Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	**U.S. Department of Housing and Urban Development Office of Public and Indian Housing**	**OMB No. 2577-0226 Expires: 9/30/2027**

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

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	**PHA Name**: Detroit Housing Commission **PHA Code**: MI001 **PHA Type:** ☑ Standard PHA ☐ Troubled PHA **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 07/2026 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units** 3399 **Number of Housing Choice Vouchers (HCVs)** 6612 **Total Combined Units/Vouchers** 10011 **PHA Plan Submission Type:** ☑ Annual Submission ☐ Revised Annual Submission **Public Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. Detroit Housing Commissions (DHC) PHA Plans are available for review on our website: https://www.dhcmi.org/resources. The DHC has posted notices across its portfolio with a QR-Code that directs residents and general public to the location of the current PHA Plan and previous plans (Including proposed plans). The DHC is dedicated to reducing the use of paper, to that end there will be no printed copies of the PHA Plans. Instead, the DHC has computers available at the following locations for the general public to review the plans: • The Detroit Housing Commission, Main Administrative Office, 1301 E. Jefferson, Detroit, MI 48207 • Detroit Housing Commission, Customer Service Center, 2211 Orleans, Detroit, MI 48207 • DHC Resident Services satellite office at The Villages of Parkside II 5000 Conner, 48213 • Envision Center There are additional non-DHC sites where the public can access computers to review the plans. • Main Branch Public Library, 5210 Woodward Avenue, Detroit, MI 48202 • All public libraries in Wayne County

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

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

B. **Plan Elements**

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

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

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

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

See B.1.1 to B.1.13 in the attachment which is on page 12 - 15 of this document for full details.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

See B.1.(c) in the attachment.

B.2	**New Activities.**

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

Y	N	
☑	☐	Choice Neighborhoods Grants.
☑	☐	Modernization or Development.
☑	☐	Demolition and/or Disposition.
☐	☑	Designated Housing for Elderly and/or Disabled Families.
☑	☐	Conversion of Public Housing to Tenant-Based Assistance.
☑	☐	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☑	☐	Homeownership Program under Section 32, 9 or 8(Y)
☐	☑	Occupancy by Over-Income Families.
☐	☑	Occupancy by Police Officers.
☐	☑	Non-Smoking Policies.
☑	☐	Project-Based Vouchers.
☑	☐	Units with Approved Vacancies for Modernization.
☑	☐	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

See B.2.1 to B.2.12 in the attachment.

B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. The Detroit Housing Commission will continue to effectively and efficiently develop, manage, and preserve quality affordable housing through four major components. The development and maintenance of community partnerships; promoting high quality customer service; sustaining sound fiscal management; and ensuring operational sustainability. DHC's annual progress pertaining to these goals are as follows: Goal # 1. Creation of Affordable Housing consistent with HUD's Strategic Goal of increasing the availability of decent, safe and affordable housing in American Communities." MEASUREMENT: Creation of Public-Private Partnerships to develop new affordable housing opportunities as well as traditional rehabilitation of existing affordable units. PROGRESS: • Two 9% tax credits were awarded to fund over 100 out of 200 units at Gardenview. • DHC continued the process of redeveloping the Villages of Parkside. The developers were awarded $1.56M MSHDA 9% tax credit for phase III of the project. • DHC increased the number of available units via project-based vouchers. DHC had PBVs go live at multiple sites in 2025 most recently 60 Harper, Spring Wells, Ben O. Davis, Dr. Violet Lewis, La Joya, Henry Street, 4401 Rosa Parks, to name a few. • 13 residents, both LIPH and HCV, become homeowners through the Home Ownership program. • DHC has continued to address unit vacancy by renovating and repairing vacant units which allowed DHC to house over 200 new families and improve the living conditions of the existing families. Site improvements include but are not limited to: - Upgrades and maintenance that include NSPIRE compliance. - Installation of security cameras at several sites and enrolled in the City of Detroit Project Greenlight Initiative. - Upgrading all exterior doors at Sojourner Truth. - Vacant unit renovations/modernization at multiple sites throughout the DHC portfolio. Goal # 2. Promotion of Self-Sufficiency consistent with HUD's Strategic Goal of "Promoting Self-Sufficiency and Asset Development." MEASUREMENT: Increase in households' earned income. PROGRESS: Promoting homeownership is a strategic priority for community development and Resident Services. Beyond the personal benefits to the individual, homeownership serves as a catalyst for broader social and economic progress. In 2025 Resident Services graduated 13 Residents into Homeownership. Currently there are 21 residents on the interest list (10 HCV and 11 LIPH) and another 327 residents in process (159 HCV and 68 LIPH). Resident Services is committed to assisting residents explore the idea of homeownership. The goal for homeownership graduates for 2026 is 25 residents. In 2025 Resident Services trained Community Coaches/Advocates to help connect their community to digital literacy. DHC and its partners pledge to mitigate the digital divide leading to digital competency. This initiative will not only lead to further self-sufficiency but potentially increase resident incomes by allowing residents to participate in the work from home job market. DHC's Resident Services Department will continue to develop programs and resources using three (3) main grants: FSS FY25, YouthBuild FY24, and Jobs Plus FY21. The Jobs Plus grant was designed for the households that were underemployed. RSD created Job Centers at three (3) select DHC sites State Fair, Harriet Tubman and Diggs Homes. Thought tireless efforts we exceeded the Job Plus Program enrollment requirements by 21.69%, with 331 residents currently enrolled. We surpassed our goal for workable adults by 16.17%. with the average income being $70,396.53. By addressing skill gaps, enhancing employability, and securing educational resources, the pathway for residents to elevate their earning potential and prepare for the long-term goal of homeownership will be accomplished.

