

# PHA Plans

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

# RIVER ROUGE HOUSING COMMISSION

Created 4/10/00

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

**PHA Plan  
Agency Identification**

**PHA Name:** **River Rouge Housing Commission**

**PHA Number:** **MI - 008**

**PHA Fiscal Year Beginning: (mm/yyyy)** **07/2000**

**Public Access to Information**

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

- Main administrative office of the PHA **180 Visger, River Rouge, MI 48218**
- PHA development management offices
- PHA local offices
- RRHC Community Center **460-1/2 Lenoir Ct., River Rouge, MI 48218**

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

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

- Main administrative office of the PHA **180 Visger, River Rouge, MI 48218**
- PHA development management offices **Hyacinth Court, 460-1/2 Lenoir Ct., River Rouge, MI 48218**
- PHA local offices
- Main administrative office of the local government **City Hall - 10600 W. Jefferson, River Rouge, MI 48218**
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

- Main business office of the PHA **180 Visger, River Rouge, MI 48218**
- PHA development management offices **Hyacinth Court, 460-1/2 Lenoir Ct., River Rouge, MI 48218**
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**

[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

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

**“The River Rouge Housing Commission is dedicated to assisting its residents in achieving a positive and productive quality of life by providing access to community resources and safe, sanitary affordable housing.”**

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Improve Section and Public Housing inspection by having staff become certified in areas related to lead-based paint inspections, and in the use of uniform physical condition standards.**
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**See attached list of Other RRHC Goals and Objectives**

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

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - MI 8-4 (18 units of the 100 unit property)**
  - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)  
**See attached list of Other RRHC Goals and Objectives**

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:  
**RRHC will advertise its fair housing policy**
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

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

## ADDITIONAL FIVE-YEAR GOALS

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

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**RELATED RRHC GOAL:** Create 50 additional units of quality, mixed income housing in River Rouge.

### STRATEGY:

The RRHC will plan and implement a program of affordable housing development. Opportunities to increase the number of housing units for affordable ownership and rental will be pursued. Public and private capital from Federal, State and Local sources will be utilized to their maximum effect. This housing will be produced through a combination of new construction and acquisition with rehabilitation. Housing will be of a variety of types, with housing for the Elderly composed of single-story construction with full amenities, and housing for Families in the form of single-family and duplexes on scattered sites.

To facilitate such development, the RRHC will enhance its organizational capacity to effectively engage in development of new housing and the acquisition and rehabilitation of existing units. The RRHC anticipates that collaboration and partnerships with private-for-profit and non-profit housing providers will enable it to maximize existing talents, abilities and resources necessary for the attainment of this goal.

### EXPECTED OUTCOMES:

- γ Additional ten (10) units of housing for affordable rental by families with a broad range of incomes
- γ Additional ten (10) housing units for affordable ownership
- γ Additional thirty (30) units of affordable housing for the elderly
- γ More stable neighborhoods

### MAJOR OBJECTIVES

- ] Formation of alliances and formal partnerships for planning and execution of housing development
- ] Creation of housing development plan
- ] Acquisition of resources in support of development
- ] Phased execution of construction, rehabilitation, redevelopment of housing

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

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**RELATED RRHC GOAL: Expand housing choice of assisted families to all areas of the service area.**

**STRATEGIES:**

The lack of adequate public transportation is the largest impediment to housing choice by lower income persons served by the RRHC. In order to overcome this obstacle, The RRHC will advocate groups, outreach workers, and its resident body to identify transportation alternatives and to advocate for improved public transportation services. The RRHC will also engage in education of its assisted clients and outreach to property owners to increase knowledge of, and options for, assisted housing in non-impacted areas.

**EXPECTED OUTCOMES:**

- γ       Strengthened partnerships for the promotion of improved public transportation
- γ       More Section 8 Voucher-holders who are fully aware of housing choices and options
- γ       More properties available for Section 8 rental in non-impacted neighborhoods

**MAJOR OBJECTIVES:**

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

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

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**RELATED RRHC GOAL: Achieve a resident population with a predominant attitude of self-sufficiency and where able adults are moving toward economic independence.**

**STRATEGIES:**

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

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

**EXPECTED OUTCOMES:**

- γ Creation of a resident-owned transportation businesses
- γ Certification of additional residents as “In Home Child Care Providers”
- γ Increased number of Child Care slots available to assisted families
- γ Achievement of home ownership by ten (10) assisted families

**MAJOR OBJECTIVES:**

- ≡ Conduct resident needs assessment and devise needs-based service program
- ≡ Establish/Operate entrepreneurial training program for interested residents
- ≡ In partnership with vocational institutions, initiate certification for residents interested in becoming In Home Child Care Providers
- ≡ Facilitate access to affordable child care through vouchers and referral

- ≡ Facilitate home ownership training and counseling for assisted families

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

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**RELATED RRHC GOAL: Achieve a higher degree of resident satisfaction with and involvement in their neighborhood.**

**STRATEGIES:**

The RRHC will make physical improvements to its properties, engage in neighborhood revitalization, and facilitate the provision of supportive services in order to make its public housing communities more viable. Working with community partners and resident organizations, the RRHC will to generate a higher level of resident awareness and participation through outreach and community organizing. Improved communication with residents and resident leadership development will result in strengthened resident organizations higher levels of resident involvement.

**EXPECTED OUTCOMES:**

- γ More resident participation in neighborhood associations and resident councils
- γ More residents with an awareness of issues affecting their community
- γ Increased percentage of resident participation in self-sufficiency activities
- γ Improved physical characteristics of the neighborhood
- γ Reduced levels of crime
- γ Increased level of resident satisfaction in Public Housing
- γ Improved quality of assisted housing

**MAJOR OBJECTIVES:**

- ≡ Facilitate outreach and technical assistance program to:
  - Σ inform residents of community issues
  - Σ encourage participation in resident and neighborhood organizations
  - Σ support functions of the resident and neighborhood organizations
- ≡ Modernize/Revitalize existing public housing
- ≡ Reduce criminal activity in selected neighborhoods through implementation of Drug Elimination program
- ≡ Establish and maintain mechanisms for effective two-way communication between RRHC and Residents

≡ Internalize Section 8 inspection function

**Annual PHA Plan**  
**PHA Fiscal Year 2000**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

# River Rouge Housing Commission AGENCY PLAN

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## *Executive Summary*

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### **Purpose**

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

### **Background**

During the period of February and March,2000, the RRHC engaged in a collaborative planning process resulting in a draft of the Five-Year and Annual Plan. RRHC Staff, Public Housing and Section 8 residents participated in a planning process to identify the critical housing and related needs of lower income families in River Rouge. These individuals also proposed strategies for improving the living conditions of these families. Through their participation and input, these stakeholders helped the RRHC affirm its mission , define its role, and establish key goals for the agency. They also helped the RRHC devise its approach for carrying out that mission through the provision of affordable housing, creation of quality neighborhoods, and facilitation of appropriate supportive services.

