

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	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, including changes to these policies, 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-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p>PHA Name: _____ FERNDALE HOUSING COMMISSION _____ PHA Code: __MI096__</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): __01/2022__</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units __168__ Number of Housing Choice Vouchers (HCVs) __975__ Total Combined Units/Vouchers __1143__</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <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></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:																							
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> X Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> X Financial Resources.</p> <p><input checked="" type="checkbox"/> X Rent Determination.</p> <p><input checked="" type="checkbox"/> X Operation and Management.</p> <p><input checked="" type="checkbox"/> X Grievance Procedures.</p> <p><input checked="" type="checkbox"/> X Homeownership Programs.</p> <p><input checked="" type="checkbox"/> X Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> X Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> X Pet Policy.</p> <p><input checked="" type="checkbox"/> X Asset Management.</p> <p>X <input type="checkbox"/> Substantial Deviation.</p> <p>X <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Added additional detail to the definitions of substantial deviation and significant amendment, and included additional examples.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. The Ferndale Housing Commission operates a single development consisting of two apartment buildings and scattered site single family homes totaling 166 dwelling units. We have established comprehensive policies that govern fair housing, equal opportunity, deconcentration, eligibility, selection and admissions within our Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Administrative Plan for the Housing Choice Voucher Program. Both of those documents are available on our website or in our office.</p> <p>We will affirmatively market our public housing units to all eligible income groups, and we will not steer lower income residents to lower income developments or higher income residents to higher income developments. We may utilize incentives or other supports to enable families whose income classification would help meet deconcentration goals. For example, providing transportation support or other assistance to make a higher income area accessible to a lower income family.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> X Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> X Mixed Finance Modernization or Development.</p> <p>X <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> X Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p>X <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> X Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> X Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> X Non-Smoking Policies.</p> <p>X <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> X Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><i>Demolition or Disposition</i></p> <p>The PHA intends to apply for Section 18 disposition of some or all the scattered site units in its portfolio. This will be accomplished in phases to minimize any displacement. We may begin with a de minimum disposition of up to five vacant scattered site units. All proceeds would be used for either development of replacement low-income assisted affordable housing, or for modernization of existing public housing units.</p> <p><i>Conversion of Public Housing</i></p> <p>The PHA previously submitted application to voluntarily convert to project-based assistance under RAD. We received a CHAP but subsequently withdrew our application. We plan to revisit our public housing conversion plans in the coming year and intend to</p>

	<p>convert one or both buildings in the portfolio through a RAD/SAC blend that would include project basing a portion of the units in accordance with established guidelines. Depending on the outcome of a capital needs assessment, the PHA will either use RAD or Section 18, or other programs or strategies as may better suit our organizational goals, to convert the other building in the portfolio.</p> <p>These conversion activities will not reduce the number of units available for low-income housing, however some transfer of assistance from scattered site properties to expanding or newly building multi-family units may result.</p> <p>We are not under any voluntary compliance agreement or other order or decree, or judicial or administrative rules or decision. We certify that the RAD application and conversion process will comply with all applicable site selection and neighborhood review standards, and that we will follow all appropriate procedures. We estimate up to \$100,000 of capital funds may be used to facilitate RAD conversion.</p> <p><i>Project-Based Vouchers</i></p> <p>We plan to provide up to eight project-based vouchers for a new low-income affordable housing development in the City of Ferndale. These new project-based vouchers comply with goals, civil right requirements, Housing Quality Standards (HQS) and deconcentration standards as set forth in the PHA Plan and other agency policies governing eligibility, selection, and admissions. Additional assisted units in the City of Ferndale and Oakland County helps to decentralize the use of FHC HCV's from Wayne County/Detroit.</p>
<p>B.3 Progress Report.</p>	<p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Ferndale Housing Commission meets annually to revisit, update, modify, and measure progress on its strategic plan. See that document for details.</p>
<p>B.4 Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>	<p>MI096 HUD Form 50075.2 approved 04/02/2018</p>
<p>B.5 Most Recent Fiscal Year Audit.</p>	<p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> X</p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1 Resident Advisory Board (RAB) Comments.</p>	<p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> X</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2 Certification by State or Local Officials.</p>	<p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p>	<p><u>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> X</p> <p>If yes, include Challenged Elements.</p>				
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> X <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>					
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</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> <table border="1" data-bbox="154 1241 1421 1696"> <tr> <td data-bbox="154 1241 1421 1283"> <p>Fair Housing Goal:</p> </td> </tr> <tr> <td data-bbox="154 1283 1421 1325"> <p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p> </td> </tr> <tr> <td data-bbox="154 1325 1421 1696"> <p>The Ferndale Housing Commission examines its programs and proposed programs to identify any impediments to fair housing choice. If impediments are identified, we address them as quickly and reasonably as possible. We work closely with other jurisdictions to affirmatively further fair housing and assure this annual plan is consistent with the applicable Consolidated Plan(s).</p> </td> </tr> </table> <table border="1" data-bbox="154 1717 1421 1759"> <tr> <td data-bbox="154 1717 1421 1759"> <p>Fair Housing Goal:</p> </td> </tr> </table>	<p>Fair Housing Goal:</p>	<p><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></p>	<p>The Ferndale Housing Commission examines its programs and proposed programs to identify any impediments to fair housing choice. If impediments are identified, we address them as quickly and reasonably as possible. We work closely with other jurisdictions to affirmatively further fair housing and assure this annual plan is consistent with the applicable Consolidated Plan(s).</p>	<p>Fair Housing Goal:</p>
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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

