



DHC PHA PLANS PUBLIC HEARING

March 25, 2025



**THE PROPOSED PHA ANNUAL PLAN, 5-YR PHA PLAN, AND 5-YR
CAPITAL PLAN IS AVAILABLE ON THE DHC WEBSITE**
<https://www.dhcmi.org/resources>

DHC 5-YEAR OBJECTIVES

- Improve all components of PHAS scores to attain High Performer status.
- Continue to actively pursue the completion of modernization/rehab of existing public housing units.
- Continue to improve office management and operational efficiency.
- Continue to streamline the Housing Choice Voucher Program (HCV) to encourage more landlord participation.
- Continue to use its ability to project base vouchers to deconcentrate poverty.
- Reduce or eliminate single audit findings in the DHC's annual compliance audit of the LIPH Program.
- Continue repositioning its portfolio to increase revenue, create greater financial stability and provide more sustainable affordable housing.
 - ❖ Increase the inventory of new affordable housing units.
 - ❖ DHC shall under RAD, Section 18, and other repositioning programs, if applicable, consider all of DHC's portfolio including Mixed Finance Developments for financial repositioning.
- DHC will continue to expand the social services it offers to Public Housing residents and voucher holders through additional programming and/or expansion of its EnVision Center.
 - ❖ Expand the Family Self-Sufficiency Program and employment/training opportunities under Section 3.
 - ❖ Partner with other service providers, employers and union organizations to create pathways to increase educational and economic opportunities.
 - ❖ Broaden its partnership base to include federal and philanthropic organizations.
 - ❖ Continue to foster home ownership with the LIPH and HCV residents through its Home Ownership incubator program.
 - ❖ Encourage the creation of resident councils at all the DHC developments.

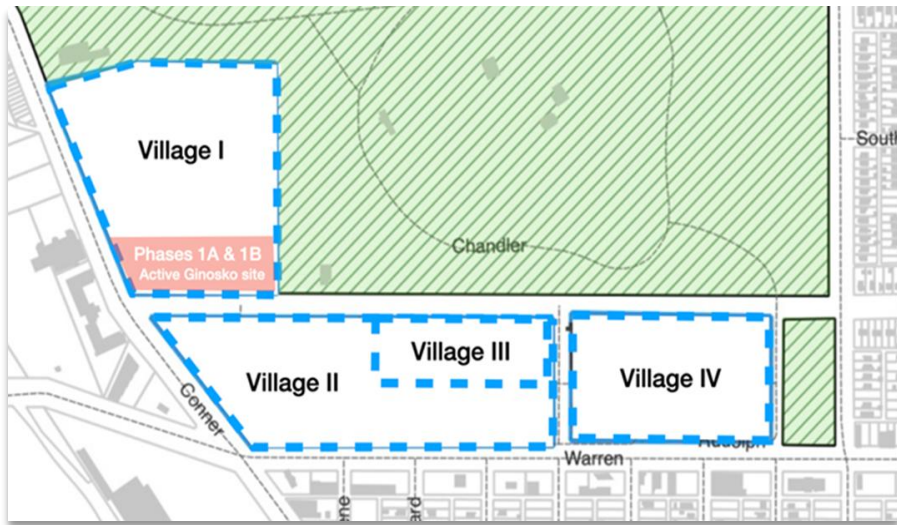
2025: Key Objectives



The modernization and rehabilitation of existing public housing units



2025: Key Objectives



- ▶ Continued work to redevelop Gardenvue Estates, Villages at Parkside, and Smith Homes, as funding is made available.
- ▶ Implement a strategic land/unit acquisition plan to help preserve and create new affordable housing in Detroit.
- ▶ Dispose of single-family inventory and low-unit count properties to more quickly address necessary capital repairs.
- ▶ Identify the next potential redevelopment projects to continue advancing DHC's repositioning strategy.
- ▶ Expanding the Development Department and creating more capacity through staffing and consultant contracts.
- ▶ Collaborate with REM team to transition FSS eligible tenants to homeownership.

2025: Key Objectives

- ▶ Increase number of families living in DHC housing through New Admission and Leveraging MOUs
- ▶ Continue to leverage the Hybrid Management Plan to address work orders, recertifications, and occupancy
- ▶ Improved relationship and communication between DHC and residents Partnerships with CCAs and Resident Councils Resident meetings and Pre-occupancy training
- ▶ Inspect units multiple times per year (2+)
- ▶ No Delinquent recertifications
- ▶ More apartment inspections (apartment and housekeeping)
- ▶ Stricter lease enforcement
- ▶ Improve and increase rent collection
- ▶ Achieve and maintain a 90% or higher recertification score
- ▶ Increase rent collection rate and occupancy rate

2025: Key Objectives

- ▶ Integrate Small Area Fair Market Rents replacing Standard Fair Market Rents
- ▶ Maintain full HCV program utilization, maximizing the program funding with the maximum number of vouchers.
- ▶ Work with owners and developers to improve awareness of housing quality requirements to reduce HAP abatement activity
- ▶ Strengthen the HCV Homeownership program and increase the utilization by 10 % annually



2025: Key Objectives



- ▶ **HOMEOWNERSHIP & GENERATIONAL WEALTH BUILDING** – Provide empowering programs leading to employment and homeownership Opportunities to all DHC residents.
- ▶ **ACADEMIC ACHIEVEMENT** – Provide college admission testing preparation, and honor resident students attending and achieving high academic Detroit Public Schools – Elementary & Secondary.
- ▶ **HEALTH, NUTRITION & QUALITY OF LIFE** – Provide food, exercise and healthy eating and living educational forums for DHC, elderly, adults and youth.
- ▶ **EVICTON PREVENTION SERVICES** – Provide rent, food, utility, clothing, and furniture assistance. Mental/Health Service Provision, Resident Counseling/Advocacy, and housekeeping services for DHC residents.