### **Challenge Statement**

The RRHC=s service area encompasses the jurisdiction of the City of River Rouge. It also provides tenant-based Section 8 assistance to low income residents throughout Wayne County. Based on the data and conclusions contained in the current Consolidated Plan of Wayne County, the key housing-related challenges faced by lower income families are:

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

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

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

- # High unemployment due to a lack of job skills and job preparedness;
- # Lower levels of educational attainment;
- # Lack of basic survival and living skills; and
- # Low levels of participation in self-sufficiency programs.

## **Mission, Goals, Strategies**

**“The River Rouge Housing Commission is dedicated to assisting its residents in achieving a positive and productive quality of life by providing access to community resources and safe, sanitary affordable housing.”**

### *Affordable Housing*

Consistent with HUD’s Strategic Goal of *Increasing the availability of decent, safe and affordable housing in American Communities*, the RRHC will develop 50 units of affordable housing. This housing will consist of units for rental as well as units for ownership. They will exhibit a range of building types (i.e., single-family, multifamily) and will be situated on scattered locations throughout the city.

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

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

### *Equal Housing Opportunity*

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

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

**First year activities will focus on revising Section 8 participant orientations and identifying targets for landlord outreach. First year activities will also focus on forging partnerships to address the lack of convenient public transportation as an impediment to housing choice.**

#### Self-Sufficiency

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

**First year activities will focus on the implementation of policies that encourage work and the provision of supportive service/education/employment/training to residents. Policies to be implemented include admissions preferences (for families that are working, going to school, or are in a training program). The RRHC will also conduct a resident needs assessment in the first year of the plan.**

#### Quality of Life

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

The RRHC plans to accomplish the above goals through careful planning and execution of required capital improvements, strengthening resident organizations, and facilitation of more resident involvement in the affairs of their community.

**First year activities will include conducting outreach to stimulate resident involvement, continued modernization of RRHC properties, and establishing mechanisms to improve communication between the RRHC management and its residents.**



## Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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### Attachments

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

#### Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart

- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial</i>	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<i>Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership	Annual Plan:

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	programs/plans	Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
XX	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,489	5	5	5	1	4	3
Income >30% but <=50% of AMI	606	4	4	5	2	3	3
Income >50% but <80% of AMI	805	3	3	2	1	2	2
Elderly	219	3	2	2	3	1	N/A
Families with Disabilities	N/A	4	3	3	2	1	N/A
Race/Ethnicity <b>Black/Non. Hisp.</b>	945	5	4	4	1	3	3
Race/Ethnicity <b>White/Non. Hisp.</b>	1,812	5	4	4	1	3	3
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: **Wayne County 1995**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study

Indicate year:

Other sources: (list and indicate year of information) **River Rouge Housing Commission Waiting List (Public Hsg. and Section 8) Year 2000**

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	170		33
Extremely low income <=30% AMI	153	90%	
Very low income (>30% but <=50% AMI)	17	10%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	135	79.4%	
Elderly families	1	0.6%	
Families with Disabilities	4	2.4%	
Race/ethnicity White/Non Hisp.	42	24.7%	
Race/ethnicity Black/Non Hisp.	128	75.3%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public			

Housing Needs of Families on the Waiting List			
Housing Only)			
1BR	44	15%	12
2 BR	118	39%	10
3 BR	92	31%	8
4 BR	40	13%	2
5 BR	6	2%	1
5+ BR	0	0%	N/A
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Sizes 1BR to 3BR – closed) <b>Applications are still being accepted for 4 BR and 5 BR units.</b> If yes: How long has it been closed (# of months)? <b>8 Months</b> Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>Applications are still being accepted for 4 BR and 5 BR units.</b>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	495		15
Extremely low income <=30% AMI	420	85%	
Very low income (>30% but <=50% AMI)	75	15%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	470	93%	

Housing Needs of Families on the Waiting List			
Elderly families	6	1.2%	
Families with Disabilities	36	7.3%	
Race/ethnicity White/Non Hisp.	71	14.3%	
Race/ethnicity Black/Non Hisp.	424	85.7%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes: How long has it been closed (# of months)? <b>7 Months</b> Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Seek designation of public housing for the elderly  
**MI 8-4 (18 units of this 100 unit development)**
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

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

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

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: **Not Applicable****

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

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

Select all that apply

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

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

**See attached list of Other RRHC Goals and Strategies**

**(2) Reasons for Selecting Strategies**

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government

- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**Analysis of Section 8 and Public Housing waiting lists.**

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	542,000	
b) Public Housing Capital Fund	962,700	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	526,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	69,225	
g) Resident Opportunity and Self-Sufficiency Grants ( <i>application pending</i> )	75,000	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
PHDEP 1998 and 1999 ( includes Technical Assistance Grant)	90,000	Public Housing Safety and Security

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Comprehensive Grant - 1999	962,000	Public Housing Capital Improvements
<b>3. Public Housing Dwelling Rental Income</b>	414,000	Public Housing Operations
<b>4. Other income (list below)</b>		
Investments	14,100	Public Housing Operations
Other	7,000	Public Housing Operations
<b>4. Non-federal sources (list below)</b>	0	
<b>Total resources</b>	3,662,025	

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

[24 CFR Part 903.7 9 (c)]

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

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### (1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: **Within 2 weeks**
- Other: (describe)

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

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

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

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

## **(2)Waiting List Organization**

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

- Community-wide list  
 Sub-jurisdictional lists  
 Site-based waiting lists  
 Other (describe)