B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 06/23/2025.
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☑ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☑ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Submitted by the PHA as an electronic attachment to the PHA Plan.

C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. Submitted by the PHA as an electronic attachment to the PHA Plan
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan. Submitted by the PHA as an electronic attachment to the PHA Plan
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

C.5	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A ☐ ☑ ☐ (b) If yes, please describe:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs**. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Community Service and Self Sufficiency Programs**. Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (**1**) Any programs relating to services and amenities provided or offered to assisted families; and (**2**) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (**1**) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (**2**) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (**3**) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 **New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Choice Neighborhoods Grants. (1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (**2**) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: https://www.hud.gov/cn (Notice PIH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance). (1)** A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (**2**) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

☐ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (**1**) development name and number; (**2**) designation type; (**3**) application status; (**4**) date the designation was approved, submitted, or planned for submission, (**5**) the number of units affected and **(6)** expiration date of the designation of any HUD approved plan. **Note**: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe **(1)** any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **(2)** an analysis of the projects or buildings required to be converted under Section 33; and (**3**) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (https://www.hud.gov/sac) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: https://www.hud.gov/RAD/library/notices.

☐ **Homeownership Programs**. A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b)) NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 **Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

B. Plan Elements

B.1 (b) *If the PHA answered yes for any element, describe the revisions for each revised element(s):*

B.1.1 Financial Resources

FY2026 FINANCIAL RESOURCES

Total Financial Resources	141,632,362

LIPH Subsidy	18,418,391	budgeted
LIPH Dwelling Income	6,389,000	budgeted
	24,807,391	

Tenant-Based Assistance (HAP)	43,724,299	budgeted
Admin Fees Tenant-Based	4,797,400	budgeted
	48,521,699	

CFP Grants	Amount	Start Date	End Date
MI28P001501-22	12,352,049	5/11/2022	5/11/2026
MI28L001501-23	12,389,982	2/16/2023	2/16/2027
MI28L001501-24	11,345,305	8/15/2024	5/5/2028
MI28P001501-25	11,436,246	5/13/2025	5/12/2029
Total Grants	**47,523,582**		

Resident Service Grant	Amount	Start Date	End Date
FSS25	411,735	1/1/2024	12/31/2024
FSS26	337,620	1/1/2026	12/31/2026
ROSS221712	491,700	6/1/2022	5/31/2025
ROSS252137-01 00	816,750	7/1/2025	5/31/2029
MI002FJP5FPH20	2,300,000	4/28/2021	12/31/2025
YB-38217-2260-A-26	1,500,000	5/2/2022	3/31/2026
24-A-60-YB-000094	1,500,000	6/1/2024	9/30/2027
Total Grant Awards	**7,357,805**		

Development Grants Reserves	13,421,885

B.1.2 De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions
HCV program updated/added a Veterans Preference for PBV program.

B.1.3 Operation and Management

- DHC is looking to revise its policies in accordance with HUD mandatory regulatory changes and Final Rules. (e.g. HOTMA Notice PIH 2023-27). DHC is also looking to add/revise some of its discretionary policies (re-examinations, Late Fees, Interim Re-certifications, Repayment Agreements, Permissive Deductions, Transfers and Pet Restriction Policies, Over-Income Public Housing Families).
- The DHC will update the LIPH Lease. The updated lease with tracked changes is attached to the plan.
- On February 26, 2026, HUD published an interim final rule (91 FR 9449) revoking a 2021 interim final rule (86 FR 55693) and a 2024 final rule (89 FR 101270). The interim final rule reduced the notice period for termination of tenancy for nonpayment of rent from thirty (30) to fourteen (14) days. Compliance with the notice periods in the interim final rule was compulsory, allowing public housing authorities (PHA) like DHC no discretion in its application. On March 13, 2026, the effective date of the interim final rule was delayed indefinitely pending consideration of public comments. If HUD adopts this new rule at a future time, DHC's compliance may be compulsory. At such time, DHC may update the ACOP and Administrative Plan to align with the new rule. DHC may also update its leases Lease Agreements to reflect the changes prescribed by the rule(s). DHC will follow the required procedures per HUD and DHC policies for updating/revising leases. The ACOP, Admin Plan, and Lease Agreement.
- DHC’s Public Housing management policies are located in the ACOP. The revised elements to the ACOP are submitted as an electronic attachment - Proposed DHC ACOP Updates.
- HOTMA Revisions - DHC has begun to implement components of HOTMA in line with the 2024 and 2025 PHA Annual Plan. DHC will implement HOTMA changes as directed by HUD when HUD provides an implementation date. DHC is awaiting HUD direction on next steps and implementation deadlines.
- DHC’s Housing Choice Voucher and Section 8 Policies are in the Administration Plan. Changes have been made to the following chapters: 3, 7.A, 10, 11.B, and 15. The revised elements to the Admin Plan are submitted as an electronic attachment - Proposed DHC Administration Plan Updates.
- Reexaminations for both LIPH and HCV programs may be conducted in person or via a virtual meeting tool.
- The supplemental ACOP will be updated to ensure it reflects the changes made to the LIPH lease.
- DHC will Document/formalize and an already active citizen participation processes in a citizen participation plan. It was presented to the RAB and make available for public comment.

