

# 2027 PHA Annual Plan and 2026-2030 5-Yr Action Plan

## **Section 1: Public Hearing Notice**

The attached Public Hearing Notice was published in the following locations:

Times Herald Newspaper, Arab American Newspaper, City of Dearborn Calendar, and Housing Commission webpage.

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## **Section 2: HUD-50077-CR Form**

As a Qualified PHA, the Dearborn Housing Commission is required to submit Form HUD-50077-CR annually. The attached draft is provided for public review. The final version will be signed by the Board of Commissioners following the public hearing and prior to submission to HUD.

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## **Section 3: Revised Proposed Project Plan**

See attached.

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## **Section 4: 2025–2029 Strategic Progress Report**

The Dearborn Housing Commission (DHC) remains dedicated to the proactive management and strategic revitalization of our housing assets. Over the initial years of our 2025–2029 Five-Year Plan, we have strategically focused our Capital Fund Program (CFP) resources on critical mechanical infrastructure that has reached the end of its design life expectancy. Following a 2025 CFP grant allocation of \$846,411.00, and in anticipation of a conservative 2026 budget of \$850,000, the Commission has prioritized life-safety modernizations to ensure service continuity for all residents.

A primary focus for the 2025 grant cycle is the total replacement of the heat boilers and make-up air (MUA) systems at Townsend Towers. We have successfully engaged an engineering firm to develop precise design specifications, with installation projected to begin in mid-May 2026 and reach completion by the end of summer 2026. This ensures the facility will be fully operational for the Winter 2026 heating season. Additionally, the DHC has initiated the procurement process for fire pump control replacements, with plans to finalize installation contracts within the 2026 calendar year.

Due to the ongoing national budgetary uncertainty regarding 2026 federal appropriations, the DHC has adopted a conservative fiscal posture for its upcoming project cycle. To ensure there is no interruption to these critical life-safety modernizations, the DHC is prepared to utilize its Operating Fund flexibilities or available reserves should the final CFP grant award fall below our projected needs. This commitment ensures that the health and safety of our residents remain protected regardless of fluctuations in federal funding levels.

Due to a strategic realignment following a 2024 funding recapture, the DHC has re-prioritized its upcoming grant years to address essential safety needs. This shift in fiscal strategy necessitated the deferral of non-emergency elevator replacements at Kennedy Plaza and Sisson Manor originally slated for 2026. Instead, resources will be concentrated on replacing Domestic Hot Water Boilers across all three major complexes, as well as a partial Fire Pump replacement at Kennedy Plaza. These adjustments reflect the DHC's unwavering commitment to prioritizing emergency infrastructure and resident safety to maintain high-quality, reliable housing for the Dearborn community.

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Copies of the proposed plans are available at the Dearborn Housing Commission's Main office located at Kennedy Plaza, 5111 Bingham, Dearborn, Michigan 48126 for public review. Member's of the public may also request an electronic copy or ask questions regarding the plan by calling (313) 943-2391 or emailing [helkhatib@dearborn.gov](mailto:helkhatib@dearborn.gov)

WRITTEN COMMENTS can be submitted during the 45-day public comment period on the proposed plan from 8:00 A.M. - 5:00 P.M. on January 31<sup>st</sup>, 2026 through March 17<sup>th</sup>, 2026. A public hearing will be conducted on Monday, March 23<sup>th</sup>, 2026 at 11:00 AM in the Dearborn DAC Conference Room 1B at 16901 Michigan Ave, Dearborn, MI 48126.

Individuals with disabilities who require special accommodations, auxiliary aids or services to respond to this notice should contact the Dearborn Housing Commission at (313) 943-2391. A one-week advanced notice is required.

Hisham Elkhatib  
Executive Director/Secretary  
Dearborn Housing Commission

Publish: January 31st, 2026



**AFFIDAVIT OF PUBLICATION**

39949 Garfield Rd., Suite D, Clinton Twp., MI 48038

DEARBORN HOUSING COMMISSION  
16901 MICHIGAN AVE STE 9  
DEARBORN, MI 48126

**STATE OF MICHIGAN  
COUNTY OF WAYNE**

The undersigned, **NOELLE KLOMP** being duly sworn he/she is the principal clerk of **News Herald Classified**, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

**March 2026 PHA Annual Plan**

**Published in the following edition(s)  
News Herald Classified: 1 Feb 2026**

Signature of Principle Clerk

**Noelle Klomp**

Name of Principle Clerk

*Sworn to and subscribed before me this 1 Feb 2026,*

Notary Public, State of Michigan  
Acting in Oakland County

JENNIFER A MOSHER  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires August 29, 2029  
Acting in the County of \_\_\_\_\_

**Advertiser Name / ID: DEARBORN HOUSING COMMISSION / 259589 - Ad ID: 21864-118491 - PO: - Affidavit ID: 1251**



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Hisham Elkhatab  
Executive Director/Secretary Dearborn Housing Commission

Publish: Feb 1, 2026

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## **AFFIDAVIT OF PUBLICATION**