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

- PHA main administrative office **180 Visger St., River Rouge, MI 48218**  
 PHA development site management office  
 Other (list below)

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

**Not Applicable**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office  
 All PHA development management offices  
 Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

**Persons who living in River Rouge at time of application**

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

3 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence

- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

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

**Persons living in River Rouge at time of application**

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

***This Section Not Applicable***

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

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

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

Adoption of site-based waiting lists  
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## B. Section 8

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

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

### (1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity  
 Other (describe below)

**At the request of the landlord and with a written release by the applicant, information regarding the applicant will be supplied including, but not necessarily limited to, prior addresses, identity of prior landlords, and results of criminal background checks.**

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office **180 Visger St., River Rouge, MI 48218**
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

**Extensions are given for death in the immediate family or medical incapacity of the voucher-holder.**

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

3 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2  Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

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

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

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

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

**Not Applicable**

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

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

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

- Through published notices
- Other (list below)

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

- \$0  
 \$1-\$25  
 \$26-\$50      **The actual minimum rent is \$35**

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

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

c. Rents set at less than 30% than adjusted income

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply) **Not Applicable**

For all developments

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

For specified general occupancy developments

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

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

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply) **Not Applicable**

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

**Residents must report anytime there is a change in family composition or an increase in income, however, rent is not increased until the effective date of the next regular reexamination. Decreases in rent are effective on the first day of the month after the change is reported.**

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

## **(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## B. Section 8 Tenant-Based Assistance

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

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually

- Other (list below)  
**Whenever published Fair Market Rents change**

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

- Success rates of assisted families  
 Rent burdens of assisted families  
 Other (list below)  
**Market conditions such as changes in rental rates, availability of housing.**

**(2) Minimum Rent**

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

- \$0  
 \$1-\$25  
 \$26-\$50      **Actual minimum rent is \$35**

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

## 5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

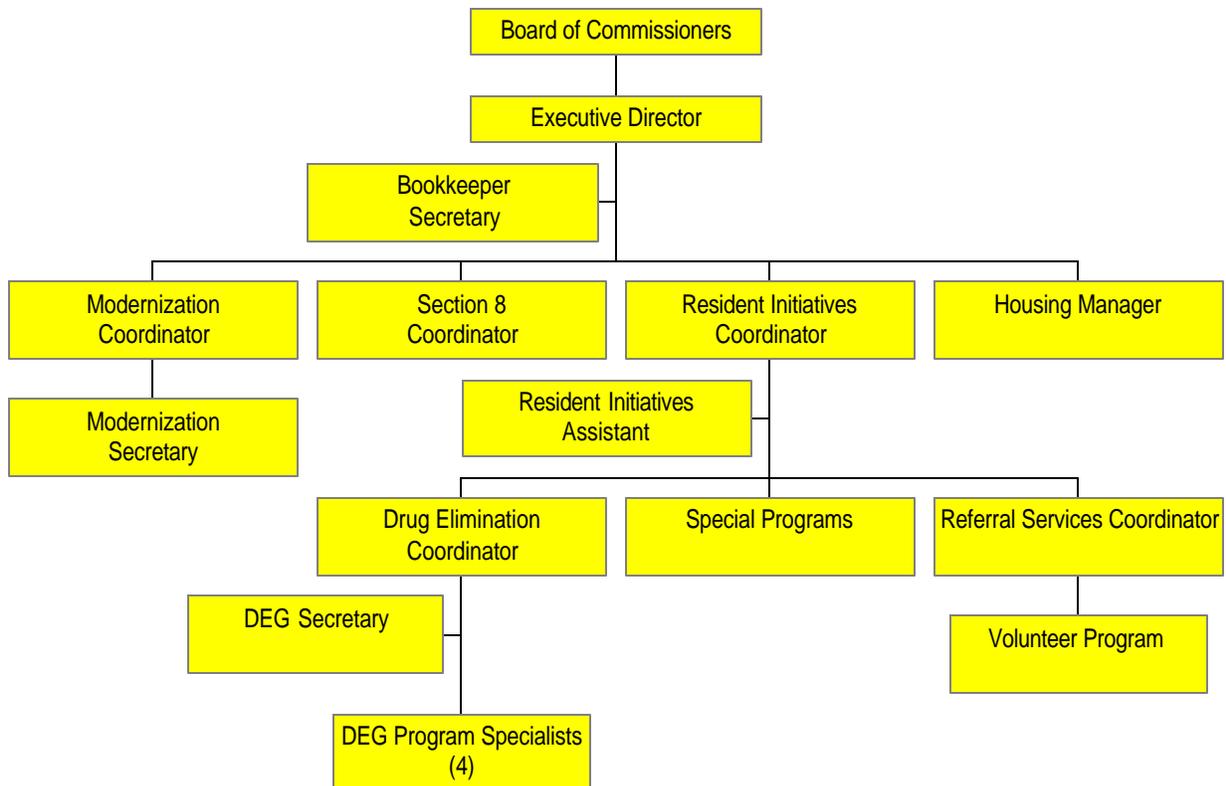
### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

### River Rouge Housing Commission



**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	300	33
Section 8 Vouchers	114	15
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	0
Public Housing Drug Elimination Program (PHDEP)	300	N/A
Other Federal Programs(list individually)		
<b>Resident Opportunity and Supportive Service (ROSS)</b>	256	25

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Admissions and Continued Occupancy Policy**
- Dwelling Lease**
- Grievance Procedure**
- Schedule of Rent Charges**
- Rent Collection Policy**

## Transfer Policy

(2) Section 8 Management: (list below)

**Administrative Plan**  
**Briefing Packet for Tenants**  
**Briefing Documents for Owners**  
**Lease Addendum**

### **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

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

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office **180 Visger St., River Rouge, MI 48218**  
 PHA development management offices  
 Other (list below)

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

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office **180 Visger St., River Rouge, MI 48218**  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

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

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

**Component 7**  
**Capital Fund Program Annual Statement**  
**Parts I, II, and II**

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number **MI128P0080708** FFY of Grant Approval: **2000**