Comments and Questions

**Submit your comments Via email to
PC@DHCMi.ORG**

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DHC DEPARTMENTS



CAPITAL & MODERNIZATION DEPARTMENT



Projects In-Process

❖ Unit Modernization

- ❖ Diggs Homes - 32 Homes
- ❖ Scattered Sites – 10 Homes
- ❖ State Fair – 10 Homes

❖ Security Upgrades

❖ Sojourner Truth

- ❖ Sheridan
- ❖ State Fair
- ❖ Harriet Tubman

❖ Site Improvements

- ❖ Riverbend Entry Doors
- ❖ Sheridan Balconies and Generator
- ❖ Boiler and Chiller Replacements

❖ Refrigerators and Range Replacements

- ❖ Brewster
- ❖ Diggs
- ❖ Forest Park
- ❖ Harriet Tubman
- ❖ Riverbend
- ❖ Scattered Sites all
- ❖ Sheridan
- ❖ Smith Homes
- ❖ Sojourner Truth
- ❖ State Fair
- ❖ Warren West
- ❖ Woodbridge Senior Village



Capital Projects Planned

❖ Unit Modernization

- ❖ Warren West
- ❖ Sheridan
- ❖ Riverbend
- ❖ Harriet Tubman
- ❖ State Fair
- ❖ Woodbridge Senior Village
- ❖ Sojourner Truth
- ❖ Smith Homes
- ❖ Diggs Homes

❖ Interior Enhancements

- ❖ Brewster Interiors and HVAC
- ❖ Parkside IV Interiors and HVAC
- ❖ Parkside II Interiors and HVAC

❖ Security Upgrades

- ❖ Algonquin
- ❖ Greenbrooke
- ❖ Riverbend
- ❖ Harriet Tubman
- ❖ Woodbridge Senior Village

❖ Site and System Improvements

- ❖ Sojourner Truth Entry Doors
- ❖ Sojourner Truth Plumbing
- ❖ Parkside Community Center
- ❖ State Fair Electrical and Plumbing
- ❖ Forest Park Electrical and Plumbing
- ❖ Harriet Tubman Electrical

❖ Riverbend HVAC

- ❖ Sheridan Plumbing and Electrical
- ❖ Warren West HVAC and Electrical
- ❖ Smith Homes Plumbing
- ❖ Woodbridge Senior Village HVAC and Electrical

❖ EIFS and Façade Restoration

- ❖ Smith Homes
- ❖ Sojourner Truth
- ❖ Sheridans
- ❖ Warren West
- ❖ State Fair
- ❖ Algonquin
- ❖ Woodbridge Senior Village



REAL ESTATE DEVELOPMENT DEPARTMENT

Real Estate Development

The Real Estate Development Department is working to create a long-term self-development plan that is focused on repositioning its assets and improving the tenant experience.



We achieve this by:

- Redeveloping/repositioning existing assets
- Building new affordable units to extend affordability to more Detroiters
- Selling and acquiring new affordable housing assets

2024: Key Wins



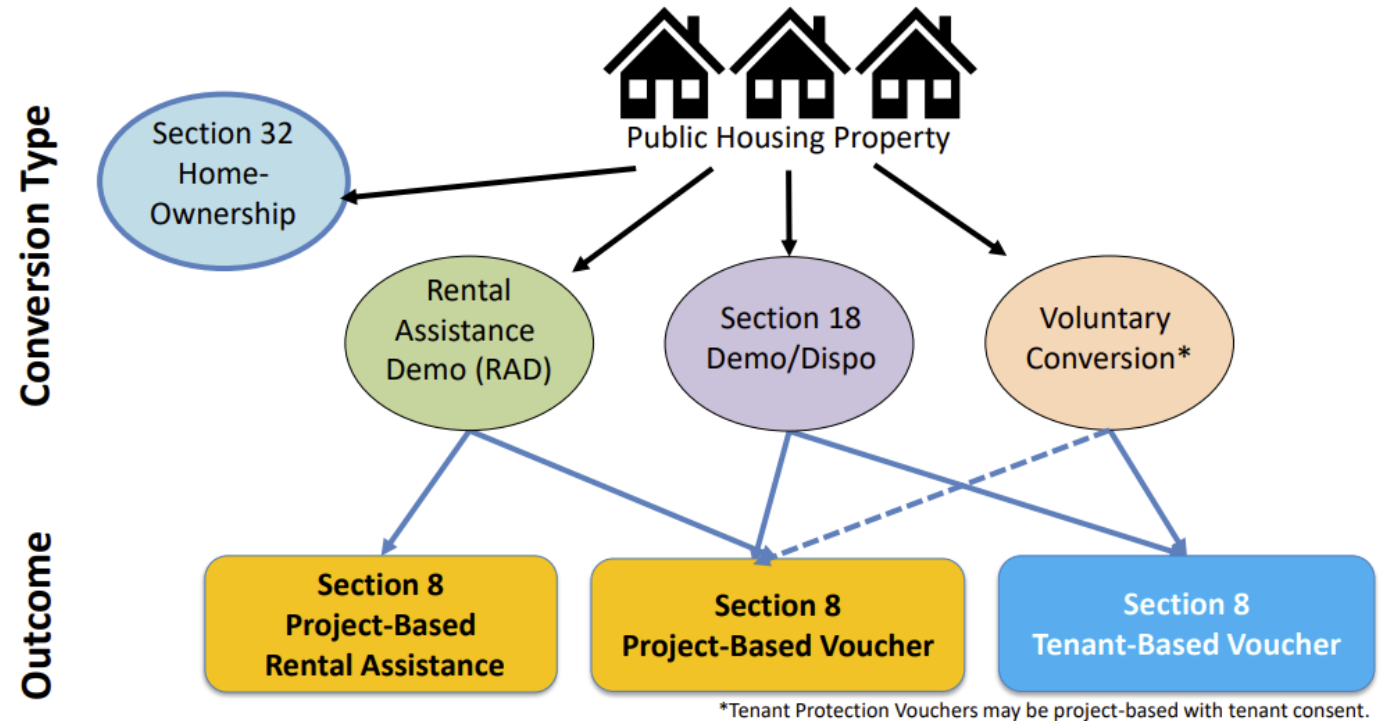
Gardenview Aerial

1. DHC's **Asset Repositioning Plan** was approved by the Board.
2. The **Parkside Redevelopment** secured its CHAP and 4% LIHTC award. **Phase I is expected to begin construction in 2025.**
3. DHC selected a **seasoned local developer (MHT)** for the **Gardenview Estates**.

PORTFOLIO REPOSITIONING / RAD CONVERSION

What is Repositioning?

- A strategy to facilitate the preservation, rehabilitation, or demolition and new construction of units by increasing access to financing to address capital needs.
- A strategy to reserve the availability of affordable housing assistance, either through a physical unit or voucher.
- Helps address large and growing backlog of capital needs in public housing, creating more revenue for DHC, allowing the agency to better address capital needs and operating expenses in the future.



Source: HUD.gov

What Does Repositioning Mean for Residents?

