Vouchers	1132	N/A
Section 8 Certificates	2399	554 (certs.&vouchers combined)
Section 8 Mod Rehab	305	48
Special Purpose Section 8 Certificates/Vouchers (list individually) HOPE VI Relocation HOPE VI Replacement Hsg. Preservation Opt Out	100274172	0
Public Housing Drug Elimination Program (PHDEP)	5680	1704
Other Federal Programs (list individually)	N/A	N/A

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestations and mold. (1) Public Housing Maintenance and Management: (list below)  
Admission and Continued Occupancy Policy, Dwelling Lease, Management:

Maintenance Manual, Pet Policy (elderly housing only),  
Grievance Procedures, Write-Off Policy, Rent Collection Policy,  
Transfer Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan, Lease Addendum, HAP contract

### 6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office 1301 East Jefferson
- PHA development management offices
- Other (list below)

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office 1301 East Jefferson
- Other (list below)

**7. Capital Improvement Needs**

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

**A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template OR, at the PHA's option, by the PHA Plan attachment only (state name) - 52847

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B (state name) - 52847  
**Attachment B: File Name - (MI008b01)**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)  
**Attachment D: File Name (MI001d01)**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

- 1. Development name: **Parkside**
- 2. Development (project) number: **MI 1-14**
- 3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

- 1. Development name: **Jeffries**
- 2. Development (project) number: **MI 1-07**
- 3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Herman Gardens**
2. Development (project) number: **MI 1-04**
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
**Jeffries (MI 1- 7)**  
**Parkside (MI 1-14)**

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.79 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

### 2. Activity Description

Yes  No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
<b>1a. Development name: Jeffries Homes</b> <b>1b. Development (project) number: MI 1-07</b> <b>This project has undergone several phases of demolition. This description is for the most recent phase.</b>
<b>2. Activity type: <input checked="" type="checkbox"/> Demolition</b> <input type="checkbox"/> Disposition
<b>3. Application status (select one)</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
<b>4. Date application approved, submitted, or planned for submission:</b> <b><u>Approved 11/04/1999</u> for most recent application for demolition</b>
<b>5. Number of units affected: 32</b> <b>Coverage of action (select one)</b> <input checked="" type="checkbox"/> Part of the development <i>For most recent approval</i> <input type="checkbox"/> Total development
<b>7. Timeline for activity:</b> <b>a. Actual or projected start date of activity: 10/1/00</b> <b>b. Projected end date of activity: 04/01/2001</b>

<b>Demolition/Disposition Activity Description</b>
--

<p><b>1a. Development name: Jeffries Homes</b></p> <p><b>1b. Development (project) number: MI 1-07</b></p> <p><b>This project has undergone several phases of demolition. This application will be for the next phase.</b></p>
<p><b>2. Activity type: <input checked="" type="checkbox"/> Demolition</b>  <input type="checkbox"/> Disposition</p>
<p><b>3. Application status (select one)</b></p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input checked="" type="checkbox"/> Planned application</p>
<p><b>4. Date application approved, submitted, or planned for submission:</b></p> <p><b><u>To be submitted 04/15/2000 for next phase of demolition and disposition</u></b></p>
<p><b>5. Number of units affected: 112</b></p> <p><b>Coverage of action (select one)</b></p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p> <p><b><i>This portion of the property will become part of a HOPE VI development</i></b></p>
<p><b>7. Timeline for activity:</b></p> <p><b>a. Actual or projected start date of activity: 01/01/2001</b></p> <p><b>b. Projected end date of activity: 06/30/2001</b></p>

<b>Demolition/Disposition Activity Description</b>
<p><b>1a. Development name: Frederick Douglas Homes</b></p> <p><b>1b. Development (project) number: MI 1-08</b></p>
<p><b>2. Activity type: <input checked="" type="checkbox"/> Demolition</b>  <input type="checkbox"/> Disposition</p>
<p><b>3. Application status (select one)</b></p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p><b>4. Date application approved, submitted, or planned for submission:</b></p> <p><b><u>Approved 09/10/99</u></b></p>
<p><b>5. Number of units affected: 224</b></p> <p><b>Coverage of action (select one)</b></p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p> <p><b>DHC may redevelop property. A community building will be placed on the cleared property.</b></p>

**7. Timeline for activity:**

**a. Actual or projected start date of activity: 06/01/2000**

**b. Projected end date of activity: 12/31/2000**

**Demolition/Disposition Activity Description**

**1a. Development name: Charles Terrace**

**1b. Development (project) number: MI 1-05**

**2. Activity type:  Demolition  
 Disposition**

**3. Application status (select one)**

Approved

Submitted, pending approval

Planned application

**4. Date application approved, submitted, or planned for submission:**

**To be submitted by 07/01/2000**

**5. Number of units affected: 224**

**Coverage of action (select one)**

Part of the development

Total development

**DHC may use this property as a future HOPE VI site.**

**7. Timeline for activity:**

**a. Actual or projected start date of activity: 04/01/2001**

**b. Projected end date of activity: 12/31/2001**

<b>Demolition/Disposition Activity Description</b>	
<b>1a. Development name:</b>	<b>Parkside Annex</b>
<b>1b. Development (project) number:</b>	<b>MI 1-02</b>
<b>2. Activity type:</b>	<input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
<b>3. Application status (select one)</b>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
<b>4. Date application approved, submitted, or planned for submission:</b>	<b>Approved 11/30/99</b>
<b>5. Number of units affected:</b>	<b>124</b>
<b>Coverage of action (select one)</b>	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
<b>7. Timeline for activity:</b>	
<b>a. Actual or projected start date of activity:</b>	<b>12/1/98</b>
<b>b. Projected end date of activity:</b>	<b>12/31/2000</b>

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.79 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

Jeffries (MI 1-7)  
Douglas (MI 1-8)  
Sheridan I (MI 1-18)  
State Fair (MI 1-26)

Warren West (MI 1-27)  
 Conner Waveney (MI 1-28)  
 Harriet Tubman (MI 1-29)  
 Sheridan II (MI 1-45)