B.1.4 Home Ownership Program
DHC will continue to expand its Homeownership Program to include residents of Low-Income Public Housing (LIPH), in addition to Housing Choice Voucher holders. Through this expanded program, DHC will support eligible residents in achieving homeownership by providing required homeownership training and access to voucher-based assistance. DHC will also continue to pursue both private and public sector partnership to secure additional resources to support the program.

Program participants will be given the opportunity to purchase DHC-owned scattered-site units. DHC will utilize Section 18 disposition authority and Section 32 homeownership provisions to facilitate the sale of these properties and support resident ownership opportunities.

The term of HCV Home Ownership Voucher will be updated as follow:

- If the family has a Disabled designation DHC will continue to provide voucher assistance for the full term of the mortgage
- If the voucher assistance is on a 30-year mortgage DHC will assist for 15 years
- Shorter that 20 years will be 10-year vouchers

B.1.5 Community Service and Self Sufficiency
DHC’s has received continued funding towards the coordination of services and programs by the award of the Resident Opportunity Self Sufficiency Program (ROSS) in FY24 in the amount of $816,750., FSS FY25 for $411,735 and FSS FY26 337,620, Jobs Plus FY2021 for $2,300,000, and YouthBuild FY22 for $1,500,000, FY24 for $1,500,000, Comcast $50,000.

The Jobs Plus and Jobs Plus EID contract end date has been extended from 12/31/2025 to 12/31/2026.

Program site expansion - In addition to the job centers established at Diggs AMP003, Tubman AMP007, and State Fair AMP017 the following sites may all be job center in 2026 or later: Brewster AMP001, Forest AMP003, Parkside AMP009, Parkside AMP065, Riverbend AMP011, Sheridan AMP015, Smith AMP016, Sojourner AMP002, Warren West AMP018.

B.1.6 Safety and Crime Prevention

DHC will continue to install security cameras across its developments.
DHC will expand its participation in the City of Detroit Green Light Program.
DHC will upgrade intercom (high-rise) and keyless entry systems across its developments.

B.1.7 Sunset of Emergency Housing Voucher

DHC will implement the instructions from PIH 2025-07 which states that PHAs "must stop issuing Emergency Housing Vouchers (EHVs) effective 14 calendar days after the publication of this notice. PHAs will no longer receive issuance fees, also effective 14 calendar days after the publication of this notice."

B.1.8 Shortfall HCV

DHC will comply with all Shortfall Policies Under the 2025 Act, if warranted DHC will take reasonable cost savings measures as determined by HUD to be eligible for shortfall funding. Upon receiving notification that HUD's Shortfall Prevention Team (SPT) has identified a projected shortfall DHC must comply with all required actions outlined in the SPT notification and any subsequent SPT notification. The required actions may include:

- Apply for shortfall funding in accordance with the timeframe specified by the SPT as warranted
- Immediately suspend the issuance of HCV vouchers in accordance with the HUD SPT requirements barring SPT exceptions.
- HUD also reserves the right to require DHC to rescind recently issued vouchers to be eligible for shortfall funding should HUD determine that such action is necessary or warranted DHC will provide written notification of this action on our website.
- Voucher subsidy standards may be adjusted as warranted to ensure program stability
- Rent increases may be limited or capped to ensure program stability notification of this action will be posted on our website
- HUD allows DHC to reserve the right to further suspend leasing if necessary pending shortfall funding.
- DHC may Immediately cease to absorb vouchers under the portability provisions and will bill only unless otherwise instructed by the SPT
- DHC may not issue vouchers or execute HAP contracts for families that do not meet any of the shortfall exceptions
- DHC may Implement some or all other cost savings measures identified by the SPT for the PHA regarding all shortfall accommodations.

B.1.9 Payment Standards - 110%

DHC reserves the right to implement payment standards (SAFMR) at 110% HUD approval is not mandatory, but Board approval is mandatory.

B.1.10 Utility Allowance Reviews

HCV will review utility allowances on an annual basis and adjust as warranted per HUD HCV Program guidance. The LIPH program (via REM) will do the same.

B.1.11 Rent Determination

DHC will implement HOTMA changes as soon as HUD provides the implementation date. The Administrative Plan and ACOP have been revised in 2025 in preparation for those changes. Reference the 2025 DHC Annual Plan for details.

B.1.12 Minimum Rent

For the LIPH program and the section 8 moderate rehabilitation or voucher programs, DHC may establish a minimum rent of up to $50.

DHC will charge a family no less than a minimum monthly rent established by the responsible entity.

Financial hardship exemption from minimum rent —

When is family exempt from minimum rent? The responsible entity must grant an exemption from payment of minimum rent if the family is unable to pay the minimum rent because of financial hardship, as described in the responsible entity's written policies. Financial hardship includes these situations:

- When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- When the family would be evicted because it is unable to pay the minimum rent.

- When the income of the family has decreased because of changed circumstances, including loss of employment.
- When a death has occurred in the family; and
- Other circumstances determined by the responsible entity or HUD

Requests for waiver of minimum rent by the family must be made in writing with supporting documentation until an official approval the family will be responsible for their minimum rent portion.

B.1.13 Asset Management

The DHC will continue to implement Asset Management initiatives started and/or presented in the 2024 Annual plan.