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

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual 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-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

HOPE VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.505) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03.](#) (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the 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 §903.13(c), 24 CFR §903.19)

C.2 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

D. Affirmatively Furthering Fair Housing (AFFH).

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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.

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.



Annual PHA Plan Fiscal Year Beginning 01/01/2022

The Ferndale Housing Commission 5-Year and Annual Plan are available on the website www.ferndalehousing.com and in person at the central business office during regular business hours at 415 Withington, Ferndale, Michigan

Email info@ferndalehousing.com or call (248) 547-9500 if you need help reviewing the documents. We can provide it in a larger font, print it in a different language or offer alternatives that would help you with your review.

PLAN ELEMENTS:

1. Statement of Housing Needs and Strategy for Addressing Needs

Based on the Wayne, Oakland and Macomb Counties' most recent Consolidated Plans, the housing needs for families under 30% Area Median Income (AMI) are a significant challenge for the region. Families under 30% AMI are considered "extremely low income" (ELI). Data is shown for this vulnerable group as well as the elderly population, with data on cost burden further detailed by race.

Extremely Low-Income Families and Housing Cost Burden by County

	Total Households	Total ELI Renter Households (Under 30% AMI)	% of Pop = ELI Renter Household	ELI Renter with 1+ Housing Problems*	% ELI Renters with 1+ Housing Problems*	# of Cost Burdened ELI Renters	% of Cost Burdened ELI Renters
Wayne	309,373	22,259	7.2%	19,521	87.7%	17,888	91.6%
Oakland	499,617	25,620	5.1%	22,405	87.5%	21,315	95.1%
Macomb	252,757	12,408	4.9%	11,309	91.1%	10,594	93.7%
TOTAL	1,061,747	60,287	5.7%	53,235	88.3%	49,797	93.5%

*Substandard housing, overcrowded, or cost-burdened

Housing Cost Burden for the Elderly, by County

	% of Pop Over Age 62	% Cost Burdened Over Age 62
Wayne	33%	12%
Oakland	33%	10%
Macomb	32%	11%

Housing Cost Burden by Race, by County

	% OF POPULATION COST BURDENED BY RACE (Over 30% spent on housing)		
	White	African American	Other
Wayne	27%	44%	27%
Oakland	25%	40%	24%
Macomb	30%	48%	31%

Our HCV program serves families in Wayne, Oakland, and Macomb counties. Our Public Housing properties are all located in the City of Ferndale in Oakland County. The vast majority of families served by FHC in both Public Housing and the Housing Choice Voucher (HCV) programs have extremely low income, 76% and 80% respectively.

The data from the consolidated plans shows the vast majority (93.5%) of ELI families renting in Southeast Michigan, across all three counties, are cost burdened regarding housing costs. Further, a significant majority (88%) are experiencing one or more housing problems, with nearly all of those (94%) attributable to being cost burdened (rather than substandard housing or overcrowding.)

The elderly population is cost burdened at a much lower rate as compared to ELI families, and African American families are cost burdened at a significantly higher rate than white families or those of “other” race/ethnicity. This is consistent across counties.

In response to these ongoing needs, the Ferndale Housing Commission will continue to focus its efforts to reduce the housing cost burdens of extremely low-income families.

