

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

A.	PHA Information.
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A.1	<p>PHA Name: <u>RIVER ROUGE HOUSING COMMISSION</u> PHA Code: <u>MI008</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2024</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Five Year Plan including all elements and information will be available for review by the public at the following locations:</p> <ul style="list-style-type: none"> • RRHC’s Main Office located at 180 Visger Rd; River Rouge, MI 48218 • RRHC’s official website: www.riverrougehousing.com <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td style="text-align: center;">N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:	N/A																						
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>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.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>The strategic direction of the agency requires that we continuously look at our current and future goals and requirements to ensure that the agency can serve the needs of our families for the next five years. Our goals include:</p> <p>Boost our Housing Choice Voucher Program’s performance to High Performer Status under SEMAP. The Section Eight Management Assessment Program (SEMAP) assesses a housing authority’s performance administering its Housing Choice Voucher Program. To become a High Performer RRHC endeavors to increase its score to at least 90% by FY 2026. For fiscal year ending June 30, 2023, the agency received a score of 89%. We fully anticipate to meet our goal within the upcoming five years.</p> <p>Upgrade our Public Housing communities. The RRHC maintenance is still completely contracted but we have maintained a passing score of 75 of our most REAC inspection. The agency is moving forward in becoming compliant with the requirements of NSPIRE. Staff has received training and is now certified. The agency will continue to look for areas of improvement in regards to maintaining our units and property.</p> <p>RRHC has also been awarded the opportunity to participate in the Rental Assistance Demonstration (RAD) Program. RAD was designed by HUD to assist in addressing the capital needs of public housing by providing RRHC with the access to private resources of capital to repair and preserve its affordable housing units. RRHC received its Commitment to enter into a Housing Assistance Payment (CHAP) contract award from HUD on May 16, 2019. We are in the process of pursuing several options for financing. We will upgrade our Public Housing communities by converting them under RAD, and leveraging resources to renovate 300 units by FY 2026.</p> <p>Innovate and improve the way we do business to support the needs of our families. RRHC will pursue opportunities to streamline processes, and innovate wherever opportunities are available based on available resources.</p> <p>Liberate our families by improving access to supportive services and resources. This goal integral to our mission, to assist our residents in achieving a positive and productive quality of life by providing access to community resources, as well as safe and sanitary housing. Housing is the first step to an improved quality life; however, RRHC will improve access to supportive services by strengthening our community partnerships, and seeking additional financial resources for more resident programs. The RRHC was awarded with its first ever Family Self Sufficiency grant in 2023. In line with programs requirements and to improve the lives of RRHC’s residents and participants, the RRHC will work with several agencies in the area to provide supportive services and assist residents/participants in reaching their goals.</p>

<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Within the past five years, the RRHC has made significant improvements even with restraints imposed on the agency by COVID-19.</p> <p><u>Leasing</u> - The agency has been able to reach and maintain a minimum of 96% occupancy for LIPH. The HCV continues to have its challenges with utilization but the RRHC continuously monitor the utilization rates and made several adjustments to meet our needs. The payment standards have been raised to 110% of Fair Market Rents. Occupancy standards have been loosened to allow a bedroom per adult (excluding married couples), and separate bedrooms for opposite gender children. The RRHC received full points for Indicator 13 for SEMAP for fiscal year ending June 30, 2022 and June 30, 2023.</p> <p><u>Maintenance</u> – Maintenance for the LIPH units continued to be 100% contracted. Several factors have keep the agency from brining maintenance back in house. Top two considerations is hiring of staff and the space to house employees and materials. Cost of the contracted maintenance has been reasonable and has stayed in accordance with the rising cost of materials; hence, initiative has been put on hold but will be revisited within the next upcoming five years. The agency is currently in the “pre-conversion” stages for repositioning all LIPH units. The agency’s application for 4% LIHTC was approved in November 2023 and the agency is currently going the motions of inspecting all units per MSHDA’s requirements.</p> <p><u>Compliance</u> – At the beginning of the previous Five-Year Plan, the agency has upwards of ten (10) open findings for LIPH, HCVP and CFP. The RRHC has since worked diligently to close all open audit findings except for one finding for the HCVP. We fully anticipant to close the one open finding this coming year.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>It is the goal of RRHC to maintain compliance with all applicable legal requirements imposed by VAWA. RRHC will provide and maintain housing opportunities for victims of domestic violence, dating violence, sexual assault and stalking. RRHC will take appropriate action in response to an incident of domestic violence, dating violence, sexual assault and stalking affecting individuals assisted by the RRHC. Currently, RRHC does not offer activities, services, or programs to enhance victim safety or prevent violence in this category; however, we do support our residents by encouraging them to contact the National Domestic Violence Hotline.</p> <p>RRHC will also post the following information regarding VAWA in its Property Management office and on its web site; RRHC will also make the information readily available to anyone who requests it:</p> <ul style="list-style-type: none"> ● Notice of Occupancy Rights under VAWA (Form HUD-5380) ● Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking and Alternate Documentation (Form HUD-5382) ● A copy of the RRHC’s emergency transfer plan ● A copy of HUD’s Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (Form HUD-5383) ● The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) <p>To prevent domestic violence, dating violence, sexual assault, and stalking, we will rely on programs from the River Rouge Police Department, and the Wayne County Sheriff’s Office as they are available.</p>

	<p>During the month of October, Domestic Violence Awareness Month, RRHC will be open to advocates who are willing to visit our communities to explain their support, and offer written materials for the residents. This will also strengthen our efforts to forge stronger partnerships with these agencies.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial deviations from the 5-Year Plan or Significant Amendments / Modifications to the Five-Year Plan are any additional changes that would affect this Agency’s mission, goals, objectives, and policies as stated in the Plan.</p> <p>Significant amendments and substantial deviations/modifications to the Plan are defined as any additional changes as noted below:</p> <ol style="list-style-type: none"> 1. Changes in rent or admissions policies or organization of the waiting list; 2. Additions of non-emergency work items (items not identified in the Physical Needs Assessment reports) or change in the use of replacement reserve funds under the Capital Fund; and 3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>As part of the Rental Assistance Demonstration (RAD), RRHC is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ol style="list-style-type: none"> a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and d. Changes to the financing structure for each approved RAD conversion. <p>Any substantial deviation, and/or significant amendment /modification are subject to the same requirements as for the development/submission of the original Plan (i.e. timeframes, public notice, receiving public comments, and holding a public hearing, prior to authorizing such changes).</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? <i>(Meeting scheduled for April 2, 2024)</i></p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4

Required Submission for HUD FO Review.

(a) Did the public challenge any elements of the Plan? (unknown)

Y N

(b) If yes, include Challenged Elements.

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D. Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:
<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>

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

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

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

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

B. Plan Elements.

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

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))

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

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

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB have comments?

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

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

(a) Did the public challenge any elements of the Plan?

(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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