B.1. (c) *The PHA must submit its Deconcentration Policy for Field Office review.*

Housing Choice Voucher Plan Deconcentration Policy

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

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

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

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

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

DHC will implement procedures to expand housing opportunities in areas that do not have undue concentrations of poverty and provides families with greater housing options. DHC promotes the de-concentration of poverty. DHC certifies that its Admin Plan does not include a residency preference for selection of families to participate in its HCV Program.

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

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

Each briefing must provide information on the following subjects:

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

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

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

…

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

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

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

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

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

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

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

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

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

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

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

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

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

…

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

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

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

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

…

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

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

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

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

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

…

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

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

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

…

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

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

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

1. Compliance with PBV Goals, Civil Rights Requirements, and HQS Site Standards [24 CFR983.57(b)]

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

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

2. Existing and Rehabilitated Housing Site and Neighborhood Standards [24 CFR983.57(d)]

- *DHC will not enter into an agreement to enter into a HAP contract nor enter into a HAP Contract for existing or rehabilitated housing until it has determined that the site complies with HUD required site and neighborhood standards. The site must:*
- *Be adequate in size, exposure, and contour to accommodate the number and type of units proposed;*
- *Have adequate utilities and streets available to service the site;*
- *Promote a greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons;*
- *Be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services equivalent to those found in neighborhoods consisting largely of unassisted similar units; and*
- *Be located so that travel time and cost via public transportation or private automobile from the neighborhood to places of employment is not excessive.*
- *Have an architect's certification affirming that the project meets accessibility requirements.*

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

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

- *The site must be adequate in size, exposure, and contour to accommodate the number and type of units proposed;*
- *The site must have adequate utilities and streets available to service the site;*
- *The site must not be located in an area of minority concentration unless the PHA determines that sufficient, comparable opportunities exist for housing for minority families in the income range to be served by the proposed project outside areas of minority concentration or that the project is necessary to meet overriding housing needs that cannot be met in that housing market area;*

- *The site must not be located in a racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area;*
- *The site must promote a greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons;*
- *The neighborhood must not be one that is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate;*
- *The housing must be accessible to social, recreational, educational, commercial, and health facilities and services and other municipal facilities and services equivalent to those found in neighborhoods consisting largely of unassisted similar units; and*
- *Except for housing designed for elderly persons, the housing must be located so that travel time and cost via public transportation or private automobile from the neighborhood to places of employment is not excessive.*

B.2 (b) *If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.*

B.2.1 Mixed Finance Modernization or Development

General Goals

The Real Estate Development Department (REDD) is continuing to implement the plans presented in the 2024 Annual Plan. REDD is working to create a long-term self-development plan that is focused on acquisition of multi-family structures and vacant land throughout the Detroit area, completing the revitalization of Gardenview Estates, re-developing the Villages at Parkside, rehabilitating Sheridan Place, and redeveloping Brewster Homes. Staff have continued to update a portfolio-wide repositioning plan evaluating the possibility of initiating RAD contracts for developments within the DHC portfolio as well as the privately owned Mixed Finance Projects.

Below is a chart of the most recently updated Portfolio Upgrade Plan (Note: The timing is continuously updated to reflect new information, regulations, and market conditions).

DHC PORTFOLIO | 2025 REPOSITIONING PLAN

DEVELOPMENT	UNITS	COMPETITIVE BIDDING	PROPOSAL	AFFORDABLE UNITS MAINTAINED	PRIOR PHASE	PLATFORM
PHASE 1: LEGACY						
Parkside I	0	Completed	Ground Lease / JV	160	4	RAD Section 18
Parkside II	137	Completed	Ground Lease / JV	54	4	RAD Section 18
Parkside III	0	Completed	Ground Lease / JV	54	4	RAD Section 18
Parkside IV	139	Completed	Ground Lease / JV	54	4	RAD Section 18
Parkside V	0	Completed	Ground Lease / JV	162	4	RAD Section 18
Gardenview 200 *(KIPP/DHC)*	0	Completed	Ground Lease / JV	196	4	
Phase 1 Subtotal	*276*			484		
PHASE 2: ACTIVE						
Sheridan Place I & II	409	Completed	Ground Lease / JV	409	3	RAD Section 18
Forest Park	97	Completed	CNI / Ground Lease / JV	92	3	RAD Section 18
Diggs Homes	104	Completed	CNI / Ground Lease / JV	125	3	RAD Section 18
Brewster Homes	250	RFQ	Ground Lease / JV	250	3	RAD Section 18
SSHOP East	77	RFQ	Sell to Tenants / DLBA Disposition	73	4	RAD Section 18
SSHOP Central	81	RFQ	Sell to Tenants / DLBA Disposition	77	4	RAD Section 18
SSHOP West	49	RFQ	Sell to Tenants / DLBA Disposition	47	4	RAD Section 18
Phase 2 Subtotal	*1,067*					
PHASE 3: PROSPECTIVE						
Harriet Tubman	200	RFQ	Ground Lease / JV	190	4	RAD Section 18
State Fair	200	RFQ	Ground Lease / JV	190	4	RAD Section 18
Warren West	143	RFQ	Ground Lease / JV	156	5	RAD Section 18
Woodbridge Senior	296	RFQ	Ground Lease / JV	261	4	RAD Section 18
Riverbend	95	RFQ	Ground Lease / JV	90	4	RAD Section 18
Algonquin	12	RFQ	Ground Lease / JV	11	2	RAD Section 18
Greenbrooke	32	RFQ	Ground Lease / JV	30	2	RAD Section 18
Sojourner Truth	186	RFQ	Ground Lease / JV	177	4	RAD Section 18
Smith Homes	156	RFQ	Ground Lease / JV	148	5	RAD Section 18
Phase 3 Subtotal	*1,320*			*1,253*		
TOTAL	**2,663**			**2,994**		
Restore Rebuild		RFP	Ground Lease / JV	4000		RAD / PBV
GRAND TOTAL	**2,663**			**6,994**		

