

DEARBORN  
HOUSING  
COMMISSION

**5 Year PHA Plan  
& Capital Fund Projects  
2025 – 2029**

**Dearborn Housing Commission**  
**Board of Commissioners**

Hisham Elkhatib

Amanda Bright-McClanahan

Joseph Murray

Youssef Sukkarie

Timothy Supinger, Executive Director

# Form 50075-5Y

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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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.

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p> <b>PHA Name:</b> Dearborn Housing Commission      <b>PHA Code:</b> MI003  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 10/2024  <b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2024-2028  <b>Plan Submission Type</b>    <input checked="" type="checkbox"/> 5-Year Plan Submission    <input type="checkbox"/> Revised 5-Year Plan Submission                 </p> <p> <b>Availability of Information.</b> 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 the 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> <b>How the public can access this PHA Plan:</b> Copies of the PHA Plan are available at the following locations: • 5111 Bingham, Dearborn MI 48126 • 7000 Freda, Dearborn MI 48126 • 1515 Mason, Dearborn MI 48124 • Requests can be sent to: Timothy Supinger or tsupinger@dearborn.gov                 </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)                 </p> <table border="1" data-bbox="178 808 1502 861"> <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> </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						
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<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>														
<b>B.1</b>	<p> <b>Mission.</b> 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> <b>The Dearborn Housing Commission's primary mission is to provide for the administration of housing programs and the maintenance of decent, safe, and sanitary properties in a manner that promotes serviceability, efficiency, and the improved social well-being of households such as programs were intended to serve. DHC partners with community supportive service providers to meet the needs of residents.</b> </p>														
<b>B.2</b>	<p> <b>Goals and Objectives.</b> 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> <b>Goal #1:</b> Strengthen community partnerships with local agencies to enhance supportive services • With the assistance of our Ross Grant Coordinator the needs of residents will be assessed and they will be connected with resources to meet their needs. • DHC will be an active member in the Out-Wayne County Continuum of Care (CoC). • DHC will partner with community organizations such as the Arab American Center for Economic and Social Services for services • DHC will provide on-site and off-site events and activities to improve their well-being. <b>Goal #2:</b> Ensure equal opportunity for all • Continue to ensure equal opportunity and affirmatively further fair housing. • Continue to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, familial status, gender identity, sexual orientation, and disability. • Online accessibility of applications and forms <b>Goal #3:</b> Increase training opportunities for staff • Fair Housing Training all occupancy and maintenance staff • Public Housing Manager Training • DHC Maintenance staff will obtain NSPIRE training • Public Housing Authority Board of Commissioners Training for new commissioners                 </p>														
<b>B.3</b>	<p> <b>Progress Report.</b> 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> <b>Capital Projects included in the previous 5-year plan have been addressed as funding has allowed, or have been carried forward into the current 5-Year Plan. The Capital Projects which have been completed or are in progress include:</b> • Apartment Entry Door Replacement • Hallway Renovations • Repair Apartment Stress Cracks • Shut-Off Valve Replacements • Parking lots resurfacing (in progress) • Building Roof replacements (in progress) <b>Goal:</b> Expand the supply of assisted housing One objective for this goal was to reduce the vacancy turnaround to 20 days or less. To reach our goal, we now internalize custodial tasks and vacant unit preparation. We have hired one custodian per building to work with the maintenance manager to reduce vacant unit turnaround. This has significantly reduced the number of days a vacant unit stays unoccupied. Also, occupancy staff has moved into the apartment complex which has further enhanced coordination between occupancy and maintenance staff. With occupancy staff located in the buildings, they are more up-to-date on which vacancies are upcoming and can be proactive in preparing leases for those units. <b>Goal:</b> Improve the quality of assisted housing and provide an improved living environment. The Dearborn Housing Commission is currently a standard-performing agency and we aim to become a high-performer agency. Our current occupancy rate is 97% and staff will continue to monitor and maintain an occupancy rate over 96%. The Dearborn Housing Commission had applied for an elderly-only designation. Currently, only Kennedy Plaza is an elderly-only designated building. The elderly-only designation had expired for Townsend Towers and Sisson Manor and therefore are available for occupancy by elderly, handicapped, and disabled households. This change has provided the DHC an opportunity to assist more low-income households. <b>Goal:</b> Promote self-sufficiency and asset development of assisted households The Dearborn Housing Department has procured a new vehicle with 16-person seating and 2 strap-in areas for wheelchairs. The vehicle is used to transport residents to local shopping venues, and special events, supporting accessibility and community engagement. For many residents, bus transportation is their only means of transportation. Also, the City of Dearborn with the participation of Smart Flex offers affordable transportation for residents for scheduled appointments, shopping, and employment. This provides residents with the opportunity to stay active and self-sufficient. The DHC has partnered with a local instructor to provide exercise classes at each building. The instructor tailors the classes to residents' capabilities. A partnership with the Dearborn Public Library provides on-site service for checking out books, audiobooks, and videos with the assistance of a librarian. This program also allows access to online library services for residents. The DHC was awarded a ROSS Grant in 2023 and has a ROSS Grant Coordinator on staff to assist residents in obtaining services from other outside sources.                 </p>														
<b>B.4</b>	<p> <b>Violence Against Women Act (VAWA) Goals.</b> 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>See VAWA Attachment</p>														
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>														
<b>C.1</b>	<p> <b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.                 </p> <p> <b>The Dearborn Housing Commission may occasionally modify or amend the PHA Plan as a result of changes in needs, funding, and goals. The Commission shall consider the following actions to be significant amendments or modifications:</b> • Changes to rent or admissions policies or organization of the waiting list; • 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; • Additions of new activities not included in the current PHA Plan; and • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities, and • An exception to this definition shall be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD • An exception to this definition will be made for the addition of work items (including emergency work items) added each year to the rolling base in Year 5 of the 5-Year Action Plan (form HUD-50075.2) resulting from additional annual funding, if any, under the Capital Fund Program. Should the events outlined above occur, the Dearborn Housing Commission staff shall meet with and consult the current Resident Advisory Board regarding the revision minutes or notes from such meeting, publish the notice of modified plan for the required public comment period, conduct the required public hearing on the proposed revision, and adopt the revised Plan by way of regular or special meetings of the Dearborn Housing Commission.                 </p>														