**City Of Dearborn**  
16901 Michigan Ave.  
Dearborn , MI 48126


**State of Michigan**  
**County of Wayne**

**Attention: Azizah Jamil**

The undersigned Osama A. Siblani being duly sworn the publisher of The Arab American News and Sada Alwatan, [www.arabamericannews.com](http://www.arabamericannews.com), [sadaalwatan.com](http://sadaalwatan.com), a bilingual (Arabic and English) weekly publication that disseminate information in both languages to the local community or transmit news and intelligence of a general character, which is a duly qualified newspaper. The annexed here to is a copy of certain order, notice, announcement, publication or advertisement of:

The CITY OF DEARBORN  
Published in the following edition(s): Issue 2085, dated January 31, 2026

Sworn to the subscribed before me this January 31, 2026

  
Notary Public, State of Michigan  
Acting in Wayne County

S. KAY BROWN  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Aug 18, 2027  
ACTING IN COUNTY OF *Wayne*

### **ADVERTISEMENT INFORMATION:**

**PUBLIC NOTICE FOR DEARBORN HOUSING COMMISSION PUBLIC HEARING.**  
Published in issue 2085, dated January 31, 2026 Arabic section.

## إشعار عام

### إشعار بـجلسة استماع

تعلن لجنة إسكان ديربورن (Dearborn Housing Commission) أنها ستعقد جلسة استماع عامة بشأن خطتها السنوية لهيئة الإسكان العام لسنة 2027 (PHA Annual Plan 2027) وخطة العمل الخمسية لبرنامج صندوق رأس المال (CFP 5-Year Action Plan 2026-2030) للفترة 2026-2030. وذلك لإتاحتهما للمراجعة العامة.

كما ستعقد جلسة استماع عامة بشأن الخطة السنوية لهيئة الإسكان العام لسنة 2027. والتي تشمل الفترة المالية الممتدة من 1 أكتوبر 2026 إلى 30 سبتمبر 2027، والتي تصف الأنشطة والبرامج والموارد التي تؤثر على عمليات اللجنة، وذلك وفقاً لما هو مطلوب من قبل وزارة الإسكان والتنمية الحضرية الأمريكية U.S. Department of Housing and Urban Development.

تتوفر نسخ من الخطط المقترحة للاطلاع العام في المكتب الرئيسي للجنة إسكان ديربورن الكائن في كينيدي بلازا، على العنوان التالي: 5111 شارع بينغهام، ديربورن، ميشيغن 48126

كما يمكن لأفراد الجمهور طلب نسخة إلكترونية أو طرح أسئلة تتعلق بالخطة عبر الاتصال على الرقم: (313) 943-2391 أو عبر البريد الإلكتروني: [helkhatib@dearborn.gov](mailto:helkhatib@dearborn.gov)

يمكن تقديم التعليقات الخطية خلال فترة التعليق العام التي تمتد 45 يوماً على الخطة المقترحة، من الساعة 8:00 صباحاً حتى 5:00 مساءً، وذلك اعتباراً من 31 يناير 2026 وحتى 17 مارس 2026. وستعقد جلسة الاستماع العامة يوم الاثنين الموافق 23 مارس 2026، الساعة 11:00 صباحاً في قاعة الاجتماعات رقم 1B ضمن مركز ديربورن الإداري، على العنوان التالي: 16901 شارع ميشيغن، ديربورن، ميشيغن 48126

على الأفراد من ذوي الإحتياجات الخاصة الذين يحتاجون إلى تسهيلات خاصة أو وسائل مساعدة إضافية أو خدمات للاستجابة لهذا الإشعار، التواصل مع لجنة إسكان ديربورن على الرقم 313.943.2391 بشرط تقديم إشعار مسبق قبل أسبوع واحد على الأقل.

هشام الخطيب  
المدير التنفيذي / السكرتير  
لجنة إسكان ديربورن

تاريخ النشر: 31 يناير 2026

## **AFFIDAVIT OF PUBLICATION**

**City Of Dearborn**  
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Dearborn , MI 48126


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**County of Wayne**

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COUNTY OF WAYNE  
MY COMMISSION EXPIRES Aug 16, 2027  
ACTING IN COUNTY OF *Wayne*

### **ADVERTISEMENT INFORMATION:**

**PUBLIC NOTICE FOR DEARBORN HOUSING COMMISSION PUBLIC HEARING.**  
Published in issue 2085, dated January 31, 2026 English section.

## PUBLIC NOTICE

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**Hisham Elkhatib**  
Executive Director/Secretary Dearborn Housing Commission

Published: January 31, 2026

**Civil Rights Certification**  
**(Qualified PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB Approval No. 2577-0226**  
**Expires: 09/30/2027**

**Civil Rights Certification**

**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning \_\_\_\_\_, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:		Name of Board Chairperson:	
Signature:	Date:	Signature:	Date:

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to collect 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.