Phase 1: 2022-2028
Phase 2: 2025-2030
Phase 3: 2026-2031

Portfolio 4%
Local Developer
Move to Opportunity

Detroit Housing Commission

The completion of a self-development plan will allow DHC to partner with private/public entities and compete for financial assistance including but not limited to Low Income Housing Tax Credits, grants, traditional equity, New Market Tax Credits, private philanthropic grants and conventional financing. DHC will also put into place a strategic land acquisition plan to help preserve affordable housing within the City of Detroit. Development Staff are currently researching various funding sources to determine DHC's eligibility and possible new development endeavors.

The DHC will utilize the proceeds from the sale of the Douglas development, Gardenview development, and any pass-through City of Detroit grant funding as part of its Portfolio Upgrade Plan to implement RAD and mixed-finance initiatives.

Additional Development Strategies Under Exploration

DHC will explore a Portfolio 4% financing strategy for Harriet Tubman, State Fair, Warren West, and Woodbridge Senior. DHC will consider contracting with local developers to undertake rehabilitation at Algonquin, Greenbrook, and Riverbend. In addition, DHC will evaluate all available strategies, including Moving to Opportunity, for Smith Homes and Sojourner Truth. DHC is also exploring Faircloth to RAD across its portfolio, where applicable.

The Villages of Parkside

The DHC Board of Commissioners authorized DHC to redevelop TVPs 42 acres campus with new mixed-income homes. Phase 1 pre-development work, including resident meetings began in October 2023. The goal of the first phase is to construct 160 new units on the vacant

13-acre site formerly known as Village I. Future phases include the demolition of the old Villages II and IV, and relocation of the current residents of Village II and IV across the new developments. The total number of units for the site is to be determined, and the redevelopment is expected to be completed by 2030.

Gardenview

As presented in the 2024 Annual Plan DHC will continue its redevelopment plans for the remaining 8 undeveloped acres into a community of residential homes of varying types and varying income levels, insuring that low-income and affordable units are prioritized. The DHC will co-develop the first phase of the construction of up to 200 units in the new community. In October 2024 DHC selected a developer and executed a development contract in the first quarter of 2024 DHC. A competitive LIHTC application was submitted in October 2025, and development of the site is anticipated to start in 2027.

As part of the development process DHC will complete soil evaluations as necessary to determine if there are any environmental impacts. Future processes will be determined based on the outcome of the assessment, which could include but are not limited to no action or an approved remediation plan.

Sheridan Place

Sheridan Place I and II will undergo significant rehabilitation requiring a complex financing structure and the engagement of a co-development partner. The Board of Commissioners has authorized DHC to substantially rehabilitate Sheridan Place and to contract with a development partner to support project implementation. The project will involve a 1-1 replacement of Sheridan's 409 units.

Brewster Homes

DHC plans to redevelop Brewster Homes through a comprehensive master planning process to ensure the site's highest and best use given its location. The redevelopment will promote a mixed-income community and introduce a range of building typologies. The project is anticipated to involve a complex, multi-layered capital structure and will be implemented in multiple phases. DHC intends to explore self-development of at least one phase, while utilizing co-development partners for the remaining phases. The project will involve a 1-1 replacement of Brewster Home's 250 units, and the addition of new mixed-income units.

Brewster Project Based Vouchers and Project Based Rental Assistance Conversion

Project Based Vouchers (PBV):

DHC is presenting its annual PHA Plan and is making application for conversion under the HUD Rental Assistance Demonstration (RAD) for Brewster Homes. As a result, DHC will be converting to PBV under the guidelines of PIH Notice 2019-23 (HA), REV 4 and any successor Notices. Upon conversion to Project Based Vouchers, the Commission will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23 (HA), REV-4; and Joint Housing PIH Notice H-2019-09/PIH-2019-23 (HA) and successor notices. These resident rights, participation, waiting list, and grievance procedures are discussed later in Section B.2.3 Conversion of Public Housing to Project-Based Assistance under RAD of the Plan. Additionally, DHC certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing DHC with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Commission's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that DHC may also borrow funds to address their capital needs. DHC will also be contributing Operating Reserves and Capital Funds towards the conversion.

DHC will be pursuing the HUD repositioning RAD/Section 18 Blend for Brewster Homes. The specific unit mix between RAD and Section 18 is not yet known. At this time, the DHC does not know which Construction Blend it will qualify for. Once the Construction Blend is approved, the specific unit mix between RAD and Section 18 can be determined. The DHC will follow all policies and guidelines under the RAD/Section 18 Blend to reposition Brewster Tomes. All (250) units at Brewster Homes will be RAD PBV and Section 18 via this repositioning.