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	68,301
4	1410 Administration	61,632
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	49,874
8	1440 Site Acquisition	
9	1450 Site Improvement	8,177
10	1460 Dwelling Structures	707,334
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	67,389
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>962,707</b>
21	Amount of line 20 Related to LBP Activities	0
22	Amount of line 20 Related to Section 504 Compliance	0
23	Amount of line 20 Related to Security	115,775
24	Amount of line 20 Related to Energy Conservation Measures	0

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
<b>MI 8-01 Seneca Terrace</b>	<b>SITE IMPROVEMENTS</b> <i>Work Item</i> trim and top trees overhanging units	<b>1450</b>	<b>4,000</b>
	<b>DWELLING STRUCTURES</b> <i>Work Item</i> install security screens (phase II) 9 \$15,912 replace windows (phase 2) 9 \$21,832 remove and replace floor tile 48 \$49,680 paint interior walls 2 coats 48 \$34,170 paint interior ceiling 2 coats 48 \$24,276 plexiglass panels in security screen doors (phs 1) 19 \$1,136 frame and install furnace room enclosures 48 \$28,800 Move gas meters to outside units 48 \$9,600 Drywall repair/replacement including decayed joists 48 \$14,400 Electrical hook-ups for dryers & vents 48 \$10,320 Rework washer hook-ups, supply and drains 48 \$5,760 Install combustion air vents to furnace room 48 \$8,160	<b>1460</b>	<b>224,046</b>
	<b>Total for MI 8-01 Seneca Terrace</b>		<b>\$228,046</b>

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost																								
<b>MI 8-02 Iroquois Terrace</b>	<p><b>SITE IMPROVEMENTS</b></p> <table border="0"> <tr> <td><i>Work Item</i></td> <td><i>Units</i></td> <td><i>Cost</i></td> </tr> <tr> <td>trim and top trees overhanging units</td> <td>52</td> <td>\$4,177</td> </tr> </table>	<i>Work Item</i>	<i>Units</i>	<i>Cost</i>	trim and top trees overhanging units	52	\$4,177	<b>1450</b>	<b>4,177</b>																		
<i>Work Item</i>	<i>Units</i>	<i>Cost</i>																									
trim and top trees overhanging units	52	\$4,177																									
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<i>Work Item</i>	<i>Units</i>	<i>Cost</i>																									
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Rework washer hook-ups, supply and drains	52	6,240																									
Install combustion air vents to furnace room	52	8,840																									
	<b>Total for MI 8-02 Iroquois Terrace</b>		<b>\$186,364</b>																								

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost																											
<b>MI 8-03</b> <b>Seneca/Iroquois Terrace</b>	<p><b>DWELLING STRUCTURES</b></p> <table border="1"> <thead> <tr> <th data-bbox="451 709 925 745"><i>Work Item</i></th> <th data-bbox="925 709 1015 745"><i>Units</i></th> <th data-bbox="1015 709 1144 745"><i>Cost</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="451 745 925 781">Replace interior doors/hardware - ph I</td> <td data-bbox="925 745 1015 781">90</td> <td data-bbox="1015 745 1144 781">\$30,721</td> </tr> <tr> <td data-bbox="451 781 925 816">Enclose closets, install doors, hardware</td> <td data-bbox="925 781 1015 816">100</td> <td data-bbox="1015 781 1144 816">\$109,880</td> </tr> <tr> <td data-bbox="451 816 925 888">Frame and install furnace room enclosures</td> <td data-bbox="925 816 1015 888">100</td> <td data-bbox="1015 816 1144 888">\$60,000</td> </tr> <tr> <td data-bbox="451 888 925 924">Move gas meters to outside units</td> <td data-bbox="925 888 1015 924">100</td> <td data-bbox="1015 888 1144 924">\$20,000</td> </tr> <tr> <td data-bbox="451 924 925 995">Drywall repair/replacement including decayed joists</td> <td data-bbox="925 924 1015 995">100</td> <td data-bbox="1015 924 1144 995">\$30,000</td> </tr> <tr> <td data-bbox="451 995 925 1031">Install dryer hook-ups, outlet and vents</td> <td data-bbox="925 995 1015 1031">100</td> <td data-bbox="1015 995 1144 1031">\$21,500</td> </tr> <tr> <td data-bbox="451 1031 925 1102">Rework washer hook-ups, supply and drains</td> <td data-bbox="925 1031 1015 1102">100</td> <td data-bbox="1015 1031 1144 1102">\$12,000</td> </tr> <tr> <td data-bbox="451 1102 925 1173">Install combustion air vents to furnace room</td> <td data-bbox="925 1102 1015 1173">100</td> <td data-bbox="1015 1102 1144 1173">\$17,000</td> </tr> </tbody> </table>	<i>Work Item</i>	<i>Units</i>	<i>Cost</i>	Replace interior doors/hardware - ph I	90	\$30,721	Enclose closets, install doors, hardware	100	\$109,880	Frame and install furnace room enclosures	100	\$60,000	Move gas meters to outside units	100	\$20,000	Drywall repair/replacement including decayed joists	100	\$30,000	Install dryer hook-ups, outlet and vents	100	\$21,500	Rework washer hook-ups, supply and drains	100	\$12,000	Install combustion air vents to furnace room	100	\$17,000	<b>1460</b>	<b>301,101</b>
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	<b>Total for MI 8-03 Seneca/Iroquois Terrace</b>		<b>301,101</b>																											