**2. Activity Description**

Yes  No: **Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.**

<b>Designation of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	<b>Jeffries</b>
<b>1b. Development (project) number:</b>	<b>(MI 1-7)</b>
<b>2. Designation type:</b>	<input checked="" type="checkbox"/> <b>Occupancy by only the elderly</b> <input type="checkbox"/> <b>Occupancy by families with disabilities</b> <input type="checkbox"/> <b>Occupancy by only elderly families and families with disabilities</b>
<b>3. Application status (select one)</b>	<input checked="" type="checkbox"/> <b>Approved; included in the PHA’s Designation Plan</b> <input type="checkbox"/> <b>Submitted, pending approval</b> <input type="checkbox"/> <b>Planned application</b>
<b>4. Date this designation approved, submitted, or planned for submission:</b>	<b>02/22/99</b>
<b>5. If approved, will this designation constitute a (select one)</b>	<b>Not Applicable</b> <input type="checkbox"/> <b>New Designation Plan</b> <input type="checkbox"/> <b>Revision of a previously-approved Designation Plan?</b>
<b>6. Number of units affected:</b>	<b>883</b>
<b>7. Coverage of action (select one)</b>	<input checked="" type="checkbox"/> <b>Part of the development</b> <input type="checkbox"/> <b>Total development</b>

<b>Designation of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	<b>Douglas</b>
<b>1b. Development (project) number:</b>	<b>(MI 1-8)</b>
<b>2. Designation type:</b>	
<input checked="" type="checkbox"/>	<b>Occupancy by only the elderly</b>
<input type="checkbox"/>	<b>Occupancy by families with disabilities</b>
<input type="checkbox"/>	<b>Occupancy by only elderly families and families with disabilities</b>
<b>3. Application status (select one)</b>	
<input checked="" type="checkbox"/>	<b>Approved; included in the PHA's Designation Plan</b>
<input type="checkbox"/>	<b>Submitted, pending approval</b>
<input type="checkbox"/>	<b>Planned application</b>
<b>4. Date this designation approved, submitted, or planned for submission:</b>	
<b><u>09/04/99</u></b>	
<b>5. If approved, will this designation constitute a (select one) Not Applicable</b>	
<input type="checkbox"/>	<b>New Designation Plan</b>
<input type="checkbox"/>	<b>Revision of a previously-approved Designation Plan?</b>
<b>6. Number of units affected:</b>	<b>816</b>
<b>7. Coverage of action (select one)</b>	
<input checked="" type="checkbox"/>	<b>Part of the development</b>
<input type="checkbox"/>	<b>Total development</b>

<b>Designation of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	<b>Sheridan I</b>
<b>1b. Development (project) number:</b>	<b>( MI 1-18)</b>
<b>2. Designation type:</b>	
<input checked="" type="checkbox"/>	<b>Occupancy by only the elderly</b>
<input type="checkbox"/>	<b>Occupancy by families with disabilities</b>
<input type="checkbox"/>	<b>Occupancy by only elderly families and families with disabilities</b>
<b>3. Application status (select one)</b>	
<input checked="" type="checkbox"/>	<b>Approved; included in the PHA's Designation Plan</b>
<input type="checkbox"/>	<b>Submitted, pending approval</b>
<input type="checkbox"/>	<b>Planned application</b>
<b>4. Date this designation approved, submitted, or planned for submission:</b>	
<b><u>09/04/99</u></b>	
<b>5. If approved, will this designation constitute a (select one) Not Applicable</b>	
<input type="checkbox"/>	<b>New Designation Plan</b>
<input type="checkbox"/>	<b>Revision of a previously-approved Designation Plan?</b>
<b>6. Number of units affected:</b>	<b>209</b>
<b>7. Coverage of action (select one)</b>	
<input type="checkbox"/>	<b>Part of the development</b>
<input checked="" type="checkbox"/>	<b>Total development</b>

<b>Designation of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	State Fair
<b>1b. Development (project) number:</b>	(MI 1-26)
<b>2. Designation type:</b>	<input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
<b>3. Application status (select one)</b>	<input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
<b>4. Date this designation approved, submitted, or planned for submission:</b>	<u>09/04/99</u>
<b>5. If approved, will this designation constitute a (select one) Not Applicable</b>	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
<b>6. Number of units affected:</b>	200
<b>7. Coverage of action (select one)</b>	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	Warren West
<b>1b. Development (project) number:</b>	(MI 1-27)
<b>2. Designation type:</b>	<input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
<b>3. Application status (select one)</b>	<input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
<b>4. Date this designation approved, submitted, or planned for submission:</b>	<u>09/04/99</u>
<b>5. If approved, will this designation constitute a (select one) Not Applicable</b>	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
<b>6. Number of units affected:</b>	173
<b>7. Coverage of action (select one)</b>	<input type="checkbox"/> Part of the development

**Total development**

<b>Designation of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	<b>Conner Waveney</b>
<b>1b. Development (project) number:</b>	<b>(MI 1-28)</b>
<b>2. Designation type:</b>	<input checked="" type="checkbox"/> <b>Occupancy by only the elderly</b> <input type="checkbox"/> <b>Occupancy by families with disabilities</b> <input type="checkbox"/> <b>Occupancy by only elderly families and families with disabilities</b>
<b>3. Application status (select one)</b>	<input checked="" type="checkbox"/> <b>Approved; included in the PHA's Designation Plan</b> <input type="checkbox"/> <b>Submitted, pending approval</b> <input type="checkbox"/> <b>Planned application</b>
<b>4. Date this designation approved, submitted, or planned for submission:</b>	<b><u>09/04/99</u></b>
<b>5. If approved, will this designation constitute a (select one) Not Applicable</b>	<input type="checkbox"/> <b>New Designation Plan</b> <input type="checkbox"/> <b>Revision of a previously-approved Designation Plan?</b>
<b>6. Number of units affected:</b>	<b>139</b>
<b>7. Coverage of action (select one)</b>	<input type="checkbox"/> <b>Part of the development</b> <input checked="" type="checkbox"/> <b>Total development</b>

<b>Designation of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	<b>Harriet Tubman</b>
<b>1b. Development (project) number:</b>	<b>(MI 1-29)</b>
<b>2. Designation type:</b>	<input checked="" type="checkbox"/> <b>Occupancy by only the elderly</b> <input type="checkbox"/> <b>Occupancy by families with disabilities</b> <input type="checkbox"/> <b>Occupancy by only elderly families and families with disabilities</b>
<b>3. Application status (select one)</b>	<input checked="" type="checkbox"/> <b>Approved; included in the PHA's Designation Plan</b> <input type="checkbox"/> <b>Submitted, pending approval</b> <input type="checkbox"/> <b>Planned application</b>
<b>4. Date this designation approved, submitted, or planned for submission:</b>	<b><u>09/04/99</u></b>
<b>5. If approved, will this designation constitute a (select one) Not Applicable</b>	<input type="checkbox"/> <b>New Designation Plan</b> <input type="checkbox"/> <b>Revision of a previously-approved Designation Plan?</b>
<b>6. Number of units affected:</b>	<b>200</b>
<b>7. Coverage of action (select one)</b>	<input type="checkbox"/> <b>Part of the development</b>