Project Based Rental Assistance (PBRA) Conversion:

The DHC is presenting its annual PHA Plan and is making application for conversion under the HUD RAD for Brewster Homes. As a result, the DHC may convert to PBRA under the guidelines of PIH Notice 2019-23 (HA), REV 4 and any successor Notices if conversion to PBV becomes unfeasible. Upon conversion to PBRA the Authority would adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of H 2019-xx/PIH 2019-xx, REV-4; and H-201617/PIH-2016-17) and successor notices. These resident rights, participation, waiting list and grievance procedures are discussed later in Section B.2.3 Conversion of Public Housing to Project-Based Assistance under RAD of the Plan. The DHC certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing DHC with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Commission's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the DHC may also borrow funds to address their capital needs. DHC would also be contributing Operating Reserves and Capital Funds towards the conversion. All (205) units at Brewster Homes will be converted under RAD PBRA via this repositioning.

Sheridan I & II Project Based Vouchers and Project Based Rental Assistance Conversion

Project Based Vouchers (PBV):

DHC is presenting its annual PHA Plan and is making application for conversion under the HUD RAD for Sheridan Place I & II. As a result, the DHC will be converting to PBV under the guidelines of PIH Notice 2019-23 (HA), REV 4 and any successor Notices. Upon conversion to Project Based Vouchers, the Commission will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-23 (HA), REV-4; and Joint Housing PIH Notice H-2019-09/PIH-2019-23 (HA) and successor notices. These resident rights, participation, waiting list, and grievance procedures are discussed later in Section B.2.3 Conversion of Public Housing to Project-Based Assistance under RAD of the Plan. Additionally, the DHC certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing DHC with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Commission's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that DHC may also borrow funds to address their capital needs. The DHC will also be contributing Operating Reserves and Capital Funds towards the conversion.

The DHC will be pursuing the HUD repositioning RAD/Section 18 Blend for Sheridan Apartments. The specific unit mix between RAD and Section 18 is not yet known. At this time, the DHC does not know which Construction Blend it will qualify for. Once the Construction Blend is approved, the specific unit mix between RAD and Section 18 can be determined. The DHC will follow all policies and guidelines under the RAD/Section 18 Blend to reposition Sheridan Place I & II Apartments. All (409) units at Sheridan Place I & II Apartments will be RAD PBV and Section 18 via this repositioning.

Project Based Rental Assistance (PBRA) Conversion:

The DHC is presenting its annual PHA Plan and is making application for conversion under the HUD RAD for Sheridan Place I & II. As a result, the DHC may convert to PBRA under the guidelines of PIH Notice 2019-23 (HA), REV 4 and any successor Notices if conversion to PBV becomes unfeasible. Upon conversion to Project Based Rental Assistance the Authority would adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of H 2019-xx/PIH 2019-xx, REV-4; and H-201617/PIH-2016-17) and successor notices. These resident rights, participation, waiting list and grievance procedures are discussed later in Section B.2.3 Conversion of Public Housing to Project-Based Assistance under RAD of the Plan. The DHC certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing DHC with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Commission's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that the DHC may also borrow funds to address their capital needs. The DHC would also be contributing Operating Reserves and Capital Funds towards the conversion. All (409) units at Sheridan Place I & II Apartments will be converted under RAD PBRA via this repositioning.

B.2.2 - Repositioning

In the 2024 Annual Plan, as part of the Rental Assistance Demonstration (RAD) program, DHC redefined the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.

B.2.3 Conversion of Public Housing to Project-Based Assistance under RAD

Public Housing Repositioning (Portfolio Upgrade Plan):

DHC shall under RAD, Section 18, and other repositioning programs, if applicable, consider all DHC's portfolio including Mixed Finance Developments for financial repositioning. DHC will be repositioning its portfolio over the next several years. All site conversions are expected to be completed by 2040.

AMP	Development Name(s)	Number of Units
MI001000001	Brewster	250
MI001000002	Sojourner Truth	186
MI001000003	Forest Park/Diggs	201
MI001000007	Harriet Tubman	200
MI001000009	The Villages at Parkside IV	139
MI001000011	Riverbend	95
MI001000012	Scattered Sites West	77
MI001000013	Scattered Sites East	80
MI001000014	Scattered Sites Central	47
MI001000015	Sheridan I & II	409
MI001000016	Smith Homes	156
MI001000017	State Fair	200
MI001000018	Warren West	143
MI001000019	Woodbridge Senior Village	296
MI001000020	Woodbridge Estates I	16
MI001000028	Algonquin	12
MI001000029	Greenbrooke Manor	32
MI001000041	Emerald Springs 1A	39
MI001000042	Emerald Springs 1B	36
MI001000043	Emerald Springs II	30
MI001000051	Cornerstone Estates 7A	39

AMP	Development Name(s)	Number of Units
MI001000052	Cornerstone Estates 7B	60
MI001000053	Cornerstone Estates 7C	39
MI001000054	Woodbridge Estates IX	39
MI001000055	Woodbridge X	14
MI001000065	The Villages at Parkside II	137
MI001000071	Woodbridge Estates II	22
MI001000072	The Village of Woodbridge Manor	50
MI001000073	Woodbridge Estates III	13
MI001000074	Woodbridge Estates IV	15
MI001000075	Woodbridge Estates V	20
MI001000077	Gardenview Estates I	48
MI001000080	Gardenview Estates IIA	22
MI001000081	Gardenview Estates IIB	22
MI001000082	Gardenview Estates IIC	24
MI001000083	Gardenview Estates IIIA	27
MI001000084	Gardenview Estates IV	27
MI001000086	Gardenview Estates V	30
MI001000085	Gardenview Estates IIIC	42
MI001000087	Gardenview Estates IIIB	25
MI001000089	Gardenview Estates IIID	41

RAD Conversion to PBV: Resident Rights and Participation, Waiting List and Grievance Procedures

Upon conversion to RAD PBV, DHC will adopt the tenant protections and resident rights, participation, waiting list and grievance procedures as required by HUD in PIH Notice 2016-17, PIH 2019-23, H 2025-01, and PIH 2025-03 (HA) and any successor Notices. The table below lists the provisions that are applicable to the PBV conversion proposed for Parkside Village I (Phase I). These provisions are applicable to all forthcoming developments unless HUD issues contrary guidance. Additionally, DHC certified that it is currently in compliance with all fair housing and civil rights requirements.