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost															
<b>River Rouge Housing Commission MI 8 – 01, 02, 03, 04 Agency Wide</b>	<p><b>MANAGEMENT IMPROVEMENTS</b></p> <table border="1"> <thead> <tr> <th><i>Work Item</i></th> <th><i>Units</i></th> <th><i>Cost</i></th> </tr> </thead> <tbody> <tr> <td>Resident Services Coordinator</td> <td>All</td> <td>\$28,901</td> </tr> <tr> <td>Fringe Benefits</td> <td>All</td> <td>\$3,400</td> </tr> <tr> <td>Drug Counseling Coordinator</td> <td>All</td> <td>\$18,000</td> </tr> <tr> <td>Res. Services/Drug Elim. Secretary</td> <td>All</td> <td>\$18,000</td> </tr> </tbody> </table>	<i>Work Item</i>	<i>Units</i>	<i>Cost</i>	Resident Services Coordinator	All	\$28,901	Fringe Benefits	All	\$3,400	Drug Counseling Coordinator	All	\$18,000	Res. Services/Drug Elim. Secretary	All	\$18,000	<b>1408</b>	<b>68,301</b>
<i>Work Item</i>	<i>Units</i>	<i>Cost</i>																
Resident Services Coordinator	All	\$28,901																
Fringe Benefits	All	\$3,400																
Drug Counseling Coordinator	All	\$18,000																
Res. Services/Drug Elim. Secretary	All	\$18,000																
	<p><b>ADMINISTRATION</b></p> <table border="1"> <thead> <tr> <th><i>Work Item</i></th> <th><i>Units</i></th> <th><i>Cost</i></th> </tr> </thead> <tbody> <tr> <td>Modernization Coordinator</td> <td>All</td> <td>\$31,200</td> </tr> <tr> <td>Modernization Secretary</td> <td>All</td> <td>\$21,840</td> </tr> <tr> <td>Fringe Benefits (Mod Secretary)</td> <td>All</td> <td>\$3,482</td> </tr> <tr> <td>Executive Director (Contract Officer %)</td> <td>All</td> <td>\$5,110</td> </tr> </tbody> </table>	<i>Work Item</i>	<i>Units</i>	<i>Cost</i>	Modernization Coordinator	All	\$31,200	Modernization Secretary	All	\$21,840	Fringe Benefits (Mod Secretary)	All	\$3,482	Executive Director (Contract Officer %)	All	\$5,110	<b>1410</b>	<b>61,632</b>
<i>Work Item</i>	<i>Units</i>	<i>Cost</i>																
Modernization Coordinator	All	\$31,200																
Modernization Secretary	All	\$21,840																
Fringe Benefits (Mod Secretary)	All	\$3,482																
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	<p><b>FEES AND COSTS</b></p> <table border="1"> <thead> <tr> <th><i>Work Item</i></th> <th><i>Units</i></th> <th><i>Cost</i></th> </tr> </thead> <tbody> <tr> <td>A &amp; E Design Fee</td> <td>All</td> <td>\$43,874</td> </tr> <tr> <td>CGP Update</td> <td>All</td> <td>\$6,000</td> </tr> </tbody> </table>	<i>Work Item</i>	<i>Units</i>	<i>Cost</i>	A & E Design Fee	All	\$43,874	CGP Update	All	\$6,000	<b>1430</b>	<b>49,874</b>						
<i>Work Item</i>	<i>Units</i>	<i>Cost</i>																
A & E Design Fee	All	\$43,874																
CGP Update	All	\$6,000																
	<b>CONTINGENCY</b>	<b>1502</b>	<b>67,389</b>															
	<b>Total for RRHC : MI 8-01,02,03,04 Agency-Wide</b>		<b>\$247,196</b>															

**Annual Statement  
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
MI 8-01 Seneca Terrace 1450 & 1460	3/31/02	9/30/02
MI 8-02 Iroquois Terrace 1450 & 1460	3/31/02	9/30/02
MI 8-03 Seneca/Iroquois Terrace 1450	3/31/02	9/30/02
MI 8 Agency Wide Management Improvements 1408	3/31/02	9/30/02
MI 8 Agency Wide Administration 1410	3/31/02	9/30/02
MI 8 Agency Wide Fees and Costs 1430	3/31/02	9/30/02
MI 8 Agency Wide Contingency 1502	3/31/02	9/30/02

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

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

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

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MI 8-01	Seneca Terrace	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Site Improvements 1450</b>				
-Install clothes lines for each unit			16,800	2001
-Plant shrubs and bushes around buildings			19,200	2001
-Grounds erosion control			52,800	2002
-Clean out all downspout drains			19,200	2002
<b>Dwelling Structures 1460</b>				
-Refinish all wood floors on second level			36,000	2001
-Plexiglass panels in security screen doors (phase 2) (29 units)			1,744	2001
-Install new fiberglass shingles			72,000	2002
-Install R-30 insulation in attic space			15,360	2002
<b>Total estimated cost over next 5 years</b>			<b>\$233,104</b>	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MI 8-02	Iroquois Terrace	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Site Improvements 1450</b>				
-Install clothes lines for each unit			18,200	2001
-Plant shrubs and bushes around buildings (phase 1) (35 units)			13,956	2001
-Plant shrubs and bushes around buildings (phase 2) (17 units)			6,844	2002
-Ground erosion control			58,080	2002
-Clean out all downspout drains			20,800	2002
-Pave new parking pads for residents			11,700	2002
-Trim and top trees (phase 2)			823	2002
<b>Dwelling Structures 1460</b>				
-Replace interior doors			41,978	2001
-Enclose open closets and install doors			69,680	2001
-Install plexiglass panels on security screen doors			3,120	2001
-Paint interior walls 2 coats			40,324	2001
-Paint interior ceilings 2 coats			26,205	2001
-Clean and wash exterior brick			16,296	2002
-Install new fiberglass shingles			78,000	2002
-Clean and pressure wash exterior siding			4,880	2002
-Cover gables with screens			1,800	2002
-Replace rubberized stair tread in each unit			6,240	2002
-Refinish all wood floors on second floor			39,000	2002
-Replace floor tile on ground floors			53,820	2002
<b>Total estimated cost over next 5 years</b>			<b>\$511,746</b>	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MI 8-03	Seneca/Iroquois Terrace	1	1%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Dwelling Structures 1460</b>				
-Replace interior doors/hardware (phase 2) (10 units)			3,405	2001
-Refinish all wood floors on second floor			67,500	2001
-Replace floor tile on ground floors			100,395	2001
-Paint interior walls 2 coats (phase 1) (94 units)			68,770	2001
-Install plexiglass panels on security screen doors			12,000	2001
-Paint interior walls 2 coats (phase 2) (6 units)			4,330	2002
-Paint interior ceilings 2 coats			47,685	2002
<b>Total estimated cost over next 5 years</b>			<b>\$304,085</b>	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MI 8-04	Scattered Sites	1	1	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Dwelling Structures 1460</b>				
-Install security screen doors			49,800	2001
-Install metal insulated entrance doors, basement doors, common entry doors			122,400	2001
-Replace windows with insulated units (phase 1) (75 units)			199,250	2002
-Install insulated windows (phase 2) (25 units)			66,750	2003
-Install stainless steel security screens			211,300	2003
-Replace forced air furnaces			100,000	2003
-Kitchen modernization			300,000	2003
-Replace hot water heaters (phase 1) (96 units)			31,335	2003
<b>Total estimated cost over next 5 years</b>			<b>1,080,835</b>	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MI 8-01, 02, 03, 04	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Management Improvements 1408</b>				
-Resident Services Coordinator			28,901	2001
-Fringe Benefits			3,400	2001
-Drug Counseling Coordinator			18,000	2001
-Resident Services/Drug Elimination Secretary (including fringe)			18,000	2001
-Resident Services Coordinator			28,901	2002
-Fringe Benefits			3,400	2002
-Drug Counseling Coordinator			18,000	2002
-Resident Services/Drug Elimination Secretary (including fringe)			18,000	2002
-Resident Services Coordinator			28,901	2003
-Fringe Benefits			3,400	2003
-Drug Counseling Coordinator			18,000	2003
-Resident Services/Drug Elimination Secretary (including fringe)			18,000	2003
<b>Total estimated cost over next 5 years</b>			<b>204,903</b>	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
MI 8-01, 02, 03, 04	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Administration 1410</b>				
-Modernization Coordinator			31,200	2001
-Modernization Secretary			21,840	2001
-Fringe Benefits (Modernization Secretary)			3,482	2001
-Executive Director (Contract Officer %)			5,110	2001
-Modernization Coordinator			31,200	2002
-Modernization Secretary			21,840	2002
-Fringe Benefits (Modernization Secretary)			3,482	2002
-Executive Director (Contract Officer %)			5,110	2002
-Modernization Coordinator			31,200	2003
-Modernization Secretary			21,840	2003
-Fringe Benefits (Modernization Secretary)			3,482	2003
-Executive Director (Contract Officer %)			5,110	2003
<b>Fees and Costs 1430</b>				
-Architectural and Engineering Design Fee			47,908	2001
-Comprehensive Grant Program Update			6,000	2001
-Architectural and Engineering Design Fee			50,477	2002
-Comprehensive Grant Program Update			6,000	2002
-Architectural and Engineering Design Fee			50,000	2003
-Comprehensive Grant Program Update			6,000	2003
<b>Contingency 1502</b>				
-Contingency			67,389	2001
-Contingency			67,389	2002
-Contingency			67,389	2003
<b>Total estimated cost over next 5 years</b>			<b>553,448</b>	