Two key areas of focus in this regard are access to existing affordable rental units and expanding the availability of affordable housing stock through new development. To improve access, we will continue to utilize the highest payment standards available to position our families to successfully search for and secure units in all areas of the tri-county region. We will also continue with landlord education and recruitment efforts, as well as advocacy for prohibition of source of income discrimination.

Regarding development and expansion of affordable housing, we will continue our efforts to modernize and reposition our public housing units, with the intention to partner with others expand new offerings through Southeast Michigan.

2. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

The Ferndale Housing Commission operates a single development consisting of two apartment buildings and scattered site single family homes total 166 dwelling units. We have established comprehensive policies that govern fair housing, equal opportunity, deconcentration, eligibility, selection and admissions within our Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Administrative Plan for the Housing Choice Voucher Program. Both of those documents are available on our website or in our office.

We will affirmatively market our public housing units to all eligible income groups, and we will not steer lower income residents to lower income developments or higher income residents to higher income developments. We may utilize incentives or other supports to enable families whose income classification would help meet deconcentration goals. For example, providing transportation support or other assistance to make a higher income area accessible to a lower income family.

3. Financial Resources

The Ferndale Housing Commission receives funds from HUD to operate both the Public Housing Program (Operational and Capital Funds) and the Housing Choice Voucher Program (Housing Assistance Payments and Administrative Fees.) In addition to those funds, we receive rent payments from families in our Public Housing Program, and additional grant funding when available. At present, we receive a "ROSS Grant" (Resident Opportunity and Self-Sufficiency) to support our work with Public Housing families. We also received additional funding through the CARES Act to assist with additional costs associated with COVID safety, and the increased costs of HAP that resulted from unprecedented economic impacts from the pandemic. Lastly, we seek grant funding through other sources, such as the Ferndale Community Foundation.

4. Rent Determination

We have established comprehensive policies that govern rent determination in both programs, including Public Housing flat rents and minimum rents, and the family rent contributions and payment standards used in the HCV program. Reference our Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Administrative Plan for the Housing Choice Voucher Program for details. Both of those documents are available on our website or in our office.

5. Operation and Management

In addition to our Public Housing Admissions and Continued Occupancy Policy (ACOP), FHC utilizes a Resident Handbook and Maintenance Plan that establish additional standards and rules about how our properties are managed and operated. Those documents are reviewed regularly. When substantial updates or changes are needed,

we work closely with residents to obtain input and feedback prior to implementation. Both are provided to residents at the time of move-in and are publicly available on our website.

6. Grievance Procedures

We have established comprehensive grievance procedures for both programs, including informal reviews and formal hearings for applicants and program participants. Reference our Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Administrative Plan for the Housing Choice Voucher Program for details. Both of those documents are available on our website or in our office.

7. Homeownership Programs

FHC does not currently operate any homeownership programs under Section 5h, Section 32, Section 8y, or HOPE I.

8. Community Service and Self Sufficiency Programs

We have established community service policies and procedures. Reference our Public Housing Admissions and Continued Occupancy Policy (ACOP) for details.

9. Safety and Crime Prevention

The Resident Handbook contains information about safety rules and crime prevention at FHC properties. FHC Public Housing is located within the City of Ferndale and is as safe as any neighborhood in the greater Ferndale community. We work hard to create a strong sense of community among residents in our buildings, as well as around the neighborhood. We encourage residents to take an active role in partnering with us to create a safe, welcoming, and secure home environment.

In addition to our security measures such as camera systems and door security, we promote resident safety awareness through monthly resident meetings and annual educational programs by the Fire Marshall and Community Policing Officer. FHC monitors safety ongoing through regular incident reports from police and fire. We engage with other entities such as the Oakland County Prosecutor's Office to provide programming on on-line security for seniors, Oakland County Mediation Center on conflict resolution techniques, and the Police Department's Citizen's Academy. We utilize our staff Social Worker for specific victim needs.

10. Pet Policy

Our Pet Policies address service and assistance animals, general pet policies, and pet deposits and fees. Reference our Public Housing Admissions and Continued Occupancy Policy (ACOP) and the lease addendum on pets for details. Both are available online and each resident receives and signs for the lease addendum.

11. Asset Management

The FHC Board sets annual budgets and long-term operating and capital plans for future rehabilitation, modernization, disposition and repositioning of the public housing inventory. The board relies upon physical needs assessments and other studies to create its plans. The board reviews and modifies plans through its strategic planning and budgeting process.

12. Substantial Deviation

PHAs are required to define and adopt their own standards of substantial deviation from the 5- year plan and significant amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation [24 CFR Part 903.7(r)].