PIH Notice 2016-17: Tenant Protections

1. Right to Return and Relocation Assistance

PIH Notice 2019-23, Tenant Protection Under Section 1.6C (PBV)

1. No rescreening of tenants upon conversion
2. Under-Occupied Unit
3. Phase-in of tenant rent increase
4. FSS and ROSS-SC programs
5. Resident Participation and Funding
6. Termination Notification
7. Grievance Process
8. Earned Income Disregard
9. Jobs Plus
10. When Total Tenant Payment Exceeds Gross Rent

PIH Notice 2019-23, Tenant Protections Under Section 1.6.D (PBV)

1. Establishment of Waiting List
2. Choice Mobility

In line with the 2023 Significant Amendment and 2024 Annual plan, DHC will continue to implement the processes for Rental Assistance Demonstration (RAD) program for Gardenview Estates. DHC will convert the 10 properties (AMPs) that comprise Gardenview Estates to Project Based Rental Assistance (PBRA) under the guidelines provided in PIH Notice 2019-23, REV-4 and any successor Notices. Upon conversion to PBRA, DHC will adopt the resident rights, participation, waiting list and grievance procedures as required by HUD in notices PIH 2019-23, Section 1.7.B (PBRA) and PIH 2016-17, and any successor notices. These resident rights, participation, waiting list and grievance procedures are appended to this Amendment. Additionally, DHC certified that it is currently in compliance with all fair housing and civil rights requirements. These provisions are applicable to all forthcoming developments unless HUD issues contrary guidance. This process may be followed for any other DHC PBRA initiatives.

Gardenview Estates is comprised of 10 properties (AMPs) consisting of 637 units, 308 are public housing units that receive HUD subsidy. All Gardenview Estates' properties are mixed finance and are still in the compliance period. DHC has proposed to convert the 308 public housing units in Gardenview Estates to HUD's Rental Assistance Demonstration (RAD) program via PBRA. For FY 2023, the 10 properties that comprise Gardenview Estates received in total $612,777 in HUD Capital Funds for the 308 units. Upon conversion, DHC will no longer receive HUD Capital Funds for these units, but the properties will be able to borrow funds to address their capital needs.

The table below provides a summary of the number of public housing units and bedroom type by Gardenview Estates property. The number of units and bedroom type in Gardenview Estates will remain the same after RAD conversion.

Project Identifier			Public Housing Units						
ID	PIC Number	PROJECT NAME	Public Housing Units	0-BR	1-BR	2-BR	3-BR	4-BR	5+-BR
1	MI001000077	Gardenview Estates	48	0	0	11	37	0	0
2	MI001000080	Gardenview Estates IIA	22	0	8	5	9	0	0
3	MI001000081	Gardenview Estates II B	22	0	9	6	7	0	0
4	MI001000082	Gardenview Estates II C	24	0	5	11	8	0	0
5	MI001000083	Gardenview Estates III A	27	0	0	11	15	1	0
6	MI001000084	Gardenview Phase IV	27	0	5	16	6	0	0
7	MI001000085	Gardenview Estates Phase III C	42	0	38	4	0	0	0
8	MI001000086	Gardenview Estates Phase V	30	0	4	21	5	0	0
9	MI001000087	Gardenview Estates III B	25	0	5	6	13	1	0
10	MI001000089	Gardenview Estates Phase III D	41	0	38	3	0	0	0
		Total Units	308						

DHC will be working with the private owners of the mixed-financed HOPE 6 Developments to identify capital needs and the appropriate repositioning venue for each development. The HOPE 6 grant developments under consideration are: Gardenview Estates, Woodbridge Estates, The Villages at Parkside, Emerald Springs, Woodbridge Manor, and Cornerstone. Additional HOPE 6 developments may also be considered for repositioning.

B. 2.4 Acquisitions, Building and Advisory
DHC will establish entities, not for profit and for profit, to conduct acquisitions and development projects to increase the footprint of affordable housing (tracking to rehabilitate 3405 ACC units and adding 16,597 new housing over the upcoming years).

B.2.5 Demolition and/or Disposition

Scattered Sites

DHC currently has plans to continue with the disposition of substantially all scattered sites; occupied single family homes and vacant lots.

Approved in the 2023 Annual Plan, DHC listed about 28 vacant lots intended to be disposed. That number is now 37 and may exceed that amount. Since vacant lot upkeep is costly and without return on investment, DHC will undertake efforts to dispose of all scattered sites vacant lots that do not add value to DHC's low-income housing program. The money saved from not having to cut grass, remove snow and account for water drainage will go toward developing new quality units for low-income families in the up to 80% AMI income range.