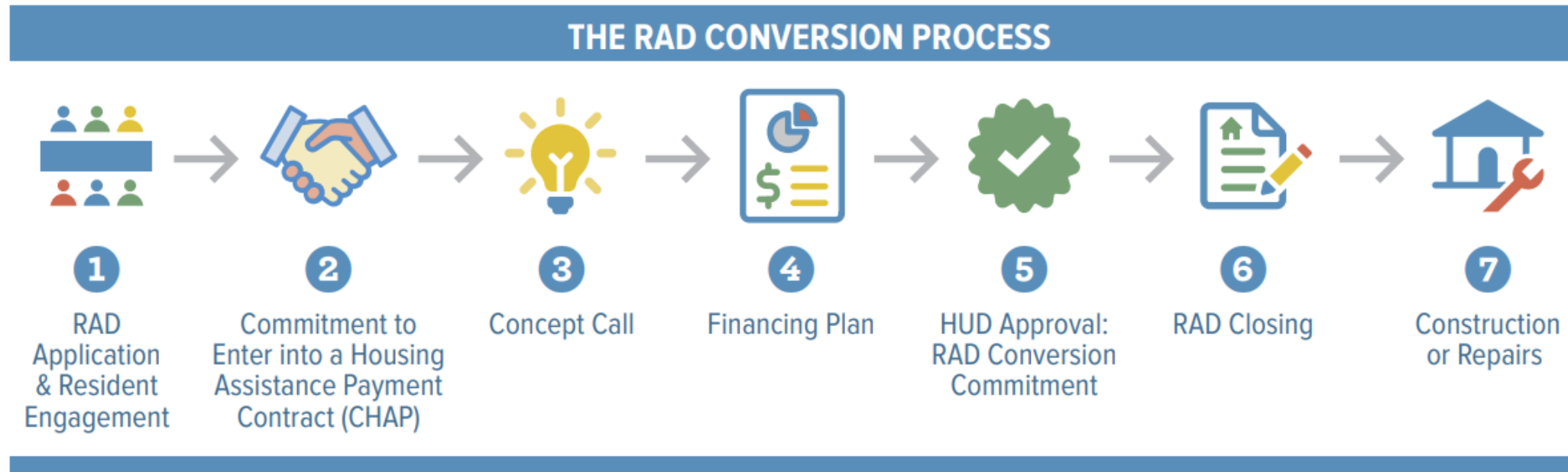
- More units that are in better physical condition
- More long-term availability of affordable housing and rental assistance in Detroit
- Creates additional flexibility to move to better housing and/or places of opportunity
- **Residents are not displaced as part of the repositioning process**



Brewster Existing

Repositioning Example

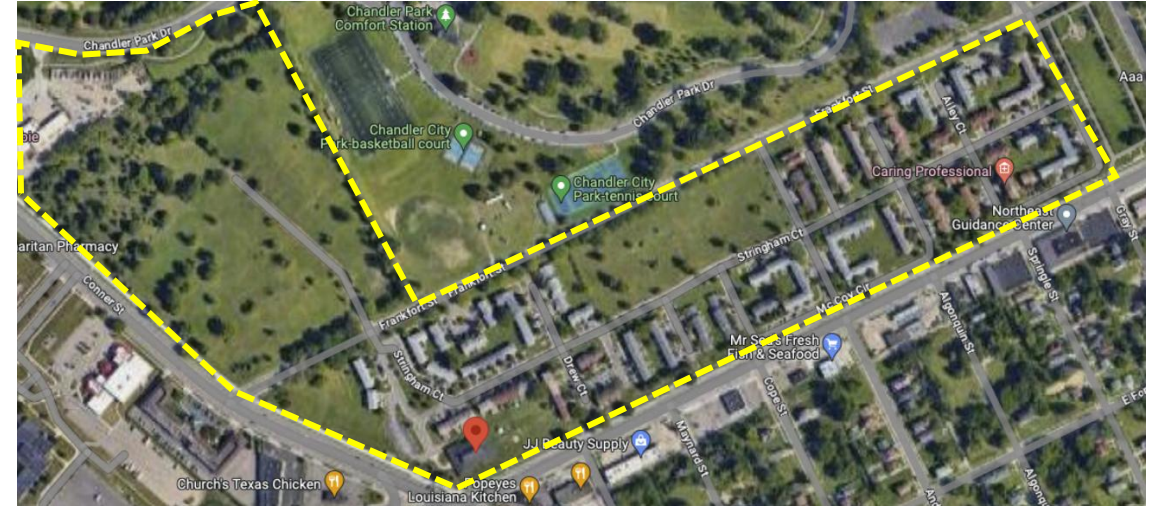
RAD Conversion



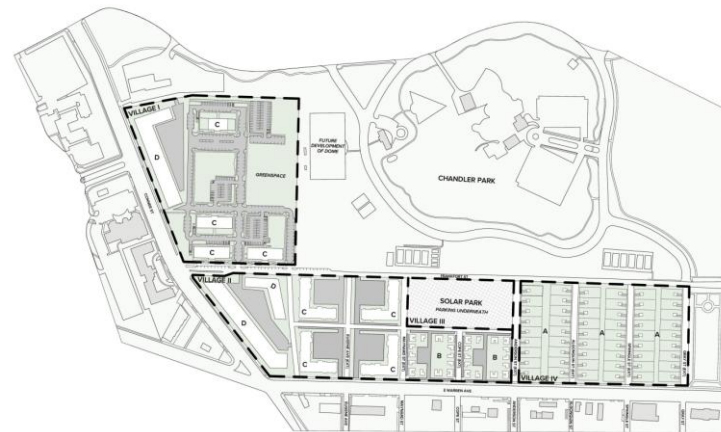
Source: HUD.gov

Villages at Parkside

- The Villages at Parkside is a 29-acre site abutting the Chandler Park neighborhood, just a 5-minute drive to Stellantis, a major job center.
- The DHC has selected Ginosko Development Company, a 51% MBE and 49% WBE was selected as co-developer for the entire Parkside project.
- A component of the Parkside plan calls for the demolition of obsolete units through a Section 18 demolition application with a request for Tenant Protection Vouchers.
- The units will be redeveloped to provide housing to families of different income levels but focusing on families at or below 30% AMI.
- All families currently at Parkside will be eligible to move into the new units in Phase 1A and 1B.



Parkside Aerial



Parkside Proposed Site Plan



Parkside Existing

Gardenview 200



- The Gardenview community will have a K-12 academic campus, health center, early childhood learning center and a Boys and Girls Club all situated on the site within walking distance for any Gardenview resident.
- DHC sold 15 acres of land to KIPP schools, to develop a public charter school.
- DHC will transform the remaining eight vacant acres into a community of residential homes of varying types and varying income levels, insuring that low-income and affordable units are prioritized.
 - Future phases to include a homeownership component
- DHC selected MHT as its co-developer

Redevelopment Opportunities

Brewster Homes, Forest Park, Smith Homes

- Community engagement
- Predevelopment planning



Brewster Homes



Forest Park



Smith Homes

DEMOLITION & DISPOSITION

Demolition & Disposition

Scattered Sites



DHC plans to dispose of its scattered sites, occupied single family homes and vacant lots.



Approved in the 2023 Annual Plan, DHC listed about 28 vacant lots intended to be disposed. That number is now 37 and may exceed that amount.



