5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016

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

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

A. PHA Information.

A.1

PHA Name: _____Detroit Housing Commission_____ **PHA Code**: _MI-001_____

PHA Plan for Fiscal Year Beginning: (MM/YYYY): ___07/01/2020_____
PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

Detroit Housing Commissions PHA Plans are available for review on our website: www.dhcmi.org and at the Detroit Housing Commission, Main Administrative Office, 1301 E. Jefferson, Detroit, MI 48207. Additional public locations are:

Detroit Housing Commission, Customer Service Center, 2211 Orleans, Detroit, MI 48207
Main Branch Public Library, Sociology and Economic Department, 5210 Woodward Avenue, Detroit, MI 48202

Management Office at the Following Locations (all located in Detroit, MI):
Brewster Homes 3526 St. Antoine, 48201
Diggs Homes 1331 East Canfield, 48207
The Villages of Parkside II 5000 Conner, 48213
State Fair 1231 W. State Fair, 48203
Smith Homes 14313 Crescent Drive, 48223
Harriet Tubman 2450 W. Grand Blvd, 48208
Warren West Apartments 4100 W. Warren, 48208
Forest Park 1331 E. Canfield, 48207
Sojourner Truth 4801 E. Nevada, 48234
Woodbridge Estates 4106 Supremes Drive, 48201
Riverbend Towers 4386 Conner, 48215
Sheridan I & II 7501 E. Jefferson, 48214
Woodbridge Senior Village 3521 John C. Lodge, 48201
Cornerstone Estates 3200 John C. Lodge, 48201
Woodbridge Senior Enhanced 1300 Martin Luther King Dr., 48201
Emerald Springs 5825 Emerald Springs Circle, 48212
Gardenview Estates 16461 Van Buren, 48228

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

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

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

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

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

B.2

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

DHC Organizational Goals and Objectives

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

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

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

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

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

Low Income Public Housing

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

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

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

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

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

Objective 5: Revise DHC's Designated Housing Plan to convert Harriet Tubman Apartments and State Fair Apartments to near-elderly designations.

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

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

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

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

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

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

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

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

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

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

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

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

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

Concentrate on efforts to improve office management and operational efficiency:

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

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

Assisted Housing Department- Housing Choice Voucher

DHC will streamline its Housing Choice Voucher Program (HCV) to encourage more landlord participation. It will work with the City of Detroit to identify city opportunities for landlords to ensure their properties consistently comply with HQS and UPCS-V (as appropriate) standards in order to increase units under the program. In the City of Detroit. DHC's Voucher Program will continue its High Performer designation. In addition, DHC will continue to use its ability to project-

base vouchers to deconcentrate poverty and provide voucher holders with opportunities to live in more socio-economically diverse neighborhoods. HCV Program goals will also include:

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

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

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

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

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

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

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

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

DHC **Development**

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

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

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

Gardenview Estates: DHC has completed all planned rental phases at Gardenview Estates. Discussions regarding the remainder of the site will commence. Funding for environmental cleanup and future plans for the remainder of the site will be discussed with both an internal and external planning committee(s).

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

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

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

Resident Services Self Sufficiency

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

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

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

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

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

Development

PROGRESS:

DHC has Completed the Gardenview Estates (f/k/a HermanGardens) Rental component by constructing Rental Phases 4 and 5. Phase 4 consists of 47 one-story garden units. 27 of those units are ACC. Phase 5 Consists of 97 one and two-story units with garages. Thirty of the units are ACC. The Gardenview site consists of 638 total units - 308 are ACC, 272 are LIHTC and 58 market-rate. All phases and all units of Gardenview Estates are operational and occupied. The site remains very popular and maintains a long waiting list.
The Gardenview site-wide infrastructure was completed in the last quarter of 2015.

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

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

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

Low Income Public Housing

PROGRESS

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

Assisted Housing

PROGRESS

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

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

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

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

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

Resident Initiatives and Self-Sufficiency

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

PROGRESS:
DHC's Resident Services Department continued to focus of obtaining effective community partnership that will foster resident self-sufficiency in the areas of sustainable employment, mental and wellbeing health services, youth and young adult mentoring and self- esteem services as well as services aimed at the ensuring when possible the successful aging in place activities for our elderly residents. These partnerships will continue to be achieved through local higher education institutions, faith based organizations, local health initiative and other community based not for profits. DHC's has also received continued funding towards the coordination of Service and program by the award of the Family Self Sufficiency (FSS) Program in FY19 as well as new funding for the Resident Opportunity and Self Sufficiency Program FY18.

DHC anticipates receiving the FY19 JobsPlus grant award where an onsite Jobs Plus Center will open on the Brewster Homes site for focused and results driven employment, career and self-sufficiency services will be given.

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

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

DHC was successful in re-initiating DHC's Supportive Services Non-profit D.R.E.A.M.S and hosted the first Summer Sleep Away Camp. The three day camp was just one initiative that creates a pathway to offer, create and implement more intensive less restrictive events, services and programming for Section 3 eligible and DHC residents. Activities may include but not be limited to Summer Camp, Educational outings, Donations for disaster relief, community development project, neighborhood revitalization project, STEM program and career development.