**Total development**

<b>Designation of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	<b>Sheridan II</b>
<b>1b. Development (project) number:</b>	<b>(MI 1-45)</b>
<b>2. Designation type:</b>	<input checked="" type="checkbox"/> <b>Occupancy by only the elderly</b> <input type="checkbox"/> <b>Occupancy by families with disabilities</b> <input type="checkbox"/> <b>Occupancy by only elderly families and families with disabilities</b>
<b>3. Application status (select one)</b>	<input checked="" type="checkbox"/> <b>Approved; included in the PHA's Designation Plan</b> <input type="checkbox"/> <b>Submitted, pending approval</b> <input type="checkbox"/> <b>Planned application</b>
<b>4. Date this designation approved, submitted, or planned for submission:</b>	<b><u>09/04/99</u></b>
<b>5. If approved, will this designation constitute a (select one) Not Applicable</b>	<input type="checkbox"/> <b>New Designation Plan</b> <input type="checkbox"/> <b>Revision of a previously-approved Designation Plan?</b>
<b>6. Number of units affected:</b>	<b>200</b>
<b>7. Coverage of action (select one)</b>	<input type="checkbox"/> <b>Part of the development</b> <input checked="" type="checkbox"/> <b>Total development</b>

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.79 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

**Brewster Homes (MI 1-50) is the only property with 250 or more units that has not been demolished or incorporated into a HOPE VI revitalization program.**

**2. Activity Description**

Yes  No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If

**“No”, complete the Activity Description table below.**

<b>Conversion of Public Housing Activity Description</b>
<b>1a. Development name: Brewster Homes</b> <b>1b. Development (project) number: MI 1-50</b>
<b>2. What is the status of the required assessment?</b> <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input checked="" type="checkbox"/> Other (explain below) <b>This property will undergo the required assessment during the course of the plan year. However, this property is not distressed.</b>
<b>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</b>
<b>4. Status of Conversion Plan (select the statement that best describes the current status) Not Applicable</b> <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<b>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) Not Applicable</b> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:  <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )  <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input checked="" type="checkbox"/> Requirements no longer applicable: site now has less than 300 units - The assessment will be performed although the property is less than 300 units in conformance with the most recent interim rule. <input type="checkbox"/> Other: (describe below)

<b>Conversion of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	<b>Herman Gardens</b>
<b>1b. Development (project) number:</b>	<b>MI 1-4</b>
<b>2. What is the status of the required assessment?</b>	
<input type="checkbox"/>	Assessment underway
<input type="checkbox"/>	Assessment results submitted to HUD
<input type="checkbox"/>	Assessment results approved by HUD (if marked, proceed to next question)
<input checked="" type="checkbox"/>	Other (explain below)
	<b>This is to be demolished. No assessment is required.</b>
<b>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</b>	
<b>4. Status of Conversion Plan (select the statement that best describes the current status) Not Applicable</b>	
<input type="checkbox"/>	Conversion Plan in development
<input type="checkbox"/>	Conversion Plan submitted to HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Conversion Plan approved by HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Activities pursuant to HUD-approved Conversion Plan underway
<b>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</b>	
<input checked="" type="checkbox"/>	Units addressed in a pending or approved demolition application (date submitted or approved: <b>Approved 9/10/99</b> )
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
<input type="checkbox"/>	Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/>	Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/>	Other: (describe below)

<b>Conversion of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	<b>Jeffries</b>
<b>1b. Development (project) number:</b>	<b>MI 1-7</b>
<b>2. What is the status of the required assessment?</b>	
<input type="checkbox"/>	Assessment underway
<input type="checkbox"/>	Assessment results submitted to HUD
<input type="checkbox"/>	Assessment results approved by HUD (if marked, proceed to next question)
<input checked="" type="checkbox"/>	Other (explain below) <b>This property is undergoing demolition and HOPE VI revitalization.</b>
<b>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</b>	
<b>4. Status of Conversion Plan (select the statement that best describes the current status) Not Applicable</b>	
<input type="checkbox"/>	Conversion Plan in development
<input type="checkbox"/>	Conversion Plan submitted to HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Conversion Plan approved by HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Activities pursuant to HUD-approved Conversion Plan underway
<b>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</b>	
<input type="checkbox"/>	Units addressed in a pending or approved demolition application (date submitted or approved:
<input checked="" type="checkbox"/>	Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: Approved Nov. 4, 1999)
<input checked="" type="checkbox"/>	Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: Approved Aug. 12, 1994)
<input type="checkbox"/>	Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/>	Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/>	Other: (describe below)

<b>Conversion of Public Housing Activity Description</b>	
<b>1a. Development name:</b>	<b>Douglas Homes</b>
<b>1b. Development (project) number:</b>	<b>MI 1-8</b>
<b>2. What is the status of the required assessment?</b>	
<input type="checkbox"/>	Assessment underway
<input checked="" type="checkbox"/>	Assessment results submitted to HUD
<input type="checkbox"/>	Assessment results approved by HUD (if marked, proceed to next question)
<input checked="" type="checkbox"/>	Other (explain below)
	<b>A portion of this property has been approved for Demolition.</b>
<b>3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</b>	
<b>4. Status of Conversion Plan (select the statement that best describes the current status) Not Applicable</b>	
<input type="checkbox"/>	Conversion Plan in development
<input type="checkbox"/>	Conversion Plan submitted to HUD on:
<input type="checkbox"/>	Conversion Plan approved by HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Activities pursuant to HUD-approved Conversion Plan underway
<b>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</b>	
<input checked="" type="checkbox"/>	Units addressed in a pending or approved demolition application (date submitted or approved: <b>Approved 9/10/99 for partial demolition</b> )
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
<input type="checkbox"/>	Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/>	Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/>	Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937 Homeownership Programs Administered by the PHA**  
 [24 CFR Part 903.79 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