Vacant lot upkeep is costly, without return on investment. DHC will undertake disposal of all scattered sites and vacant lots that do not add value to DHC's low-income housing plan.



The money saved from not having to cut grass, remove snow and account for water drainage will go toward quality new units for low-income families up to 80% AMI income ranges.

Demolition & Disposition



- The Real Estate Development Department's long-term self-development plan calls to infuse more low-income and affordable living spaces into the community by way of strategic disposition and acquisition.
- DHC partnered with the City's Housing and Revitalization Department (HRD) to release an RFP from qualified developers and/or contractors to rehab the vacant building into deeply affordable housing.

Demolition & Disposition



- There are also approximately 207 vacant Scattered Sites homes that DHC would like to use the following disposition strategies on:
 - Rent to own
 - Cluster and sell
- DHC will request to dispose of these structures via sale or transfer to a DHC non-profit entity if the cost to renovate is found to be unreasonable. The total number of houses will be determined upon completion of a cost analysis.
- DHC will apply to HUD (SAC) for the disposition of the vacant lots and the single-family homes, once confirmed. If approved, the proceeds from the sale of these properties will be used to further low income and affordable housing for families at or below 80% AMI in the City of Detroit. The method of sale will be determined with consultation from HUD SAC.

Things to Remember

- DHC is repositioning its portfolio to improve tenant's public housing experience.
- Residents **will not** be permanently displaced, and all temporary relocation will be in alignment with HUD requirements.
- DHC will remain in frequent communication with residents on any upcoming plans in their community.





REAL ESTATE MANAGEMENT DEPARTMENT

2024: Key Wins



Woodbridge Senior Village

1. Admitted **163** families into the public housing program (92 in 2023)
2. **Increased the recertification rate** from **56.21%** in June 2022 when the initiative began to **89.34%** as of December 2024
3. **Increased responsiveness** to resident requests for maintenance service
4. **Reduced Delinquent Work Orders** from >5,000 to less than 700

PROPOSED ACOP POLICY CHANGES

ACOP: Admissions and Continued Occupancy Policy

- The ACOP contains the policies used to administer the Low-Income Public Housing Program
- Contains policies that speak to what HUD says must occur (mandatory policies) as well as policies for which it is DHC's option to elect how to proceed (discretionary policies)
- Generally, reviewed and updated (if applicable) at least annually
- Some updates to ACOP will require an update to the lease
- ACOP is part of DHC's Annual PHA Plan and the public will get to submit comments to proposed changes to both the ACOP and lease
- Changes to the ACOP require approval by DHC's Board of Commissioners
- Most proposed updates to the ACOP would be effective 7/1/2025. Some HOTMA-related ACOP policy revisions were scheduled for no later than 1/1/2025, but due to HUD changes DHC is awaiting a new implementation date.

PROPOSED ACOP POLICY CHANGES

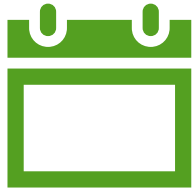
HOTMA: Housing Opportunities Through Modernization Act of 2016

- Act provides many changes to how DHC must do business
- HOTMA impacts DHC in many areas, including the following:
 - Definition of Annual Income
 - Recertifications
 - Income verifications
 - Income exclusions
 - Income limits for public housing families
 - Assets
 - Medical threshold increase from 3% to 10% of annual income



RENTAL ASSISTANCE DEPARTMENT

HOUSING CHOICE VOUCHER PROGRAM



***DHC continues to accept applications for participation in its Project Based Voucher Program.** The Project Based Waiting List will remain open until further notice. From time to time there are additions and deletions to DHC's inventory of developments that participate in the Project-Based Voucher program so please be sure to monitor our website at www.dhcmi.org.



The Housing Choice Voucher Program Waiting list is currently closed. Notifications of future wait list openings will always be posted on our website.



DHC services 5 counties Macomb, Oakland, Wayne, Lapeer and St. Clair counties our families can use their voucher in any of these covered jurisdictions

What is the HCV Program;

The housing choice voucher program is a federally assisted program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants can find their own housing, including single-family homes, townhouses, and apartments.

Special Programs

- ▶ In addition to the Housing Choice Voucher Program the Rental Assistance Department also administers the **Project Based Voucher, Moderate Rehab Vouchers, Family Unification Program (FUP) EHV** as well as our **Family Self Sufficiency Program** and **Home Ownership**.
- ▶ All these additional vouchers require you apply via a waiting list or community partner referrals only.



Rental Assistance 2025 Waiting List Updates

- ▶ The HCV Waiting list continues to be closed.
- ▶ Updates will be provided on our website when it re-opens



PROJECT BASED WAITING LIST

- ▶ The Project Based waiting list are currently open.
- ▶ Anyone interested should go to www.dhcmi.org go under the Section 8 tab/click on Project Based Vouchers
- ▶ You can then apply electronically to any open available waiting list that meets your household needs.
- ▶ With Project Based the Voucher remains with the unit not the family.

Small Area Fair Market Rents (SAFMRs)

Small Area Fair Market Rents (SAFMRs) are an important tool PHAs can use to increase choice for voucher holders and efficiency in the administration of the Housing Choice Voucher (HCV) program. In 2016, HUD published the [Small Area Fair Market Rents \(SAFMR\) Final Rule](#) allowing for the determination of HCV payment standards using Fair Market Rents (FMRs) calculated at the ZIP code level, rather than a metropolitan area-wide FMR. SAFMRs allow for payment standards to be established that more accurately reflect the local market. This can be helpful in providing voucher holders greater access to low-poverty and/or high-opportunity neighborhoods.

Currently, there are 24 metropolitan areas where the use of SAFMRs is required in the administration of HCV. This will be expanding to 41 additional metropolitan areas starting January 1, 2025. Additional public housing agencies (PHAs) have voluntarily adopted SAFMRs or are utilizing SAFMRs as exception payment standards to increase access to units for their voucher families.



- ▶ Small Area Fair Market Rents:
- ▶ Effective January 1, 2025 HUD mandated DHC to go to small area fmr's
- ▶ This means your payment standards will go by zip codes and not geographical area.
- ▶ We have a zip code calculator on our website at www.dhcmi.org
- ▶ This will help you determine as you search for housing what your payment standard will be.

HUD HOTMA Program Updates DHC will notify when these changes will go into effect.