Capital Improvement

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

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

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

	ADA Compliance (504 Renovations) upgrades were completed for the Interior of the buildings at Sheridan, Warren West, and Woodbridge Senior Village. Site work 504 Compliance renovations were completed at Smith Homes, Warren West, Woodbridge Senior Village, DHC Administration Office at 1301 E. Jefferson, and Forest Park. Window replacements and Exterior upgrades were completed at Diggs Homes, Brewster Homes, and Algonquin. Sheridan I & II have the first DHC Green Light Project Completed within our portfolio. DHC completed the sale of Lee Plaza, Woodland Tower, Douglas Homes, and multiple Scattered Site Vacant Homes/Vacant Lots.

B.4

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

DHC VAWA Goals

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

VIOLENCE AGAINST WOMEN ACT PROTECTIONS

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

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

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

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

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

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

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

The Violence against Women Act of 2013 (VAWA)
The Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012 and further clarified in Notice PIH 2014-20
Any applicable state laws or local ordinances and any legislation protecting individual rights of residents, applicants, or staff that may subsequently be enacted
When more than one civil rights law applies to a situation, the laws will be read and applied together.

PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING
The Violence against Women Act of 2013 (VAWA) and the HUD regulations prohibit DHC from denying admission to an otherwise qualified applicant on the basis or as a direct result of the fact that the applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking.
Definitions of key terms used in VAWA are provided in section 16-VII of this ACOP, where general VAWA requirements and policies pertaining to notification, documentation, and confidentiality are also located.

Notification
VAWA 2013 expanded notification requirements to include the obligation for PHAs to provide applicants who are denied assistance with a VAWA Notice of Occupancy Rights and a domestic violence certification form (HUD-5382) at the time the applicant is denied.
DHC acknowledges that a victim of domestic violence, dating violence, sexual assault, or stalking may have an unfavorable history (e.g., a poor rental history, a record of previous damage to an apartment, a prior arrest record) due to adverse factors that would warrant denial under DHC's policies.
While DHC is not required to identify whether adverse factors that resulted in the applicant's denial are a result of domestic violence, dating violence, sexual assault, or stalking, the applicant may inform DHC that their status as a victim is directly related to the grounds for the denial. DHC will request that the applicant provide enough information to DHC to allow DHC to make an objectively reasonable determination, based on all circumstances, whether the adverse factor is a direct result of their status as a victim.
DHC will include in its notice of denial information about the protection against denial provided by VAWA in accordance with section 16-VII.C of this ACOP, a notice of VAWA rights, and a copy of the HUD Form 5382. DHC will request in writing that an applicant wishing to claim this protection notify DHC within 14 business days of date of receipt of request for documentation.

Victim Documentation [24 CFR 5.2007]
If an applicant claims the protection against denial of admission that VAWA provides to victims of domestic violence, dating violence, sexual assault, or stalking, DHC will request, in

	writing, that the applicant provide documentation supporting the claim in accordance with section 16-VII.D of this ACOP. **Perpetrator Documentation** If the perpetrator of the abuse is a member of the applicant family, the applicant must provide additional documentation consisting of one of the following: A signed statement (1) requesting that the perpetrator be removed from the application and (2) certifying that the perpetrator will not be permitted to visit or to stay as a guest in the public housing unit. Documentation that the perpetrator has successfully completed or is successfully undergoing, rehabilitation or treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation.

B.5

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

The Criteria used for determining Significant Amendment and Substantial Deviation/ Modification:

The Agency Plan is a living document, which shall serve to guide DHC operations and resource management. In the event that circumstances, or priorities necessitate actions, which would represent a substantial departure from the goals, objectives, timetables or policies as set forth in the plan, the DHC will invite resident review and input prior to taking actions that would implement such substantial changes. Development of subsequent Annual Plans shall be a vehicle through which updates and minor or routine modifications to the Agency Plan are made. In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3 on an annual basis the DHC will review its progress toward the achievement of its goals and objectives and the existing policies and procedures, adequately address the needs of its constituents, stakeholders and the agency. To the extent that those needs are not met by the elements of the existing Agency Plan, the subsequent Annual Plan shall be written to reflect changes to goals, objectives, policies and procedures to address those needs. In the event that the elements of the subsequent annual plan represent a significant departure from those of the existing Agency Plan, a Significant Amendment or Modification to the Agency Plan will be undertaken. Under these circumstances, a full and participatory planning process will be used to obtain resident and stakeholder input. A draft of the substantially modified Agency Plan will be subject to the public review, comment, and hearing process.

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

- Changes to rent or admissions policies or organization of the waiting list;

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

Exceptions:

• Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.

• Changes under the above definitions which are funded by any source other than federal funds will not require plan amendment or modification.

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

Instructions for Preparation of Form HUD-50075-5Y
5-Year PHA Plan for All PHAs

A. PHA Information 24 CFR §903.23(4)(e)

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

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

B. 5-Year Plan.

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

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

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

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

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

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?
(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.17(a), 24 CFR §903.19)

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

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

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