The Ferndale Housing Commission shall utilize the following definition, "Substantial Deviation or significant amendments or modifications are defined as discretionary change in the plans or policies of the Housing Commission that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners."

A substantial deviation includes any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Ferndale Housing Commission's strategic goals or mission as identified in the five-year plan, or a change in the planned or actual use of federal funds that exceeds 20% of the annual program budget for combined public housing activities to include the Capital Fund Program. This includes elimination or major changes in any activities proposed, or policies provided in the agency plan that would significantly affect services or programs provided residents.

This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

13. Significant Amendment/Modification

PHAs are required to define and adopt their own standards of substantial deviation from the 5- year plan and significant amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation [24 CFR Part 903.7(r)].

The Ferndale Housing Commission shall utilize the following definition, "Substantial Deviation or significant amendments or modifications are defined as discretionary change in the plans or policies of the Housing Commission that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners."

This includes changes of a sufficient nature to the Section 8 Administration Plan or the Public Housing Admissions and Continued Occupancy Policy such as rent or admissions policies, waiting list organization, or elimination or major changes in activities or policies that would significantly affect services or programs provided residents which are not required by federal regulatory requirements.

Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals are considered by HUD to be significant amendments to the CFP 5-year Action Plan based on the Capital Fund Rule.

This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

NEW ACTIVITIES:

The Ferndale Housing Commission meets annually to revisit, update, and modify its strategic plan. See that document for more information. In addition to the goals set in its strategic plan, below are new activities identified in the HUD Annual Plan form.

Demolition or Disposition

The PHA intends to apply for Section 18 disposition of some or all the scattered site units in its portfolio. This will be accomplished in phases to minimize any displacement. We may begin with a de minimus disposition of up to five vacant scattered site units. All proceeds would be used for either development of replacement low-income assisted affordable housing, or for modernization of existing public housing units.

Conversion of Public Housing

The PHA previously submitted application to voluntarily convert to project-based assistance under RAD. We received a CHAP but subsequently withdrew our application. We plan to revisit our public housing conversion plans in the coming year and intend to convert one or both buildings in the portfolio through a RAD/SAC blend that would include project basing a portion of the units in accordance with established guidelines. Depending on the outcome of a capital needs assessment, the PHA will either use RAD or Section 18, or other programs or strategies as may better suit our organizational goals, to convert the other building in the portfolio.

These conversion activities will not reduce the number of units available for low-income housing, however some transfer of assistance from scattered site properties to expanding or newly building multi-family units may result.

We are not under any voluntary compliance agreement or other order or decree, or judicial or administrative rules or decision. We certify that the RAD application and conversion process will comply with all applicable site selection and neighborhood review standards, and that we will follow all appropriate procedures. We estimate up to \$100,000 of capital funds may be used to facilitate RAD conversion.

Project-Based Vouchers

We plan to provide up to eight project-based vouchers for a new low-income affordable housing development in the City of Ferndale. These new project-based vouchers comply with goals, civil right requirements, Housing Quality Standards (HQS) and deconcentration standards as set forth in the PHA Plan and other agency policies governing eligibility, selection, and admissions. Additional assisted units in the City of Ferndale and Oakland County helps to decentralize the use of FHC HCV's from Wayne County/Detroit.

CIVIL RIGHTS CERTIFICATION:

The Ferndale Housing Commission examines its programs and proposed programs to identify any impediments to fair housing choice. If impediments are identified, we address them as quickly and reasonably as possible. We work closely with other jurisdictions to affirmatively further fair housing and assure this annual plan is consistent with the applicable Consolidated Plan(s). Certification forms are completed and submitted annually to this effect.

MOST RECENT FINANCIAL AUDIT:

There are no audit findings in the Ferndale Housing Commission's most recent audit.

PROGRESS REPORT:

The Ferndale Housing Commission meets annually to revisit, update, modify, and measure progress on its strategic plan. See that document for details.

RESIDENT ADVISORY BOARD COMMENTS:

The elected resident committees at both buildings serve as the designated Resident Advisory Board, and we also appoint residents in attendance at the annual presentation of the plan to the RAB. The presentation is made during regularly scheduled monthly resident meetings, and we also hold a separate public hearing. We meet all requirements pertaining to notifications and providing copies of materials for review.

The public comment period began September 1, 2021, through October 15, 2021. The Resident Advisory Board met October 5th and 7th at the regularly scheduled monthly resident meeting. The Annual Plan was discussed, along with other topics. No concerns, comments, or suggestions were made pertaining to the PHA 2022 Annual Plan.