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

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

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant) **Not Applicable**

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

**MI 8-1 Seneca Terrace**

**MI 8-3 Seneca/Iroquois Terrace**

**MI 8-4 Scattered Sites**

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

**This chart is not applicable**

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	<b>Scattered Sites</b>
1b. Development (project) number:	<b>MI 8-4</b>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<b>31/12/00</b>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	<b>18</b>

7. Coverage of action (select one)

- Part of the development  
 Total development

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

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description **Not Applicable**

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

**This Table is Not Applicable**

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)	

<input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description **Not Applicable**

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

<b>Public Housing Homeownership Activity Description <span style="background-color: yellow;">Not Applicable</span> (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

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

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

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

**Coordination between the RRHC and the TANF agency for “Project Zero”, a self-sufficiency program**

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

**(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies **Preference for working families**
- Section 8 admissions policies **Preference for working families**
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Life Skills Training	50	TANF -preference	Hyacinth Court	Public Housing
Computer Training	50	TANF-preference + at-large	Hyacinth Court	Public Housing
Leadership Training	10	At-Large Adults	Hyacinth Court	Public Housing
Youth Activities - Summer Youth Camp	500	At-Large Youth	High School, Community Ctr., Parks	Public Housing

- READI Sports				
Health Awareness	25	At-Large	Hyacinth Court	Public Housing
Commodities	100	At-Large	Hyacinth Court	Public Housing
Dial-a-Ride	44	Elderly, Disabled, Handicapped	All developments; service provided by Transit Authority	Public Housing; Section 8
Meals on Wheels	44	Elderly, Disabled, Handicapped	All developments; service provided by Council on Aging	Public Housing; Section 8
Family Fun Nights	235	At-Large	Hyacinth Court	Public Housing
Entrepreneurial Training	10	At-Large	Hyacinth Court	Public Housing
Referral Services	300	At-Large	Hyacinth Court	Public Housing

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

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	0	0

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

**Not Applicable**

If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies

Other: (list below)

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

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

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

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

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

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

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

**Wayne County Consolidated Plan; Michigan Welfare Reform Act**

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

**Project MI 8-4**

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

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

Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

**RRHC contracts with**

- **Wayne Metro Services for youth activities**

- **Community Crossroads Coalition to recruit program volunteers**

- **United Christian Men's Alliance for the Awareness program**

Crime Prevention Through Environmental Design

**Installation of Security doors at MI 8-4 and Security Windows at MI 8-2**

Activities targeted to at-risk youth, adults, or seniors

Volunteer Resident Patrol/Block Watchers Program

Other (describe below)

**Beautification project**

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

**MI 8-2 (Iroquois) and MI 8-4 (Scattered Sites)**

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

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

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

Police provide crime data to housing authority staff for analysis and action

Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

Police regularly testify in and otherwise support eviction cases

- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)  
**Gun Buy-Back program**

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

**MI 8-4 (Scattered Sites)**

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

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: **MI008a01**)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
- 3.  Yes  No: Were there any findings as the result of that audit?
- 4.  Yes  No: If there were any findings, do any remain unresolved? **N/A**  
If yes, how many unresolved findings remain? \_\_\_\_\_

5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
**Not Applicable**  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable  
 Private management  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)

**Physical Needs Assessments of all properties (MI 8-1, MI 8-2, MI 8-3, and MI 8-4) and the development of a 5-Year Capital Needs Plan**

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (File name)  
 Provided below:

Written comments were received from a total of five (5) members of the Resident Advisory Board. Three of the respondents agreed with the elements of the plan as stated.

1. One resident, Ms. M. White requested the following:
  - a. The name of the Resident Initiatives function be changed to Resident Services,
  - b. The resident service component of the plan reflect more emphasis on services to males residing in public housing, and
  - c. Funding for PHDEP programs should be based on merit instead of formula.