**2. Activity Description**

Yes  No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

**The DHC has a homeownership program that affects all 416 units of its five (5) Scattered Sites Developments.**

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
<b>1a. Development name:</b>	<b>Scattered Sites 8 Mile/Wyoming</b>
<b>1b. Development (project) number:</b>	<b>MI 1-19</b>
<b>2. Federal Program authority:</b>	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
<b>3. Application status: (select one)</b>	<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program 5(h) <input checked="" type="checkbox"/> Submitted, pending approval Section 32 <input type="checkbox"/> Planned application
<b>4. Date Homeownership Plan/Program approved, submitted, or planned for submission:</b>	<b>5(h) Program approved (22/01/1997)</b> <b>Sec. 32 Application Submitted (12/11/99)</b>
<b>5. Number of units affected:</b>	<b>22</b>
<b>6. Coverage of action: (select one)</b>	<input type="checkbox"/> Part of the development

**Total development**

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
<b>1a. Development name: Scattered Project 20</b> <b>1b. Development (project) number: MI 1-20</b>
<b>2. Federal Program authority:</b> <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> <b>5(h)</b> <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> <b>Section 32 of the USHA of 1937 (effective 10/1/99)</b>
<b>3. Application status: (select one)</b> <input checked="" type="checkbox"/> <b>Approved; included in the PHA's Homeownership Plan/Program 5(h)</b> <input checked="" type="checkbox"/> <b>Submitted, pending approval Section 32</b> <input type="checkbox"/> <b>Planned application</b>
<b>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 5(h) Program approved (22/01/1997)</b> <b>Sec. 32 Application Submitted (12/11/99)</b>
<b>5. Number of units affected: 43</b> <b>6. Coverage of action: (select one)</b> <input type="checkbox"/> <b>Part of the development</b> <input checked="" type="checkbox"/> <b>Total development</b>

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
<b>1a. Development name: Scattered Project 21</b> <b>1b. Development (project) number: MI 1-21</b>
<b>2. Federal Program authority:</b> <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> <b>5(h)</b> <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> <b>Section 32 of the USHA of 1937 (effective 10/1/99)</b>
<b>3. Application status: (select one)</b> <input checked="" type="checkbox"/> <b>Approved; included in the PHA's Homeownership Plan/Program 5(h)</b> <input checked="" type="checkbox"/> <b>Submitted, pending approval Section 32</b> <input type="checkbox"/> <b>Planned application</b>
<b>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 5(h) Program approved (22/01/1997)</b> <b>Sec. 32 Application Submitted (12/11/99)</b>
<b>5. Number of units affected: 197</b> <b>6. Coverage of action: (select one)</b> <input type="checkbox"/> <b>Part of the development</b>

**Total development**

**Public Housing Homeownership Activity Description  
(Complete one for each development affected)**

**1a. Development name: Scattered Project 37**

**1b. Development (project) number: MI 1-37**

**2. Federal Program authority:**

HOPE I

5(h)

Turnkey III

Section 32 of the USHA of 1937 (effective 10/1/99)

**3. Application status: (select one)**

Approved; included in the PHA's Homeownership Plan/Program 5(h)

Submitted, pending approval Section 32

Planned application

**4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 5(h) Program approved (22/01/1997)**

**Sec. 32 Application Submitted (12/11/99)**

**5. Number of units affected: 80**

**6. Coverage of action: (select one)**

Part of the development

Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
<b>1a. Development name: Scattered Project 38</b>
<b>1b. Development (project) number: MI 1-38</b>
<b>2. Federal Program authority:</b> <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
<b>3. Application status: (select one)</b> <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program 5(h) <input checked="" type="checkbox"/> Submitted, pending approval Section 32 <input type="checkbox"/> Planned application
<b>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 5(h) Program approved (22/01/1997); Sec. 32 Application Submitted (12/11/99)</b>
<b>5. Number of units affected: 74</b>
<b>6. Coverage of action: (select one)</b> <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

**2. Program Description:**

**a. Size of Program**  
 Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)  
 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

**b. PHA-established eligibility criteria**

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.79 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component if they coordinate with the Welfare (TANF) Agency.

**1. Cooperative agreements:**

Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 10/08/99

**2. Other coordination efforts between the PHA and TANF agency (select all that apply)**

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
  - Kidsmart (electronic case management system)
  - Partner to administer a HUD Welfare-to-Work voucher program
  - Joint administration of other demonstration program
- Other (describe)

The DHC and TANF agency meet on a monthly basis to discuss issues of mutual concern. They also work jointly for the submission of applications for funds and special purpose vouchers. In addition, they are working cooperatively with the Marriot Corporation for job training and placement of mutual clients.

**B. Services and programs offered to residents and participants**

**(1) General**

**a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies  
Income disregard for government-sponsored training programs; Flat rents; Ceiling rents
- Public housing admissions policies  
Preference for working families
- Section 8 admissions policies  
Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation  
*(Pending approval of Section 32 Homeownership Plan)*
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)  
Procurement policy with the alternative procurement rules for Section 3 businesses.

**b. Economic and Social self-sufficiency programs**

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Pre-Apprenticeship Jobs Skills Training	120	Open enrollment w/min. qualifications	Development Offices	PH, Sec. 8, and other low income
Nursing training and placement	20	Open enrollment w/min qualif.	Development Offices	PH resident preference
Child care training	20	Open enrollment	Development Offices	PH resident preference

Auto supply training	25	Open enrollment	Development Offices	Hope VI resident preference
Micro business development	11	Open enrollment	Development Offices	PH residents only
Lead Based paint abatement trng.	10	Open enrollment	Development Offices	PH residents only
Technical learning centers	1040	Open enrollment	Jeffries, Parkside, Douglas	PH residents only
Don Bosco Hall (dance, tutoring, computer)	250	Open enrollment for youth	Jeffries, Parkside, Douglas	PH residents only
Job Net	100	Open enrollment	Jeffries, Parkside, Douglas	PH residents only
Primary Health Care	300	Open	Sheridan I and II	PH residents only

**(2) Family Self Sufficiency program/s**

**a. Participation Description**

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	Not Applicable	Not Applicable
Section 8	647	0

b.  Yes \_\_\_ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)  
Giving persons at risk of losing benefits priority for job training, placement, and outreach services.