CERTIFICATION BY STATE OR LOCAL OFFICIALS:

We work closely with other jurisdictions to affirmatively further fair housing and assure this annual plan is consistent with the applicable Consolidated Plan(s). Certification forms are completed and submitted annually to this effect.



415 Withington, Ferndale, MI 48220

(Phone) 248-547-9500
(Fax) 248-547-1137
(TTY) 800-545-1833 (Ext. 818)

**FERNDALE HOUSING COMMISSION
2022 ANNUAL PLAN
PUBLIC NOTICE OF
PUBLIC REVIEW PERIOD & PUBLIC HEARING**

September 1, 2021

This posting serves as Public Notice of the 45-day public review period for the Ferndale Housing Commission (FHC) 2022 Agency Plan.

A draft copy of the 2022 Agency Plan is now available for review online at www.ferndalehousing.com or at in person at 415 Withington, Ferndale, Michigan during normal business hours.

Email info@ferndalehousing.com or call (248) 547-9500 if you need help reviewing the documents. We can provide it in a larger font, print it in a different language or offer alternatives that would help you with your review.

Submit comments on the FHC 2022 Agency Plan by October 15, 2021. Email comments to info@ferndalehousing.com or mail to the address on this notice.

FHC will hold a Public Hearing on the Annual Plan on Friday, October 15th at 1:00 p.m. in the Community Room at 415 Withington, Ferndale, Michigan. In addition to this public hearing, FHC seeks input and feedback on its Annual Plan from residents at their monthly Resident Meetings, and through elected resident committees.

Housing Choice Voucher recipients, public housing residents, community organizations, and the general public are encouraged to review the Annual Plan, attend the public hearing and/or submit suggestions, recommendations, comments, and ideas.



**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 2/29/2016

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

I, Joseph Gacioch, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Ferndale Housing Commission
PHA Name

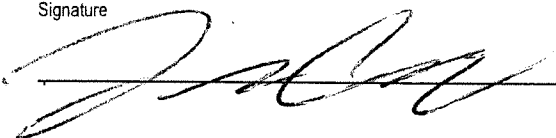
is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the
City of Ferndale
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
 Consolidated Plan and the AI.

The PHA Plan includes strategies to maximize access to affordable housing; and to improve, preserve and
exapand the existing supply of affordable housing to low-income households through its public housing
programs with 168 units and its Housing Choice Program which serves Wayne, Oakland and Macomb
Counties.

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 Joseph Gacioch	Title City Manager
Signature 	Date 9/13/21

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning _1/1/22_, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

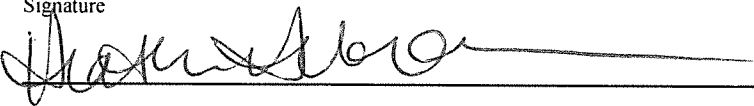
FERNDALE HOUSING COMMISSION
PHA Name

MI 096
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2022

5-Year PHA Plan for Fiscal Years 20__ - 20__

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	Title
HEATHER VAN POUCKER	EXECUTIVE DIRECTOR
Signature	Date
	10/13/2021

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Ferndale Housing Commission

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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, 012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Heather Van Poucker

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10-13-2021

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 02/29/2016

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 Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the 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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

FERNDALE HOUSING COMMISSION
PHA Name

MI 096
PHA Number/HA Code

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	Title
HEATHER VAN POUCKER	EXECUTIVE DIRECTOR
Signature 	Date 10/13/2021



Definition of Substantial Deviation and Significant Amendment or Modification For the 5-Year and Annual Plan: FY 2022

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year plan and significant amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation [24 CFR Part 903.7(r)].

The Ferndale Housing Commission shall utilize the following definition, "Substantial Deviation or significant amendments or modifications are defined as discretionary change in the plans or policies of the Housing Commission that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners."

1. Substantial Deviation

A substantial deviation includes any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Ferndale Housing Commission's strategic goals or mission as identified in the five-year plan, or a change in the planned or actual use of federal funds that exceeds 20% of the annual program budget for combined public housing activities to include the Capital Fund Program. This includes elimination or major changes in any activities proposed, or policies provided in the agency plan that would significantly affect services or programs provided residents.