RRHC Response – There are no plans at present to change the name of the Resident Initiatives Department. With respect to programs for males, all of the programs presently offered and to be offered in the future open to male participation. The plan does indicate that a Resident Needs Assessment will be conducted and the service programs will be tailored to meet the specific needs of the residents. Finally the PHDEP program is funded by HUD, and the RRHC has no control over the formula or the amount.

2. Another resident, Ms. Velma Rogers, made the following comments:
  - a. Residents should have had more input into the capital budget process. In addition, there should be more assessments of the physical conditions of the properties.
  - b. The RRHC should adhere to its capital spending plans and complete the work items that are indicated in the plans.
  - c. There is too much emphasis on homeownership opportunities for Section 8 residents and not enough for public housing residents.
  - d. The RRHC should fully implement services for residents.
  - e. The City of River Rouge should devote more of its resources to crime and drug prevention.
  - f. There should be more resident participation in the planning process and the staff should devote time and effort to strengthening resident councils, and staff should improve communications and relations with residents.
  - g. The RRHC should not designate the identified units as housing for the elderly because the units do not have a good view and elderly residents should be in better surroundings.

RRHC Response:

Communications and Participation - The Plan contemplates a significant staff effort to strengthen resident organizations and enhance their participation in the planning and execution of the RRHC's programs. There is also an element of the plan which addresses the goal of improved communications with and service to residents.

Capital Programs – Residents were given the opportunity of reviewing and commenting on the capital fund portion of this PHA Plan. Further, many elements of the current capital plan were reviewed and approved by residents last fiscal year. The RRHC, through its submission of the Capital Fund Annual Statement and Five Year Plan with the PHA plan, and notwithstanding unforeseen circumstances, is evidencing its commitment to undertake the capital improvements as stated in those documents. The Plan also indicates that a physical needs assessment will be undertaken in the first year of the Plan.

Crime Prevention – The Plan indicates that there is close cooperative relationship between the RRHC and the River Rouge Police Department. The local police are providing prevention and enforcement service at and beyond baseline levels.

Homeownership – While the RRHC will utilize some of its Section 8 resources in support of homeownership, it is also launching a program of homeownership for public housing residents. The plan calls for the acquisition and rehab and/or new construction of 10 homes for ownership by public housing residents.

Designation of Housing for the Elderly – The designation of 18 units as housing for the elderly is the RRHC’s approach for creating elderly housing within the constraints of its existing resources. These one-bedroom units are contiguous to one another and are occupied by predominantly elderly families. There will be additional capital improvements made to these designated units to ensure their viability and suitability as housing for the elderly. The RRHC does indicate in the Plan its intent to create other housing for the elderly, thereby affording it the opportunity to do so in aesthetically pleasing surroundings.

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

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

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

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

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

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

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

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

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

1. Consolidated Plan jurisdiction: (provide name here)

**Wayne County, Michigan**

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

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

- 1. Improving the existing public housing stock**
- 2. Creating affordable ownership opportunities for lower income families**
- 3. Facilitating the provision of non-housing services to help families achieve self-sufficiency**

Other: (list below)

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

The Year 2000-2004 Consolidated Plan is in the process of being developed. The most recent Consolidated Plan for Wayne County, Michigan (1995-2000) does not make any specific commitments to the RRHA PHA Plan, however, the most recent Wayne County Consolidated Plan Annual Action Plan does complement the planned homeownership and supportive service efforts of the RRHA by committing to the following:

- 1. Support of rehabilitation of single family homes by CHODOs;
- 2. Providing forgivable loans to first time homebuyers for downpayments, closing costs, and rehabilitation;
- 3. Providing deferred loans to first-time homebuyers; and
- 4. Providing funding to non-profit organizations which provide services to low income persons.

## D. Other Information Required by HUD

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

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

The Agency Plan is a living document which shall serve to guide RRHC 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 RRHC will invite resident review and input prior to taking actions that would implement such substantial changes.

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

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

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

1. Changes to rent or admissions policies or organization of the waiting list;
2. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
3. Additions of new activities not included in the current PHDEP Plan; and
4. And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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

## Attachments

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

**Attachment A: PHDEP Plan - File Name MI008a01**

**Attachment B: Admissions Policy for Deconcentration – File Name MI008b01**

# Public Housing Drug Elimination Program Plan

RIVER ROUGE HOUSING COMMISSION – Created 4/10/00

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

**Annual PHDEP Plan Table of Contents:**

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

**Section 1: General Information/History**

- A. Amount of PHDEP Grant \$ 69,225
- B. Eligibility type (Indicate with an “x”) N1 \_\_\_\_\_ N2 \_\_\_\_\_ R X
- C. FFY in which funding is requested 2000
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The River Rouge Housing Commission has designed a comprehensive strategic plan to reduce the availability, use, and abuse of drugs, as well as to heighten the social user’s awareness of the effect of drugs on a community. We will accomplish these goals through a coordinated program of prevention, intervention, and education while providing residents with supportive services, job training and educational opportunities. Our plan targets the areas in and around the premises of all four of the RRHC’s public housing developments. Through working partnerships with existing community-based organizations and local law enforcement, the RRHC will facilitate the provision of support services, build community awareness, and ensure adequate enforcement in an effort to create a drug-free neighborhood and promote economic uplift among public housing residents.

**E. Target Areas**

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
MI 8 – 1, 2, 3, 4	300	750 PH residents and 11,000 local citizens

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months                      12 Months X                      18 Months                      24 Months                      Other \_\_\_\_\_



## G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$150,000	MI-28-DEP-008-01-95	\$0		N/A
FY 1996	\$0	N/A	N/A		N/A
FY 1997	\$150,000	MI-28-DEP-008-01-97	\$0		N/A
FY1998	\$90,000	MI-28-DEP-008-01-98	\$90,000		12/10/00
FY 1999	\$65,982	MI-28-DEP-008-01-99	\$65,982		09/30/01

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

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

The River Rouge Housing Commission will continue its comprehensive drug prevention, intervention and referral approach to **reduce/eliminate drug use, abuse and related crimes** “in and around” the premises of its public housing developments. A combination of police efforts to target known drug selling areas, substance abuse prevention activities including education and dissemination of information, and supportive services with job training are the primary programs supported in RRHC drug elimination plan. Major programs of the RRHC drug-elimination effort and the related partnerships that make such programs possible include:

**R.E.A.D.I. (River Rouge Enforcement Against Drug Involvement) Program** – to provide enriching alternatives for youth through education, recreation, and cultural/community awareness. Partners include the Wayne Metro Community Services agency (after school programs and summer camps), City of River Rouge (in-kind services and facilities for activities), River Rouge School District (education, referral and use of facilities).