HUD has new program guidance coming out under HOTMA that will outline some changes to some program rules. There is a fact sheet available for families who live in public housing or have Housing Choice Vouchers from Section 8 (HCV). There are new rules on the way income is counted because of a federal law, the Housing Opportunity Through Modernization Act of 2016 (HOTMA). Your local public housing agency (PHA) will start using these rules by January 1, 2025. Your PHA will tell you before the changes begin. This fact sheet is not official or required by HUD or your PHA. Rules from HUD explain what counts towards your yearly income which is used to figure out your rent. New rules change what money should be included and not included as part of your income. Once the PHA determines your income, they adjust it by taking out the deductions your family qualifies for. These changes might affect how much rent you pay, but your rent, or subsidy amount (HCV), will still be based on 30% of your monthly adjusted income. Adjusted income is what's left after the PHA takes out certain income and costs from your yearly family income. In the HCV program, you may pay more than 30% of your monthly adjusted income if the gross rent is higher than the PHA's payment standard.

► A family which receives a housing voucher can select a unit with a rent that is below or above the payment standard. The housing voucher family must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount. By law, whenever a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40 percent of its adjusted monthly income for rent.

► **Landlord's Obligations:** The role of the landlord in the voucher program is to provide decent, safe, and sanitary housing to a tenant at a reasonable rent. The dwelling unit must pass the program's housing quality standards and be maintained up to those standards long as the owner receives housing assistance payments. In addition, the landlord is expected to provide the services agreed to as part of the lease signed with the tenant and the contract signed with the DHC. The landlord and participant cannot enter into side deals not approved by DHC.



Tenant's Obligations: When a family selects a housing unit, and DHC approves the unit and lease, the family signs a lease with the landlord for at least one year. The tenant may be required to pay a security deposit to the landlord. After the first year the landlord may initiate a new lease or allow the family to remain in the unit on a month-to-month lease.



When the family is settled in a new home, the family is expected to comply with the lease and the program requirements, pay its share of rent on time, maintain the unit in good condition and notify the PHA of any changes in income or family composition.

►The Housing Choice Voucher Program is a great resource for families to ensure they can have access to affordable housing options in areas that would otherwise not be affordable to them. While affordable housing is critical, we are restricted to how many vouchers HUD has allocated to us and what we can utilize. We encourage those that need affordable housing assistance to visit our website at www.dhcmi.org and apply to any available waiting list they may qualify for. They should also check with other local housing authorities and community partners that may be able to provide resources.





RESIDENT SERVICES DEPARTMENT



RESIDENT SERVICES DEPARTMENT OVERVIEW

- Mission: To provide, quality service coordination and delivery, programming and sustainability to empower residents. To provide personal/professional development, economic self-sufficiency and sustainability, and resident advocacy.
- Vision: To empower all Detroit Housing Commission (DHC) residents in becoming successfully independent.
- About: The Detroit Housing Commission (DHC) Resident Services Department (RSD) responsibilities include the development and implementation of program services for the sole purpose of providing pathways of empowerment leading into independence. Additionally, RSD will assist in supporting residents regarding issues and concerns with housing, property management, and supportive services.

RESOURCE SERVICE DELIVERY

- “Quality Service Delivery” is our standard for all program services.
- Supportive services and resources are provided to over 3340+ public housing residents within 16 DHC community sites and over 200+ scattered site single family homes.
- Resource services are extended to a portion of the 5000+ Housing Choice Voucher (HCV) program participants.
- Programming and capacity building are the foreground of Resident Services.

COMMUNITY PARTNERSHIP SERVICES

- Development of Community Partnerships with the City of Detroit, local businesses, faith based and supportive service community organizations. Partners that provide employment and training opportunities and a variety of supportive services resources.
- We have a growing number of 100 Community Partners that provide resources, site-based services, and necessary economic and social services that empower DHC residents.



COMMUNITY PARTNERS

- **ABC Mobile Vision**
- **Accounting Aid Society**
- **Adult Well Being Services**
- **Aetna Better Health**
- **American Cancer Society**
- **Blast Detroit**
- **Blue Cross Complete**
- **Boys and Girls Club of Southeastern MI**
- **BSEED**
- **Cancer Awareness Resource Network**
- **Cease Fire**
- **City of Detroit**
- **CNS Healthcare**
- **Comcast**
- **Communication Workers of America Local 4100**
- **Connect Homes USA**





COMMUNITY PARTNERS

- Courageous, Inc.
- Crossroads
- Department of Labor (DOL)
- Detroit Area Agency on Aging (DAAA)
- Detroit at Work
- Detroit Champions for Hope
- Detroit Change Initiative
- Detroit Community Care Network (DCCN)
- Detroit Community Healthcare Connection
- Detroit Employment Solutions Corp
- Detroit Health Department
- Detroit Institute of the Arts
- Detroit Land Bank Authority
- Detroit Metropolitan Diaper Bank
- Detroit Pizza Bar
- Detroit Police Department
- Detroit Public Library
- Detroit Public School Community District (DPSCD)
- Detroit Training Center
- Detroit Wayne Mental Authority
- Detroiters Working for Environmental Justice
- Disability Network DLBA
- Dominican Literacy Center
- DPW
- DSO
- DTE





- Emerging Industries Training Institute (EITI)
- Encourage Me I'm Young
- Express Employment
- Focus Hope
- Genesis House
- Gilda's Club of Metro Detroit
- Ginosko Modular
- Girl Scouts of Southeastern MI
- Gleaners Food Bank
- Goodwill Industries
- Goodfellows
- Greening of Detroit
- Grindtime Fitness
- GSD
- Hearts of Humanity
- Homeless Action Network of Detroit
- Homer Ferguson Foundation
- Housing and Urban Development (HUD)
- Housing Revitalization Dept



COMMUNITY PARTNERS

- Human IT
- Humana
- Job Corp Center Detroit
- Karmanos Cancer Institute
- Keep Growing Detroit
- Lakeshore Legal
- Lincoln Heritage
- LISC
- Luna Rose
- Matrix Human Services
- MHT Housing Inc
- Michigan Rehabilitation Services (MRS)
- Michigan State University
- Microsoft
- Mosaic Youth Theatre
- MSHDA
- Mylestones Work Force Academy
- NACA
- National Book Foundation
- North American Senior Benefits
- Oak Street Health
- PACE
- Purpose 4 Life
- Rocket Community Foundation
- Ross Innovative Employment Solutions
- Salvation Army Bed and Bread Truck
- Santa For A Day
- SEED Inc.
- SER Metro
- ST. Patrick Senior Center
- Street Court Democracy
- Team Wellness Center
- The Youth Connection
- Wayne County Community College District
- Wayne County Sheriff
- Wayne Metro Community Action Agency
- Wayne State University
- YMCA

RESIDENT COUNCIL

- - Resident councils are representative groups of residents within a community.
- - Act as a voice for residents, facilitating communication with management.
- - Advocate for improvements, organize activities, and foster a sense of belonging.

Why Resident Councils Matter

- Empowerment: Gives residents a voice in decision-making.
- Collaboration: Encourages partnerships between residents and management.
- Community Building: Strengthens relationships among residents.
- Problem Solving: Addresses concerns and improves quality of life.