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.79 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8. Only PHAs are to ensure the safety of public housing residents participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)**

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments**
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments**
- Residents fearful for their safety and/or the safety of their children**
- Observed lower-level crime, vandalism and/or graffiti**
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime**
- Other (describe below)**

**2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).**

- Safety and security survey of residents**
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority**
- Analysis of cost trends over time for repair of vandalism and removal of graffiti**
- Resident reports**
- PHA employee reports**
- Police reports**
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs**
- Other (describe below)**

**3. Which developments are most affected? (list below)**

**Jeffries (MI 1-7) and Douglas (MI 1-8) are in areas with high crime rates. Therefore, there is the local perception that these developments are the most affected by crime.**

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

**1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)**

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities**
- Crime Prevention Through Environmental Design**
- Activities targeted to at-risk youth, adults, or seniors**
- Volunteer Resident Patrol/Block Watchers Program**  
**At Harriet Tubman (MI 1-29) and Douglas (MI 1-8)**
- Other (describe below)**

**2. Which developments are most affected? (list below)**  
**All Developments**

**C. Coordination between PHA and the police**

**1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)**

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan**
- Police provide crime data to housing authority staff for analysis and action**
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)**
- Police regularly testify in and otherwise support eviction cases**
- Police regularly meet with the PHA management and residents**
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services**
- Other activities (list below)**  
**Youth sports through the Police Athletic League; Drug Elimination programs, Advisory meetings between the police and DHC; Gun Buy-Back program**

**2. Which developments are most affected? (list below)**  
**All Developments**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds

**Yes**  **No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?**

**Yes**  **No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?**

Yes  No: This PHDEP Plan is an Attachment.  
(Attachment Filename:mi001e02)

~~[24 CFR Part 903.79 (p)]~~ **14. RESERVED FOR PET POLICY**

**15. Civil Rights Certifications**

[24 CFR Part 903.79 (o)]

**Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.**

**16. Fiscal Audit**

[24 CFR Part 903.79 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?  
**Audit for FYE 6/30/98**
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain?  N/A
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  N/A  
If not, when are they due (state below)?

**17. PHA Asset Management**

[24 CFR Part 903.79 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.

~~High performing and small PHAs are not required to complete this component.~~  
f.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)  
 Not applicable  
 Private management

**Brewster (MI 1-50)**

- Development-based accounting
- Comprehensive stock assessment
- All Developments
- Other: (list below)

3.  Yes  No: **Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?**

**18. Other Information**

[24 CFR Part 903.79 (r)]

**A. Resident Advisory Board Recommendations**

1.  Yes  No: **Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?**

2. **If yes, the comments are: (if comments were received, the PHA MUST select one)**

- Attached at Attachment (File name)
- Provided below:

3. **In what manner did the PHA address those comments? (select all that apply)**

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
- List changes below:
- Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: **Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)**

2.  Yes  No: **Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)**

3. **Description of Resident Election Process**      **Not Applicable**

**a. Nomination of candidates for place on the ballot: (select all that apply)**

- Candidates were nominated by resident and assisted family organizations

- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

**b. Eligible candidates: (select one)**

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

**c. Eligible voters: (select all that apply)**

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary)

**1. Consolidated Plan jurisdiction: (provide name here)**

**City of Detroit, Michigan**

**2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)**

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

**4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)**

- 1. Municipal support for the DHC's efforts to rehabilitate existing public housing units, demolish and replace public housing units where rehabilitation is not feasible, improve maintenance of public housing, and increase security in public housing. (Page 86 of Consolidated Plan)**

2. **Allocate HOME investment trust funds to proposed projects based on the eligibility, feasibility and benefits of the proposed project. (Page 87 of Consolidated Plan)**
3. **Improve coordination among the various agencies involved in affordable housing. (Page 88 of Consolidated Plan)**
4. **Provide supportive services to the elderly and persons with special needs. (Page 97 of Consolidated Plan)**
5. **Provide employment and training opportunities for lower income persons. (Page 112 of Consolidated Plan)**

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

##### **1. Deviations From and Modifications To the Agency Plan**

**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 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 as set forth in the Agency Plan. It will also evaluate whether the remaining 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.**

**The DHC will honor the current HUD definitions of Substantial Deviation and Significant Amendment.**

- **changes to rent or admissions policies or organization of the waiting list;**
- **additions of non-emergency work items (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;**

- **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.**

**An exception to this definition will be made of any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments .**

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

### **Mandatory Attachments**

1. Attachment A: Admissions Policy for Deconcentration ( File Name **mi001a01**)
2. Attachment B: FY 2000 Capital Fund Program Annual Statement ( File Name **mi001b02**)
3. Attachment G: Resident Service and Satisfaction Follow-Up Action Plan ( File Name **mi001g01**)

### **Optional Attachments:**

4. Attachment C: PHA Management Organizational Chart ( **mi001c01**)
5. Attachment D: FY 2000 Capital Fund Program 5 Year Action Plan ( File Name **mi001d02**)
6. Attachment E: Public Housing Drug Elimination Program ( PHDEP) Plan ( File Name **mi001e02**)
7. Attachment F: Comments of Resident Advisory Board or Boards ( File Name **mi001f01**)

**Five-Year Action Plan**  
**Part I: Summary**  
**Capital Fund Program (CFP)**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name:		Locality: (City/County & State)				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No:
DETROIT HOUSING COMMISSION		DETROIT/WAYNE MICHIGAN				
A. Development Number/Name	Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01	Work Statement for Year 3 FFY: '02	Work Statement for Year 4 FFY: '03	Work Statement for Year 5 FFY: '04	
MI1-02, Parkside Annex	See  Annual  Statement	\$0	\$0	\$0	\$0	
MI1-05, Charles Terrace		\$0	\$0	\$0	\$0	
MI1-06, Smith Homes		\$0	\$0	\$791,251	\$0	
MI1-07, Jeffries Homes		\$250,000	\$0	\$0	\$0	
MI 1-08, Frederick Douglas		\$600,000	\$0	\$8,122,859	\$6,111,342	
MI1-11, Forest Park		\$1,566,251	\$0	\$0	\$0	
MI1-14, Parkside Homes		\$0	\$0	\$0	\$0	
MI1-15, Sojourner Truth		\$6,653,757	\$0	\$0	\$0	
HA-Wide Contingency @ 8%		\$615,188	\$631,057	\$639,295	\$1,620,715	
B. Physical Improvements Subtotal		\$10,185,196	\$10,518,456	\$10,053,405	\$8,232,057	
C. Management Improvements		\$3,309,158	\$3,059,158	\$3,064,158	\$3,059,158	
D. HA-Wide Nondwelling Structures & Equipment		\$469,911	\$300,000	\$700,000	\$1,600,000	
E. Administration		\$1,654,579	\$1,654,579	\$1,654,579	\$1,654,579	
F. Other (Fees & Costs and Relocation)		\$926,950	\$1,013,601	\$1,073,652	\$2,000,000	A & E @ 5% + Parkside /2 + relocation
G. Operations		\$0	\$0	\$0	\$0	
H. Demolition	\$0	\$0	\$0	\$0		
I. Replacement Reserve	\$0	\$0	\$0	\$0		
J. Mod Used for Development	\$0	\$0	\$0	\$0		
K. Total CGP Funds	\$16,545,794	\$16,545,794	\$16,545,794	#####		
L. Total Non-CGP Funds	\$0	\$0	\$0	\$0		
M. Grand Total	\$16,545,794	\$16,545,794	\$16,545,794	#####		
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X		X				