**Life Skills Training** – to provide families with the basic skills needed to survive and enhance the quality of family life. Partners include Family Neighborhood Services (human service programs, case management, parenting classes, teen –parent conferences, support groups), Faith Based Organizations (outreach, mentoring), and Downriver Community Conference (employment and training).

**Referral** – to ensure families have access to drug intervention services and other supportive services to create stronger families. Partners include Community Crossroads and Downriver Community Conference (clearing house for supportive services), and Downriver Community Conference (drug diagnosis and referral), DownRiver Guidance Clinic (family support services and speakers), Children’s Outreach, Inc., Community Alliance Service Partners, Family Independence Agency, and Community Care Services (child care, health services, transportation assistance, supportive services).

**Computer Training** – consisting of onsite and hands-on training, providing youth and adults with basic computer skills to enable them to function more effectively in the job market and in school. This also provides adults with internet access for purpose of obtaining assistance in preparing resumes as well as locating suitable employment.

**Entrepreneurial Training** – onsite training and technical assistance to prepare interested residents for business development and operation.

## B. PHDEP Budget Summary

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

<b>FY <u>2000</u> PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$62,800
9170 - Drug Intervention	\$3,200
9180 - Drug Treatment	
9190 - Other Program Costs	\$3,225
<b>TOTAL PHDEP FUNDING</b>	<b>\$69,225</b>

## C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$0</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9120 - Security Personnel</b>						<b>Total PHDEP Funding: \$0</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 - Employment of Investigators</b>					<b>Total PHDEP Funding: \$0</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$0</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$0</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention FY 2000</b>					<b>Total PHDEP Funding: \$62,800</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Life Skills	50	PH Heads of HH; Teens	4/1/01	3/31/02	\$10,576	\$0	# Participants; crime stats
2. Entrepreneurial Training	10	PH Heads of	4/1/01	3/31/02	\$10,576	\$0	# new businesses; # new

		HH					jobs created
3. Computer Training	50	PH Residents	4/1/01	3/31/02	\$21,340	\$0	# participants; crime stats
4. R.E.A.D.I.	500	PH and Area Youth	4/1/01	3/31/02	\$20,308	\$0	# participants; crime stats

<b>9170 - Drug Intervention FY 2000</b>					<b>Total PHDEP Funding: \$3,200</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Referral Services	300	PH residents	4/1/01	3/31/02	\$3,200	\$0	# families served
2.							
3.							

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs (FY 2000)</b>					<b>Total PHDEP Funds: \$ 3,225</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Gun Buy - Back			4/1/01	3/31/02	\$3,225	\$0	# of guns purchased
2.							
3.							

### **Section 3: Expenditure/Obligation Milestones**

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

#### **Anticipated Grant Contract Execution 12/31/00**

<b>Budget Line Item #</b>	<b>25% Expenditure of Total Grant Funds By Activity #</b>	<b>Total PHDEP Funding Expended (sum of the activities)</b>	<b>50% Obligation of Total Grant Funds by Activity #</b>	<b>Total PHDEP Funding Obligated (sum of the activities)</b>
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				
9160	Activities 1, 2, 3, 4	\$47,100	Activities 1, 2, 3, 4	\$62,800
9170	Activity 1	\$2,400	Activity 1	\$3,200
9180				
9190	Activity 1	\$1,000	Activity 1	\$3,225
<b>TOTAL</b>		<b>\$50,500</b>		<b>\$69,225</b>

### **Section 4: Certifications**

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

## ATTACHMENT B

### Admissions Policy for Deconcentration

The following admissions policy provides for Deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

This Deconcentration Policy is authorized under Section 513 of the Quality Housing and Work Responsibility Act of 1998 which amended Section 16 of the 1937 Housing Act to allow a public housing agency to establish and utilize income-mixing criteria for the selection of residents for dwelling units in public housing projects to meet Deconcentration objectives.

This policy is established based on a Deconcentration and income mixing analysis and is being implemented in a manner that does not prevent or interfere with the use of a site-based waiting list. The Deconcentration and income-mixing plan does not impose or require any specific income or racial quotas for any project or projects. Further, the Deconcentration objectives are consistent with QHWRA targeting objectives such that the public housing units made available for occupancy in any fiscal year to eligible families, not less than 40% shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30% of the area median income.

The Admissions Policy for Deconcentration achieves its objectives through incentives and provides for family choice. The principle of family choice allows the family to have the sole discretion to determine whether to accept the incentive without adverse action on the part of the RRHC. Notwithstanding, QHWRA permits the RRHC to skip a family on the waiting list to reach another family to implement its Deconcentration policy without that act being considered an adverse action.

RRHC will implement its Deconcentration policy by conducting an income assessment of participants:

-  Determine and compare the relative tenant incomes of each development to the average income of the public housing participants;
-  Identify what admissions policy measures or incentives, if any, are needed to align the development income mix with the income mix of all public housing participants;
-  Ensure that such measures and incentives affirmatively further fair housing;
-  Make any appropriate changes to the admissions policies;
-  Implement measures and incentives to achieve stated Deconcentration goals; and
-  Monitor results and suspend measures and incentives when on a site-by-site basis when goals are met.

In attaining its Deconcentration objectives, RRHC will give preference to the following measures and incentives:

- 10846. Measures to increase employment and higher wages of families in lower income developments including Section 3 opportunities, apprentice and self-sufficiency enrollment;
- 10847. Needs assessment, self-sufficiency and job counseling for new admissions; and

10848. Incentives for transfer families that accept moves that will further the goals of Deconcentration.

The RRHC will apply Deconcentration incentives and measures to the new admissions waiting list only to the extent that targeting goals are met and skipping is essential to attain Deconcentration goals.