STEPS TO SUCCESS

1. Form a Resident Council with diverse representation.

2. Provide leadership training and resources for council members on peer-to-peer approach to engagement.

3. Host workshops and information sessions for residents on homeownership. Resident Council assist with outreach.

4. Celebrate successes and share stories to inspire participation.



WHY PROMOTE HOMEOWNERSHIP?

- - Stability: Reduces housing insecurity and increases community engagement.
- - Wealth Building: Helps families build long-term financial equity.
- - Community Growth: Enhances neighborhood pride and property values.
- - Economic Impact: Stimulates local economies through increased spending.



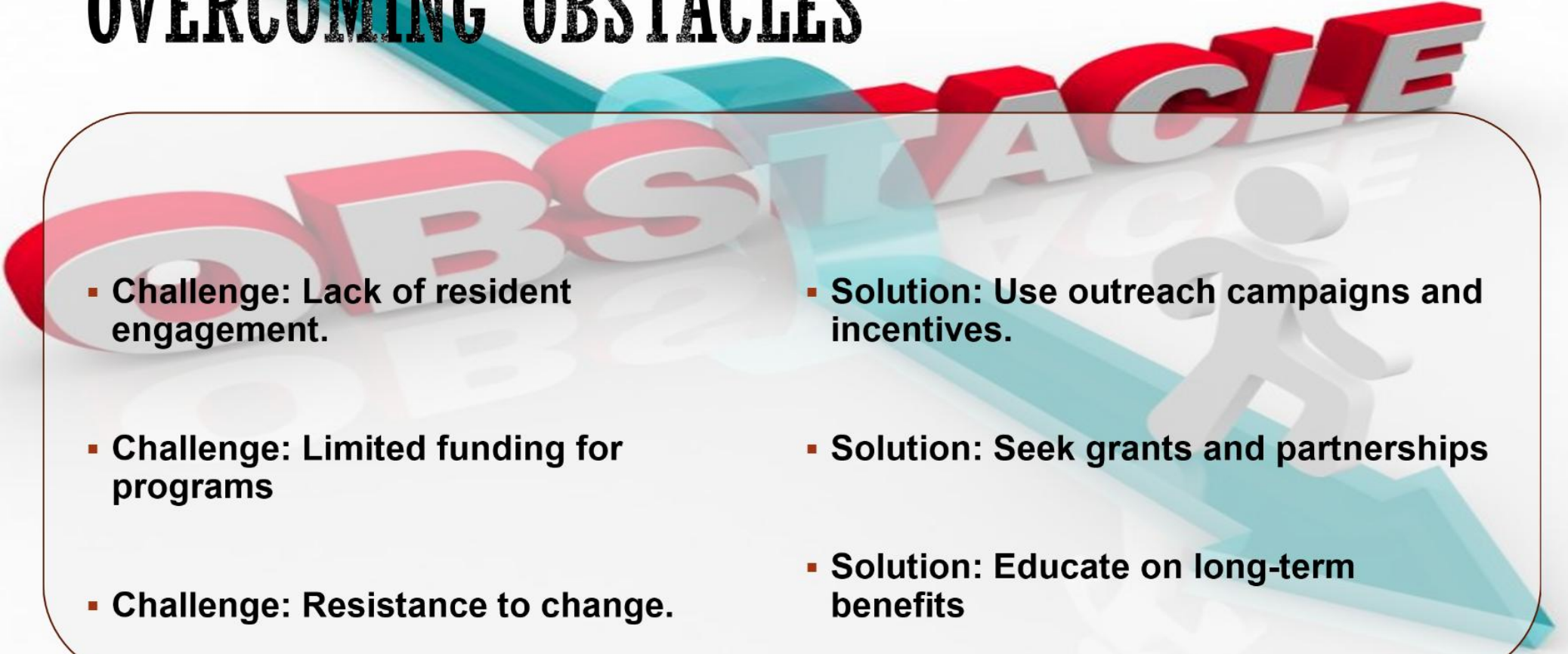
REAL-LIFE IMPACT

- Example 1: Resident Council advocating for a local homeownership initiative.

- Example 2: Family's journey from renters to proud homeowners.

- Example 3: Increased neighborhood safety and pride through leadership.

OVERCOMING OBSTACLES

- 
- **Challenge:** Lack of resident engagement.
 - **Solution:** Use outreach campaigns and incentives.
 - **Challenge:** Limited funding for programs
 - **Solution:** Seek grants and partnerships
 - **Challenge:** Resistance to change.
 - **Solution:** Educate on long-term benefits

HOMEOWNERSHIP PROGRAMS EXPLAINED & THE POWER OF THE COMBINATION

- Programs designed to help residents transition to homeowners.
- Provide education, financial assistance, and resources for purchasing homes.
- Partnerships with City of Detroit, banks, and nonprofits.

1. • Resident councils can educate and inspire residents about homeownership.
2. • Councils act as a bridge to connect residents with resources and support.
3. • Empowering residents strengthens communities

DHC Envision Center addresses four consistent elements:

- ***Economic Empowerment***
- ***Character Leadership***
- ***Health & Wellness***
- ***Educational Advancement***



Currently, Our Youthbuild Program Is Thriving Under The Dedicated Guidance And Support It Receives At Our Center.

2024 Accomplishments: The Envision Center



The program's presence at the center reflects our commitment to empowering young individuals through skill-building, education, and personal development. We take pride in providing a nurturing environment that fosters growth, learning, and the pursuit of excellence within our YouthBuild community."



2024 Accomplishments: The Envision Center



The DHC Resident Services Department (DHCRSD) continues to strive in bridging the digital divide.

- **Comcast Heartland Grant Award:** Our partner, Comcast, has once again awarded the Detroit Housing Commission (DHC) with the Heartland Grant to support Digital Equity awareness and Literacy training, aiming to bridge the digital divide.
- **Technology Training Sessions:** Conducted mobile phone and computer device training at senior communities to enhance digital literacy among senior residents.
- **Increased Device Distribution:** The increase in the distribution of computer devices has significantly contributed to bridging the digital divide and fostering digital literacy within the community.

DHC Connect Home

Creating a more connected and technologically empowered community.

2024 ACCOMPLISHMENTS: YOUTHBUILD PROGRAM



Enrollment Growth: YouthBuild achieved a significant 50% increase in enrollment, attracting 37 new participants for a total of 63 participants

Training Advancements: Impressive achievements include increased training participation, with a total of 63 participants. Currently, 25% have successfully completed the offered training programs, and 75% are on track to complete them.

Certification Attainment: A notable 84.13% certifications obtained in Skill Trades, OSHA 30, NCCR, and First Aid CPR, enhancing employability.