**Five-Year Action Plan  
Part I: Summary (Continuation)**

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

**Capital Fund Program (CFP)**

HA Name:		Locality: (City/County & State)				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No:
<b>DETROIT HOUSING COMMISSION</b>		<b>DETROIT/WAYNE MICHIGAN</b>				
A. Development Number/Name	Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01	Work Statement for Year 3 FFY: '02	Work Statement for Year 4 FFY: '03	Work Statement for Year 5 FFY: '04	
MI1-19, 20, 21, 37, 38 Scattered Sites		\$500,000	\$354,000	\$500,000	\$500,000	
MI1-26, State Fair		\$0	\$2,300,000	\$0	\$0	
MI1-29, Harriet Tubman		\$0	\$3,737,399	\$0	\$0	
MI1-28, Conner-Waveney	See	\$0	\$0	\$0	\$0	
MI1-27, Warren West		\$0	\$0	\$0	\$0	
MI1-18, Sheridan Place I	Annual	\$0	\$1,748,000	\$0	\$0	
MI1-45, Sheridan Place II		\$0	\$1,748,000	\$0	\$0	
MI1-17, Diggs Homes	Statement	\$0	\$0	\$0	\$0	
MI1-50, Brewster Homes		\$0	\$0	\$0	\$0	
		\$500,000	\$9,887,399	\$500,000	\$500,000	

# Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

**Annual PHDEP Plan Table of Contents:**

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

**Section 1: General Information/History**

- A. Amount of PHDEP Grant **\$1,344,000**  
 B. Eligibility type (Indicate with an "x")    N1 \_\_\_\_\_ N2 \_\_\_\_\_    R   X    
 C. FFY in which funding is requested **2000**  
 D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It

**The Detroit Housing Commission's (DHC) PHDEP plan involves two major initiatives: law enforcement and youth-oriented drug prevention programs. PHDEP funds help pay for a special unit of the City of Detroit Police Department, the Housing Support Section (HSS), that is dedicated to provided public housing residents law enforcement over and above baseline neighborhood services, and reduce Part I and Part II crimes in housing developments. The HSS implements community policing activities, vehicle, bicycle, and equestriat patrols, quick response to resident calls, drug interdiction, and criminal background checks of new residents. Youth oriented drug prevention initiatives include the Resident Youth Council which will provide cultural/social awareness activities and substance abuse education, and the Youth Sports Program that will provide organized sports and recreational activities such as softball and basketball leagues. Finally, DHC's PHDEP plan includes physical enhancements to improve security and a gun buy-back program.**

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Area (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
All DHC Sixteen (16) Public Housing Developments	5,854	10,471

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other" identify the # of months).    0 Months \_\_\_\_\_ 12 Months   X   18 Months \_\_\_\_\_ 24 Months \_\_\_\_\_ Other \_\_\_\_\_

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "E" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding	Grant #	Fund Balance as of Date of this	Grant Extension	Anticipated Completion
FY 1995	\$2,181,000	MI28DEP00195	\$0	N/A	
FY 1996	\$2,122,250	MI28DEP00196	\$0	N/A	
FY 1997	\$1,652,300	MI-28-DEP-001-01-97	\$0	N/A	N/A
FY1998	\$1,510,840	MI-28-DEP-001-01-98	\$0	N/A	N/A
FY 1999	\$1,344,716	MI-28-DEP-001-01-99		N/A	12/31/00

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**The overall goal of the Detroit Housing Commission FY 2000 PHDEP Plan is to make public housing a safe, secure living environment by reducing Part I and II crimes, implementing community policing and providing healthy alternatives for youth.**

**DHC's strategy to make public housing safe includes intensifying the efforts of the City of Detroit Police Department's Housing Support Section which is dedicated to policing public housing, and increasing the number of police officers through a Justice Department COPS grant. DHC's objectives is to reduce Part I and II crime at least 40% through aggressive HSS policing, and focused law enforcement where crime and drug activity are worst. Aggressive policing will include high profile bicycle and horse mounted patrols in developments during the summer, building sweeps with trained drug detecting canines, daily foot patrols in senior buildings, and special officer details in high drug areas. Additionally, DHC will continue its joint law enforcement efforts with the U.S. Department of Justice, the Drug Enforcement Agency, and HUD's Office of Investigation to curtail gang and drug activity.**

**DHC will provide healthy alternatives for youth through programs designed to educate and empower them to reject drugs, crime, and other dangerous activities. One such alternative is the Resident Youth Council Program that is targeted to high school students and promotes development of leadership and academic skills with cultural/social awareness, substance abuse prevention and other life skills. Another alternative DHC will offer is the Youth Sports Program that is targeted to 5-13 year old children and will promote health and fitness, nutrition, social responsibility, academic achievement and community pride through sports (baseball, basketball and soccer).**

**Finally, DHC will work to make public housing safe by continuing to install card-entry access systems at its senior high-rise buildings, interior and exterior video cameras, and by initiating a gun buy-back program.**

**B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$1,201,470
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention (Youth Programs)	\$200,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs (Gun Buy Back)	
TOTAL PHDEP FUNDING	\$1,401,470

**A. PHDEP Plan Goals and Activities**

<b>9110 - Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$1,401,470</b>	
<b>Goal(s)</b>		<b>Crime reduction through Community Policing</b>					
<b>Objectives</b>		<b>Provide patrols and law enforcement above baseline services</b>					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Dedicated Patrols	10,471	All Public Housing	7/1/00	6/30/01	\$1,201,470	\$0	Crime Statistics and Arrest Reports
2. COPS Program	10,471	All Public Housing	7/1/00	6/30/01	\$0	\$600,000 COPS Program	Crime Statistics and Arrest Reports
3.							