There are also approximately 207 Scattered Sites homes which DHC plans to cluster and sell. DHC will request to dispose of these structures via sale or transfer to non-profit entity if the cost to renovate is found to be unreasonable. The total number of houses will be determined upon completion of a cost analysis.

DHC will apply to HUD Special Application Center (SAC) for the disposition of the vacant lots and the single-family homes, once confirmed. If approved, the proceeds from the sale of these properties will be used to further low income and affordable housing for families at or below 80% AMI in the City of Detroit. The method of sale will be determined with consultation from HUD SAC.

Parkside

Parkside redevelopment will require the disposition of land through various section 18 applications to the Ownership entities established by the developer.

1. The Villages of Parkside, Village I: The initial development activities will take place on Parkside, Village I, a 13.8 Acre parcel of land that stands vacant. This parcel will be disposed of as needed to the owner entity of the New Parkside development Phases 1 (A total of 5.277 Acres within Village 1), GDC-DHC Parkside I Limited Dividend Housing Association, LLC and the balance subsequently to the owners of the subsequent phases that will be located on the 13.8-acre parcel. The disposition will be as a ground lease as part of the new development.
2. The Villages of Parkside, Village III: Will be disposed of in the same way as Village I above and used to complete the Parkside redevelopment.

3. The Villages of Parkside, Villages II & IV: These two parcels contain a total of 29 acres and are currently built out with 276 Unit. Only 140 of these units are currently occupied. DHC will seek to demolish the units due to obsolescence and health and safety concerns through a Section 18 demo/dispo application with a request for Tenant Protection Vouchers or possibly a RAD/Section 18 Blend. The units will be redeveloped to provide housing for families of different income levels but focusing on families at or below 30% AMI.

Additionally, DHC anticipates the need to utilize Section 18 demolition as part of its redevelopment and reposition strategy for MI001000001 - Brewster Homes.

B. 2.6 Acquisitions, Building and Advisory
DHC will establish entities, not for profit and for profit, to conduct acquisitions and development projects to increase the footprint of affordable housing (tracking to rehabilitate 3405 ACC units and adding 16,597 new housing over the upcoming years).

B.2.7 Designated Housing for Elderly Families
The DHC Designated Housing Plan has been approved as of 3/24/2025 to maintain the units in the 9 developments below as designated housing for elderly families. A total of 1212 units (1157 one bedroom and 55 two bedrooms). DHC will continue to operate these sites under this designation: Forest Park-AMP MI001000003, Riverbend-AMP MI001000011, Sharidan Place I & II-AMP MI001000015, Warren West-AMP MI001000018, Woodbridge Senior Village-AMP MI001000019, Gardenview Estate IIIC-AMP MI001000085, Gardenview IIID-AMP MI001000089, Woodbridge Senior Enhanced-AMP MI001000072, Woodbridge Estate IX AMP MI001000020.

B. 2.8 Project Based Vouchers and Tenant Based Vouchers

DHC has HUD approval to Project Based up to 20% of its allocated vouchers (units or funding). The developments will be located in the city of Detroit and the five surrounding counties, Wayne, Macomb, Oakland, Lapeer and St. Clair. The PBV opportunities will be available through competitive and non-competitive selection and may include PHA Owned Units as well as Non-PHA Owned units. The Project Based program allows DHC to expand housing and economic opportunities throughout the region and will allow for deconcentrating poverty.

DHC has submitted two RAD applications for The Villages at Parkside. The Phase I application involves the relocation of 130 families and has received an approved CHAP for 160 units. The number of current participants to be offered Tenant-Based Vouchers (TBVs) will not exceed 130 at the time of submittal.

The Phase II application includes 54 new construction units, 27 of which will require Project-Based Vouchers (PBVs). No relocation is required as part of Phase II, and a CHAP has been issued.

In addition, DHC plans to submit future RAD applications for MI001000003 – Charles Diggs, MI001000004 – Forest Park, MI001000015 – Sheridan Place, and MI001000001 – Brewster Homes, as well as other developments identified in the Portfolio Upgrade Plan (Section B2.3).

B.2.9 Units with Approved Vacancies for Modernization
DHC's units approved for modernization are coded in HUD's Public and Indian Housing Information Center (PIC) systems as "Undergoing Modernization", a sub-category of non-dwelling units. These units must remain vacant until improvements are completed and are ready to be offered to applicants or transferees. DHC may request approval for additional units to be placed under modernization. See B2.3 for the RAD plan.

B.2.10 Choice Neighborhoods Grants
DHC may submit an application for a Choice Neighborhoods Grant (CNI) in 2026, for approval subsequent to this date. The DHC along with The City of Detroit was awarded a CNI Planning Grant of $500,000. The associated site is Forest Park/Diggs, MI001000003 with 201 units. DHC may also engage in additional CNI projects over the next two years to include but not limited to Brewster Homes-MI001000001(250 units), Smith Homes-MI001000016 (156 units), Sojourner Truth-MI001000002 (186 units).

B.2.11 Capital Grant Programs
Seeking additional capital funding to supplement the HUD Form 50075.2 activities.

B.2.12 Environmental Consideration – Brewster
DHC is in the process of testing soil throughout the Brewster Development - MI001000001 to determine if there are any environmental impacts. The DHC will determine future processes based on the outcome of the assessment, which could include but are not limited to no action or an approved remediation plan. The DHC may seek to place any vacant units into an Approved HUD Modernization status.