Overall Positive Impact: YouthBuild's success in increasing enrollment, providing effective training, and facilitating certification attainment demonstrates its pivotal role in equipping participants with valuable skills.



JOB PLUS- WORKFORCE ENTERPRISE (W.E.) CENTERS

Enrollment Surge: The JP Program achieved an extraordinary 104.78% increase in enrollment exceeding goal, responding to the growing demand for comprehensive career development services.

Holistic Development: Active participation in robust training and workforce development services showcased a holistic approach, addressing skill gaps, enhancing employability, and preparing individuals for success.

Employment and Earnings: A noteworthy 10% increase in employment levels and an impressive 120% rise in average yearly earnings highlighted the program's success in securing job opportunities and fostering sustainable career advancement.

Success Stories: Participants' testimonials emphasized the real-world impact of the JP Program, transforming careers and elevating earning potential.



RESIDENT OPPORTUNITY SELF SUFFICIENCY (ROSS) PROGRAM



We are delighted to share our exceptional achievements, surpassing key goals across various aspects of our initiatives:

Resident Engagement: We exceeded our resident engagement goal by an impressive 51%. This accomplishment underscores our commitment to fostering meaningful connections and involvement within our community.

Program Enrollment and Case Management: Both program enrollment and case management goals were surpassed by an outstanding 14%. This achievement reflects our dedication to providing comprehensive support and services, ensuring that individuals receive the assistance they need for their personal and professional development.

Programming Services: Our team has exceeded expectations by achieving a remarkable 300% increase in programming services. This accomplishment highlights the expansion and enhancement of the services we provide, catering to the diverse needs of our community.

These results showcase our proactive approach, dedication, and effectiveness in meeting and exceeding set targets. We remain steadfast in our commitment to the continued growth and success of our programs, ensuring a positive impact on the lives of those we serve."



FAMILY SELF SUFFICIENCY (F.S.S.)



Graduation Success: The FSS Program achieved a commendable graduation rate, empowering 140 participants to financial independence.

Escrow Milestone: Graduates contributed to a grand total of \$804,574.24 in escrow payments, demonstrating the program's tangible financial impact.

Ongoing Success: Currently, 49% of participants are actively working and contributing to escrow, while others are seeking and receiving employment opportunities and resources.

Grant Increase: The FSS FY23 grant increased by 4% (\$395,904.00 to 411,735.00), underlining the program's role in empowering financial self-sufficiency.



2024 ACCOMPLISHMENTS: HEALTH & WELLNESS



Increased Participation: The UHCC grant led to a substantial 43% increase in participation in Summer/Fall Empowerment Programming Events.

Holistic Resources: Participants received holistic health and wellness resources, covering prenatal care, physical & mental health, cancer screenings, and supportive services.

Vision Screenings: Notably, (154 participants) received free onsite vision screenings, with 80% of those screened requiring and receiving free eyeglasses.

Positive Impact: The UHCC grants positively impacted participant well-being by addressing diverse health needs, providing essential screenings, and fostering overall wellness.

Received additional UHCC funding to increase empowerment and supportive services efforts.



SANTA FOR A DAY

- This year, the Santa for a Day initiative successfully gathered heartfelt letters from 58 children within DHC. In collaboration with the Resident Services Department (RSD), a festive holiday event was organized to bring joy to all participants of the Santa For A Day Program. This special occasion provided an opportunity for DHC children who had written letters to Santa to receive personalized holiday presents.

SANTA FOR A DAY



AGENCY WIDE INITIATIVE

- Inspire the Incredible Men Empowerment
- Passport to Health
- Back to School Giveaway
- Career & Entrepreneur Expo
- DHC Entrepreneurship Kick-Off 2024
- Harvest Fest
- Pink Out
- Hearts of Humanity Clothing Giveaways
- Operation Warmth Coat Giveaways
- Accounting Aid Society Free Tax Preparation
- Community Catalyst
- Strengthening Families
- Santa 4 A Day
- GEMS Program



*We are pleased to announce a significant increase in participation levels. This uptick reflects the growing engagement and commitment within our community. It demonstrates the success of our programs and initiatives in attracting and involving a broader audience. We remain dedicated to fostering a supportive environment that encourages active participation and meaningful contributions from all members.





2024 ACCOMPLISHMENTS

The overall highlighted accomplishments underscores the transformative impact of DHC RSD programs across workforce development, family self-sufficiency, youth empowerment, health and wellness, and digital inclusion.

The notable increases in enrollment, training achievements, financial milestones, and community connectivity reflect DHC Resident Services Department is commitment to fostering positive and enduring outcomes for program participants.

We Can and We Will accomplish more in 2025!



GRANT FUNDED PROGRAMS

- Jobs Plus
- YouthBuild
- Family Self Sufficiency
- Resident Opportunity Self-Sufficiency
- United Healthcare Community Catalyst Grant
- Comcast Heartland Grant

THE "I CAN AND I WILL" PROGRAM



YOUTHBUILD PROGRAM

YouthBuild Program partners with Community Business and Education partners to provide opportunity for youth to build the skillsets and mindsets that lead to lifelong learning, livelihood, and leadership.

The DHC YB youth population — young adults between the ages of 18 and 24 who are neither in school nor employed — the

YouthBuild movement primarily serves young people who lack a high school diploma and financial resources. The DHC YB program seeks participants from PH & HCV.





JOBS PLUS

- The Job Plus program is intended to empower Diggs Homes, Harriet Tubman, and State Fair residents to become employed and increase their earnings reducing the need of assisted housing through empowerment.
- Through the Job Plus Grant, DHC designed the Workforce Enterprise “WE” Center to serve all DHC Diggs Homes, Harriet Tubman, and State Fair residents with on-site employment and entrepreneurial services that will offer training programs, valuable services and exciting activities to enhance resident's empowerment.
- The “WE” Centers program consists of the following three core components:
 - Employment-related service: offer employment-related services to residents with a range of employment needs. This includes services such as license renewal services, transportation assistance, start your own business services, work-readiness training, employer linkages, financial counseling, higher education enrollment, job placement.
 - Financial incentives: Targeted residents enrolled and participating in Workforce Enterprise “WE” programs will be granted a 100% income disregard that will remain in place for up to (48) months.
 - Community support for work: The “WE” Center services and financial incentives are aimed at getting people to work, start their own businesses and increase their earnings.



FAMILY SELF- SUFFICIENCY (F.S.S.)

- FSS provides grants to Public Housing Authorities (PHAs) and, for the first time, private and nonprofit Multifamily Housing Owners to support the salaries and training needs of FSS Program Coordinators who assist participating families receiving housing assistance through the Housing Choice Voucher (HCV/PBV) and Public Housing (PH) programs.
- FSS Program Coordinators develop local strategies to connect participating families to public and private resources to increase their earned income and financial empowerment, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.
- PHAs and each individual participating family execute a five-year Contract of Participation that incorporates the responsibilities of each party, as well as a training and services plan to help the family become more self-sufficient. PHAs are not permitted to limit FSS participation to those families most likely to succeed.