<b>9120 - Security Personnel</b>						<b>Total PHDEP Funding: \$0</b>	
<b>Goal(s)</b>		<b>Increase Residents Perception of Safety in Senior Housing Developments</b>					
<b>Objectives</b>		<b>Provide Security Guards for eleven (11) Senior Sites</b>					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Security Guards for Senior Buildings	2,497	62 Years and over	7/1/00	6/30/01	\$0	\$500,000 Operations	Resident Perception of Safety
2.							
3.							

<b>9130 - Employment of Investigators NOT APPLICABLE</b>						<b>Total PHDEP Funding: \$0</b>	
--	--	--	--	--	--	---------------------------------	--

<b>Goal(s)</b>							
<b>Objectives</b>							
<b>Proposed Activities</b>	<b># of Persons Served</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDE P Funding</b>	<b>Other Funding (Amount /Source)</b>	<b>Performance Indicators</b>
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol NOT APPLICABLE</b>	<b>Total PHDEP Funding: \$0</b>
--	---------------------------------

<b>Goal(s)</b>							
<b>Objectives</b>							
<b>Proposed Activities</b>	<b># of Persons Served</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDE P Funding</b>	<b>Other Funding (Amount /Source)</b>	<b>Performance Indicators</b>
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>	<b>Total PHDEP Funding: \$0</b>
-------------------------------------	---------------------------------

<b>Goal(s)</b>							
<b>Reduce the incidence of crime through design improvements</b>							
<b>Objectives</b>							
<b>Install passive and active security devices in elderly properties</b>							
<b>Proposed Activities</b>	<b># of Persons Served</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDE P Funding</b>	<b>Other Funding (Amount /Source)</b>	<b>Performance Indicators</b>
1. Security Cameras	2,497	Elderly PH Res.	7/1/00	6/30/01	\$0	\$300,000 Comp Grant	Crime Statistics
2. Card Entry Access	2,497	Elderly PH Res.	7/1/00	6/30/01	\$0	\$75,000 Comp Grant	Crime Statistics
3.							

<b>9160 - Drug Prevention</b>	<b>Total PHDEP Funding: \$200,000</b>
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<b>Goal(s)</b>							
<b>Reduce juvenile involvement in crime</b>							
<b>Objectives</b>							
<b>Engage youth in positive alternatives to crime through personal and physical development</b>							
<b>Proposed Activities</b>	<b># of Persons Served</b>	<b>Target Population</b>	<b>Start Date</b>	<b>Expected Complete Date</b>	<b>PHEDE P Funding</b>	<b>Other Funding (Amount /Source)</b>	<b>Performance Indicators</b>
1. Resident Youth Council	6,250	Ages 6 - 25	7/1/00	6/30/01	\$100,000		Juvenile crime statistics
2. Youth Sports Program	4,397	Ages 6 - 25	7/1/00	6/30/01	\$100,000		Juvenile crime statistics
3.							

<b>9170 - Drug Intervention NOT APPLICABLE</b>	<b>Total PHDEP Funding: \$0</b>
--	---------------------------------

<b>Goal(s)</b>							
<b>Objectives</b>							
<b>Proposed Activities</b>	<b># of</b>	<b>Target</b>	<b>Start</b>	<b>Expected</b>	<b>PHEDE</b>	<b>Other</b>	<b>Performance Indicators</b>

	Person s Served	Population	Date	Complete Date	P Funding	Funding (Amount /Source)	
1.							
2.							
3.							

<b>9180 - Drug Treatment NOT APPLICABLE</b>	<b>Total PHDEP Funding: \$0</b>
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<b>Goal(s)</b>							
<b>Objectives</b>							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>	<b>Total PHDEP Funds: \$</b>
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<b>Goal(s)</b>							
<b>Objectives</b>							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performance Indicators
1.					\$0	\$0	
2.							
3.							

**Section 3: Expenditure/Obligation Milestones**

**Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.**

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activities 1, 2	\$1,201,470	Activities 1, 2	\$1,201,470
9120	Activity 1	Non-PHDEP	Activity 1	Non-PHDEP
9130				
9140				
9150	Activities 1, 2	Non-PHDEP	Activities 1, 2	Non-PHDEP
9160	Activities 1, 2	\$200,000	Activities 1, 2	\$200,000
9170				
9180				
9190	Activity 1	\$	Activity 1	\$
TOTAL		\$1,401,470		\$1,401,470

**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

**DETROIT HOUSING COMMISSION  
PHAS INDICATOR NO. 4  
RESIDENT SERVICE AND SATISFACTION  
FOLLOW-UP PLAN - JUNE 30, 2000**

**COMMUNICATION**

The Detroit Housing Commission's (DHC) Follow-up Plan to improve communication emphasizes regular and direct communication by staff with residents at their council meetings and bi-weekly Resident Advisory Board meetings. DHC will require each Site Manager, and Site Maintenance Supervisor to attend monthly resident council meetings to address quality of life issues at their developments. Of course, the Resident Initiatives Coordinators for each site will also attend resident council meetings and assist the councils to draft meeting agendas that regularly speak to the topic of improving resident/staff communication. In addition, DHC's Executive Director meet monthly with Resident Advisory Board.

To insure that DHC communicates with every resident, and that they are aware of events, activities and programs, a quarterly housing authority-wide resident newsletter will be mailed to every household. The newsletter will discuss current housing issues, highlight happenings at each site and respond to selected questions submitted by readers. Each resident council and the Resident Advisory Board will be engaged to submit information and participate in publishing the newsletter.

To improve day-to-day communication and interaction with residents, DHC will conduct a workshop with site personnel and Resident Initiative Coordinators on effective and polite communication with residents. As part of the workshop, DHC will develop a policy regarding the appropriate manner to interact with residents. The workshop will include conflict management training to assist site personnel resolve contentious interactions.

**SAFETY**

The Detroit Housing Commission's Housing Support Section (HSS), a branch of the Detroit Police Department, will meet monthly with resident council presidents and other resident leaders regarding their concerns and perceptions on safety, and implementing our Drug Elimination Program grant. The meetings will not only be an opportunity for residents to communicate their safety concerns to the Commander of the Housing Support Section, but will also allow DHC to be immediately responsive to those concerns. Additionally, the Housing Support Section will use the meetings to identify and communicate to resident leaders how they may make their communities safer.