**2025-2029 Proposed 5-Year PHA Plan-Federal/Housing Commission Properties (Estimated Funding & Construction Costs) Revised 1/30/26**

2025	Revised 2025	2026	Revised 2026	2027	Revised 2027	2028	Revised 2028	2029	Revised 2029
<b>Townsend Towers</b> Replace Boilers (Heat) \$400,000 <del>Mechanical Controls \$50,000</del> MUA Louvers \$50,000 <del>Parking Lot Lighting \$50,000</del>	<b>Townsend Towers</b> Replace Boilers (Heat) & MUA Louvers \$517,000  Fire Pumps & Controls (2024) \$ 250,000	<b>Townsend Towers</b> <del>Replace Air Handler \$15,000</del>	<b>Townsend Towers</b> Replace Domestic Hot Water Boilers \$85,000	<b>Townsend Towers</b>	<b>Townsend Towers</b>	<b>Townsend Towers</b> <del>Thermostat Upgrades \$30,000</del> <del>Exhaust Fan/Vents Clear Out \$100,000</del> <del>Replace Domestic Hot Water Boilers \$85,000</del> <del>Begin Unit Bath Reno \$100,000</del>	<b>Townsend Towers</b>	<b>Townsend Towers</b> Complete Unit Bathroom Renovations \$330,000  Replace Balcony Screen Doors \$80,000	<b>Townsend Towers</b> TBD
<b>Kennedy Plaza</b> <del>Mechanical Controls \$30,000</del> <del>Replace Air Handler \$50,000</del>		<b>Kennedy Plaza</b> <del>Elevator Modernization \$400,000</del>	<b>Kennedy Plaza</b> Replace Domestic Hot Water Boilers \$85,000  Replace Boilers (Heat) \$420,000  Begin Fire Pumps & Controls (2024) \$90,000	<b>Kennedy Plaza</b> <del>Replace Boilers (Heat) \$420,000</del>	<b>Kennedy Plaza</b> Fire Pumps & Controls (2024) \$130,000	<b>Kennedy Plaza</b> <del>Thermostat Upgrades \$70,000</del> <del>Exhaust Fan/Vents Clear Out \$125,000</del> <del>Replace Domestic Hot Water Boilers \$85,000</del>	<b>Kennedy Plaza</b> Elevator Modernization \$405,000	<b>Kennedy Plaza</b> Unit Bathroom Renovations \$480,000	<b>Kennedy Plaza</b> TBD
<b>Sisson Manor</b> <del>Replace Air Handler \$25,000</del> <del>Mechanical Controls \$50,000</del> <del>Parking Lot Lighting \$50,000</del>		<b>Sisson Manor</b> <del>Elevator Modernization \$400,000</del>	<b>Sisson Manor</b> Replace Domestic Hot Water Boilers \$85,000	<b>Sisson Manor</b> Replace Boilers (Heat) \$420,000	<b>Sisson Manor</b> Replace Boilers (Heat) \$455,000  Fire Pumps & Controls (2024) \$230,000	<b>Sisson Manor</b> <del>Thermostat Upgrades \$80,000</del> <del>Exhaust Fan/Vents Clear Out \$130,000</del> <del>Replace Domestic Hot Water Boilers \$85,000</del>	<b>Sisson Manor</b> Elevator Modernization \$410,000	<b>Sisson Manor</b> <del>Begin Unit Bathroom \$40,000</del> Renovations	<b>Sisson Manor</b> TBD
1406-Operations \$100,000 (not to exceed 20%)	1406-Operations \$0	1406-Operations \$100,000 (not to exceed 20%)	1406-Operations \$0	1406-Operations \$125,000 (not to exceed 20%)	1406-Operations \$0	1406-Operations \$125,000 (not to exceed 20%)		1406-Operations \$125,000 (not to exceed 20%)	1406-Operations
Fees & Costs \$95,000 (not to exceed 10%) 1480-A/E Fees	Fees & Costs \$79,411 1480-A/E Fees	Fees & Costs \$100,000 1480-A/E Fees	Fees & Costs \$85,000 1480-A/E Fees	Fees & Costs \$100,000 1480-A/E Fees	Fees & Costs \$85,000 1480-A/E Fees	Fees & Costs \$110,000 1480-A/E Fees	Fees & Costs \$85,000 1480-A/E Fees	Fees & Costs \$100,000 1480-A/E Fees	Fees & Costs \$85,000 1480-A/E Fees
<b>Total CFP Funding TOTAL \$846,411.00</b>	<b>Total CFP Awarded TOTAL \$846,411.00</b>	<b>Est CFP Funding TOTAL \$850,000</b>	<b>Est CFP Funding TOTAL \$850,000</b>	<b>Est CFP Funding TOTAL \$1,065,000</b>	<b>Est CFP Funding TOTAL \$900,000</b>	<b>Est CFP Funding TOTAL \$1,125,000</b>	<b>Est CFP Funding Total \$900,000</b>	<b>Est CFP Funding TOTAL \$1,155,000</b>	<b>Est CFP Funding TOTAL \$925,000</b>