C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?                  Y <input checked="" type="checkbox"/> N <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  <b>Residents from Kennedy Plaza, Sisson Manor, and Townsend Towers attended the RAB Meeting held on 6/20/24. The residents were supportive of the new capital projects. One concern that was shared was regarding the elevators at Sisson Manor and Kennedy Plaza. Residents would like to see new elevators installed as there have been issues causing inconveniences to the residents. The DHC will evaluate if upgrades or complete modernization will be the best fit to address their needs. Elevator Modernization at Kennedy Plaza and Sisson Manor has been added to the 2026 Capital Fund Plan.</b></p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p>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.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?                  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
D.1	<p><b>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.)</b></p> <p>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.</p>

**Form identification:** MI003-Dearborn Housing Commission form HUD-50075-5Y (Form ID - 508) printed by Azizah Jamil in HUD Secure Systems/Public Housing Portal at 07/01/2024 11:21AM EST

# **2025-2029 Project List**



**Public Hearing Sign- In Sheet**  
**Held on June 18th, 2024**

**2025-2029 PHA Plan and Capital Fund Plan**

**Public Hearing**

**Agenda**

**Tuesday, June 18<sup>th</sup>, 2024**

1. Welcome
2. Overview of Process and HUD Requirements
  - a. New PHA 5 Year Plan Effective 10/1/2024-9/30/2029
3. Discussion/Q & A
  - a. Discussion of Green Physical Needs Assessment & Energy Audit (GPNA)
  - b. Discussion of status of previous 5 Yr Plan Projects
  - c. Discussion of proposed Capital Projects and resident priorities
  - d. Additional work or items during the comment period
4. Close



**Sign In Sheet for  
Resident Advisory Board Meeting  
Held on June 20<sup>th</sup>, 2024**

**2025-2029 PHA Plan and Capital Fund Plan**

**Resident Advisory Group Meeting**

**Agenda**

**Thursday, June 20<sup>th</sup>, 2024**

1. Welcome
2. Overview of Process and HUD Requirements
  - a. New PHA 5 Year Plan Effective 10/1/2024-9/30/2029
3. Discussion/Q & A
  - a. Discussion of Green Physical Needs Assessment & Energy Audit (GPNA)
  - b. Discussion of status of previous 5 Yr Plan Projects
  - c. Discussion of proposed Capital Projects and resident priorities
  - d. Additional work or items during the comment period
4. Close

**Dearborn Housing Commission – Resident Advisory Board Meeting**

**2025-2029 5-Year PHA Plan and Capital Fund Plan**

**June 20<sup>th</sup>, 2024 4:00PM**

**Location: 5111 Bingham, Dearborn MI**

Name	Bldg/Apt#	Phone
Youssef Sukkarie	Townsend Towers #405	(617) 678-9341
NARAH Oweis	Kenedy Plaza #114	313 485 9086
MUNA BADIWI	TOWNSEND TOWERS	(313) 970-2200
KATM BAZZI	SISSON	313-456-5966
Darryl Smith	SISSON	(734) 486-1241

**Certification by Local Official of PHA  
Plans Consistency with the Consolidated  
or State Consolidated Plan  
HUD 50077 – SL**

**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Abdullah Hammoud, the Mayor  
*Official's Name Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal  
 year \_\_\_\_\_ of the Dearborn Housing Commission is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
 Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


City of Dearborn, Michigan  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
 State Consolidated Plan.

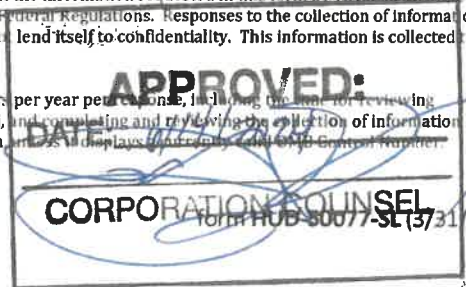
The PHA Five-Year Plan for the period Oct 1, 2024 to September 30, 2029 is consistent in all  
 material aspects (as defined at 24 CFR 91.510©) with the City of Dearborn's Housing and  
 Community Development Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will  
 prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Abdulla H. Hammoud	Title: Mayor, City of Dearborn
Signature: 	Date: 6/14/2024

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. This information is collected to  
 ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
 instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
 may not collect this information, and respondents are not required to complete this form, unless it displays the following control number:



# **Civil Rights Certification**

**50077-CR**

**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 3/31/2024

**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 October 1, 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency 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.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.



Dearborn Housing Commission

MI003

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Timothy Supinger	Name of Board Chairperson: Hisham Elkhatib
 Signature	 Signature
06/18/2024 Date	06/19/2024 Date

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. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.