The HSS is also building bridges of communication and cooperation between public housing residents and the police precincts each development is located within. DHC sites benefit not only from the exclusive focus of HSS to public housing, but also the support of the Detroit Police department at large. Resident leaders at each site will have direct access to the Commanders of their local precincts. The precinct Commanders have pledged to work with public housing communities to develop security strategies and pay closer attention to policing them.

**DETROIT HOUSING COMMISSION**

**PHAS Indicator 4 Resident Service and Satisfaction- Follow-Up Plan - June 30, 2000**

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The Housing Support Section has recently instituted and will continue police officer foot patrols in developments where unusual activity is reported. The foot patrols are intended to provide a highly visible police presence in problem areas, enable officers to more closely scrutinize criminal patterns and develop a rapport between residents and themselves. Because most crime and disruptive behavior that occurs at DHC sites is perpetrated by outsiders, foot patrol officers will focus on identifying non-residents and expelling those who have no legitimate reason to be onsite. DHC believes that these foot patrols will make our developments safer, improve residents perception of safety, and create a dialog between residents and officers that will enhance crime prevention. Another aspect of DHC's follow-up plan to make residents feel more safe is to reinstitute resident patrols that may partner with HSS officers to patrol family developments.

Housing Support Section crime statistics show that DHC developments are safe relative to their surrounding neighborhoods and the city as a whole. Therefore, DHC believes that residents generalized feelings of being unsafe are in part the result of old perceptions that have not changed in light of crime reduction. DHC will improve communication with residents regarding safety through the quarterly newsletters described above. A section of the newsletter will be devoted to crime prevention issues and crime statistics, both within the housing developments and outside them, to give residents an accurate perspective of how safe their homes are. To improve resident awareness, the newsletter section will also highlight HSS initiatives such as:

1. **Senior Building Security Guards** - Private security guards assigned to all senior high-rise buildings who monitor the interior of the buildings and insure that all visitors sign in and out. They also document and/or report any and all criminal, lease violations, and any other unusual incidents to either police or management.
2. **Close Circuit Television Program** - This program is an extension of the security guards. This unit also acted as the Detroit Police eyes and ears, and monitored video cameras and access control. This unit gave special attention to any area where surveillance was needed.
3. **Equestrian Patrol Officers** - These are Police Officers assigned to patrol in all sites on horseback and are part of our community relations effort.
4. **Bicycle Patrol Officers** - These patrol units have essentially the same objective as the equestrian officer, but with a closer to the ground view.
5. **Weekly Community Form** - A meeting of the Director or his Designee, the Commanding Officer of the Housing Support Section, and the Department Heads of Management, Maintenance, Planning, and Revitalization.
6. **S.H.O.P.** - Send Housing Out Please. A Placard with an adhesive side with indicates all emergency and non-emergency numbers. These numbers are large, easily read, and designed as a quick and easy reference for all residents.

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7. **D.A.R.E.** - A program which address drug addiction and proliferation in and around schools attended by residents of public housing.
8. **Community Relations** - This program was established to address the needs of the seniors in public housing as it related to organizing apartment watch, fire safety, crime prevention, entertainment, and exercise related to geriatric care.
9. **I - SIGN Program** - An extension of the Community Relations program. This program deals with the special needs of the hearing impaired in Public Housing.
10. **Operation Haul - Away** - This program was developed to address the problem of abandon and inoperable motor vehicle. The program allowed officers to tow away vehicles believed to be possible hiding places for drugs, environmental hazards, eye sores, dangers for children, and/or parts for the road side mechanics.
11. **Operation Rip-Ride** - This program targeted the buyers of narcotics in and round public housing. Through surveillance, the buyer of narcotics was arrested and the vehicles used in the purchase were confiscated and processed for forfeiture.
12. **Gun Tracking** - This was a combined effort of the Housing Support Section and the Department of Alcohol Tobacco and Firearms (A.T.F.). This program identified owners, sellers, and traffickers of firearms.
13. **Gun Buyback** - This program reduced the number of firearms in and around public housing buy purchasing, tracking and destroying firearms submitted by residents.
14. **Safe Home Task Force** - Another joint operation of the Housing Support Section, Detroit Police Narcotic Division, US Department of Housing and Urban Development Office of Investigation, and the Drug Enforcement Administration. This task force addresses the narcotic complaints of public housing.

Finally, DHC will institute daily security inspections at each site for broken lights, locks, trespassing in vacant units, perimeter security breaches, etc. that residents feel contribute to crime. Along with the security inspections DHC is developing a tracking system for identified problems and remedial action.

**SERVICES**

Based on our review of the score in this area, DHC believes that a follow-up plan is unnecessary because REAC's overall score is incorrect. After recalculating the score for this Section of the Survey, the score was 75.5. Therefore, it is not necessary to submit Plans for Services. A communication has been sent to the Detroit local HUD office requesting a correction of this score. The Local HUD Office has submitted this request to the Real Estate Assessment Center.

**NEIGHBORHOOD APPEARANCE**

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DHC will implement daily site inspections and develop a reporting/tracking/response system for site upkeep problems. The inspections will target common, parking and recreation areas for rapid response to broken glass, graffiti, trash, litter and abandoned vehicles.

**SERVICE AND SATISFACTION FOLLOW-UP PLAN SCHEDULE**

<b>SURVEY AREA</b>	<b>FOLLOW-UP ACTION</b>	<b>START DATE</b>	<b>COMPLETION DATE</b>
Communication	- Council/Management meetings	10/1/2000	ongoing
	- Communication/Professionalism Training	11/2000	11/2000
	- Quarterly newsletter	1/2001	ongoing
Safety	- Monthly HSS/Resident Security meetings	9/2000	ongoing
	- Daily security inspections	9/2000	ongoing
Neighborhood Appearance	- Daily site inspections	9/2000	ongoing
	- Reporting/tracking system	9/1/2000	10/1/200

**FINANCIAL CONSIDERATIONS**

DHC projects the cost of our follow-up actions, including the newsletter, to be minimal because they will not require additional personnel, equipment or man-hours and may be effected internally. However, DHC does anticipate an outside expense for interpersonal communication - professionalism training, and bulk mailing of the newsletter. Any additional cost will be allocated from funds budgeted in the Capital Fund Program for management improvement.