RESIDENT OPPORTUNITY SELF SUFFICIENCY (R.O.S.S.)

- ☐ A ROSS Service Coordinator (ROSS-SC) grant program is a place-based program designed to assist residents achieve self-sufficiency by moving along a continuum towards economic independence and housing stability.
- ☐ This place-based program targets the entire resident community within the public housing site(s) and aims to address the areas of need at both the community and individual level. Resident participation with supportive services is voluntary and cannot be a condition of housing. The Service Coordinator must work with residents, PHA staff, local partners, and other stakeholders to develop local strategies to address the needs of residents and remove barriers so that residents make progress towards achieving economic and housing self-sufficiency.
- ☐ The following activities report, and pictures provide the metrics met this month for the self-sufficiency required services:
 - Digital Inclusion
 - Youth Programming
 - Health & Wellness
 - Life Skills





UNITED HEALTHCARE COMMUNITY CATALYST GRANT

- Underserved persons, more specifically single, head of household women in Detroit, have shared they are under stress, seeking programming and find it difficult at times to prioritize their health while managing a household and to best support their families. This leads to increased stress, lack of engagement with preventive care which further leads to increased morbidity and mortality due to delayed wellness promotion, disease detection, and management; as well as negative outcomes passed along to their dependents.
- Develop a program that encourages healthy behaviors (physical and behavioral) focused on single women that are head of household with children.
- Conduct a survey to understand what type of programming and services the focus population would like to participate in.
- Facilitate activities and events that promote preventative care and encourage women to prioritize their health.
- Create a community for the women that provides support, encouragement and fellowship.



2025 RESIDENT SERVICES INITIATIVES

HOMEOWNERSHIP & GENERATIONAL WEALTH BUILDING – Provide empowering programs leading to employment and homeownership opportunities to all DHC residents.

ACADEMIC ACHIEVEMENT– Provide college admission testing preparation, and honor resident students attending and achieving high academics Detroit Public Schools - Elementary & Secondary

HEALTH, NUTRITION & QUALITY OF LIFE – Provide food, exercise and healthy eating and living educational forums for DHC, elderly, adults and youth.

EVICTON PREVENTION SERVICES - Provide rent, food, utility, clothing, and furniture assistance. Mental/Health Service Provision, Resident Counseling /Advocacy, and housekeeping services for DHC residents.





2015-2025 RESIDENT SERVICES INITIATIVES

Youth Programming Services

– Provided programming including but not limited to tutoring, self-esteem classes, character and leadership training, health & well-being, camp and sports activities.

- ▶ Workforce Enterprise
- ▶ Youth Connection Strengthening Families Program
- ▶ Santa For A Day
- ▶ Gleaners Meet up & Eat Up Summer food program
- ▶ Back to School Giveaway
- ▶ NBF Book-Rich Environments
- ▶ Affordable Connectivity
- ▶ Metro Detroit Diaper Bank



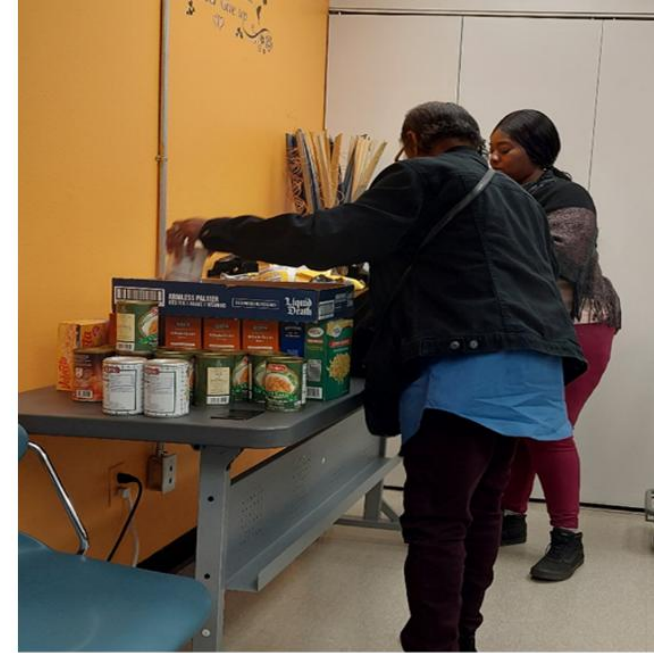
2015-2025 RESIDENT SERVICES INITIATIVES

- Community Advocates & Coaches Development Training opportunities
- Resident Council
- Homeownership
- Community Fitness
- Internship opportunities
- Resident Cafeteria
- Visual Arts – Media & Production
- Entrepreneurship Hub: Hidden Gems
- Resident Rewards
- Empowerment Closet
- How to Videos :(Know your lease, housekeeping, recertifications place your work order, program enrollments)
- Inspire the Incredible Men Empowerment
- Passport to Health
- Back to School Give Away
- Entrepreneurship & Career Expo
- Harvest Fest
- PINK OUT 2024
- Santa For A Day
- Detroit F.L.Y. Girl



2025 RESIDENT SERVICES UPCOMING PHILANTHROPIC & GRANT OPPORTUNITIES

- ❑ DHC Resident Services Department are going after grants continually to build and strengthen empowerment programming for all DHC Residents.
- ❑ We were awarded again the Department of Labor's YouthBuild Grant (FY24) This will continue to empower our youth population again through employment and education for another (3) years.
- ❑ Awarded the FSS Grant (FY25)



1. We are also planning to go after these organizations below grant opportunities once available.
2. Vista Volunteers
3. Ameri Core United Way

Building Stronger Communities Together

- RESIDENT COUNCILS AND HOMEOWNERSHIP PROGRAMS CREATE THRIVING COMMUNITIES.
- INVESTING IN THESE INITIATIVES BUILDS A BETTER FUTURE FOR ALL.
- EMPOWERED RESIDENTS LEAD TO EMPOWERED COMMUNITIES.

2025 RESIDENT SERVICES DEPARTMENT FORECAST

The DHC Resident Services Department will continue to operate where the challenges and concerns raised by DHC residents are addressed with three consistent elements:

- ❑ Homeownership
- ❑ Generational Wealth Building
- ❑ Workforce Development

Comments and Questions

Submit your comments Via email to
PC@DHCMi.ORG

**THE PROPOSED PHA ANNUAL PLAN, 5-YR PHA PLAN, AND
5-YR CAPITAL PLAN IS AVAILABLE ON THE DHC WEBSITE
<https://www.dhcmi.org/resources>**