This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

2. Significant Amendment/Modification

This includes changes of a sufficient nature to the Section 8 Administration Plan or the Public Housing Admissions and Continued Occupancy Policy such as rent or admissions policies, waiting list organization, or elimination or major changes in activities or policies that would significantly affect services or programs provided residents which are not required by federal regulatory requirements.

Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals are considered by HUD to be significant amendments to the CFP 5-year Action Plan based on the Capital Fund Rule.

This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

Resident Advisory Board Meetings re: 2022 Annual Plan

October 5, 2021

Paula Young

Curtis Jackson

Laura Allen

Vencinta Berry

Claude Washington

Reggie Sutherland

Leslie Young

Steve Mellan

Cynthia Watkins

Remi Heard

COMMENTS: none

October 7, 2021

Dennis Welsh

Wayne Mourning

Doug Edwards

Phyllis Patterson

Andrew Sadach

Fay Bevelle

Jacqueline Adams

Karen Pedro

Sherry Lindsey

Darlene Shanks

Carolyn Freeman

Carol Burtenshaw

Barbara Lee

Carole Morency

Rick Hooper

Janae Franklin

Karen Hicks

Mary Moore

Antasha Briggs

Venessa Smith

Joe Repass

Deborah Look

COMMENTS: none



2021 Strategic Plan

Executive Summary

Progress Report

Core values: Diversity * Inclusiveness * Respectful * Progressive * Passion for Service * Advocacy * Empathy * Integrity * Transparency

Mission

The Ferndale Housing Commission assures high quality, affordable, sustainable housing and access to social and community services, where those we serve feel secure and welcome within a diverse and inclusive community that is caring, participatory, and values each person.

Vision of Success

Residents have modern, attractive units that feel like “home” with access to the resources and support they need to live independently, and to fully engage in a high quality of life within the community. The community values FHC properties, programs and participants as critical assets, and has confidence that we are excellent stewards of these assets. Our operations continuously improve to ensure long-term sustainability and peak performance.

2021 Major Initiatives

1. Develop an organized and effective advocacy role at local/state/federal level.
 - Join together other PHAs and strategic partners to create influential coalitions
 - FHC on City Master Plan Steering Committee; Oakland County Housing Committee
 - Local: Key role in City of Ferndale Inclusive Housing Plan implementation
 - Ongoing; have discussed use of brownfield and housing trust fund for future FHC plans
 - State: Broadening housing discrimination policy to include source of income
 - Oakland County adopted; City of Ferndale created ordinance
 - Federal: Raising issues where compliance requirements conflict with our values (i.e. reporting requirements re: gender identity)
 - Will make progress through IDEA implementation
2. Progress on property repositioning plans, with focus on activities that compliment City’s inclusive housing plans/priorities.
 - Appraisals of scattered sites and corresponding strategy for homes (i.e. which are affordable for homeownership program; update/modernize and continue to operate as low-income rentals; sell/convert to new small-scale multi-family developments)
 - Appraisals complete; resolving title matters with city to prepare for sales
 - Property acquisition/site control for potential small-scale multi-family developments
 - Met with City and real estate consultant to develop a few contingency plans
3. Complete IDEA initiative, and begin implementing resulting recommendations.
 - Review all task force recommendations
 - Implementation plan drafted, to be approved in October
 - Take appropriate policy action & implement changes
 - Will progress over the next 1 – 2 years



2022 Strategic Plan

Executive Summary

Core values:

Diversity: We seek variation within and among those we serve and who we employ. Different experiences and perspectives enrich our community.

Inclusiveness: We create safe space for, amplify and uplift diverse qualities, characteristics, experiences, and perspectives.

Respectful: We have sincere regard for others even when we disagree. We recognize each person's inherent worth and treat them with dignity.

Progressive: We are open to change. We are flexible and creative in addressing challenges.

Passion for Service: We share a deep commitment to those we are entrusted to serve. We understand we are here to empower, support, and positively impact them.

Advocacy: We use our organizational strength and resources to advance and empower those we serve.

Empathy: We seek to understand what someone else is feeling through their point of view.

Integrity: We lead with honesty in all our dealings. We consistently deliver on our commitments.

Transparency: We build trust through open, credible communication and access to information.

Equity: We continuously examine systemic structures to eliminate root causes of disparities or barriers that create unequal outcomes for individuals or groups.

Mission

The Ferndale Housing Commission assures high quality, affordable, sustainable housing. We provide access to social and community services so those we serve feel secure and welcome within a diverse and inclusive community. We cultivate a community that is caring, participatory, and values each person.

Vision of Success

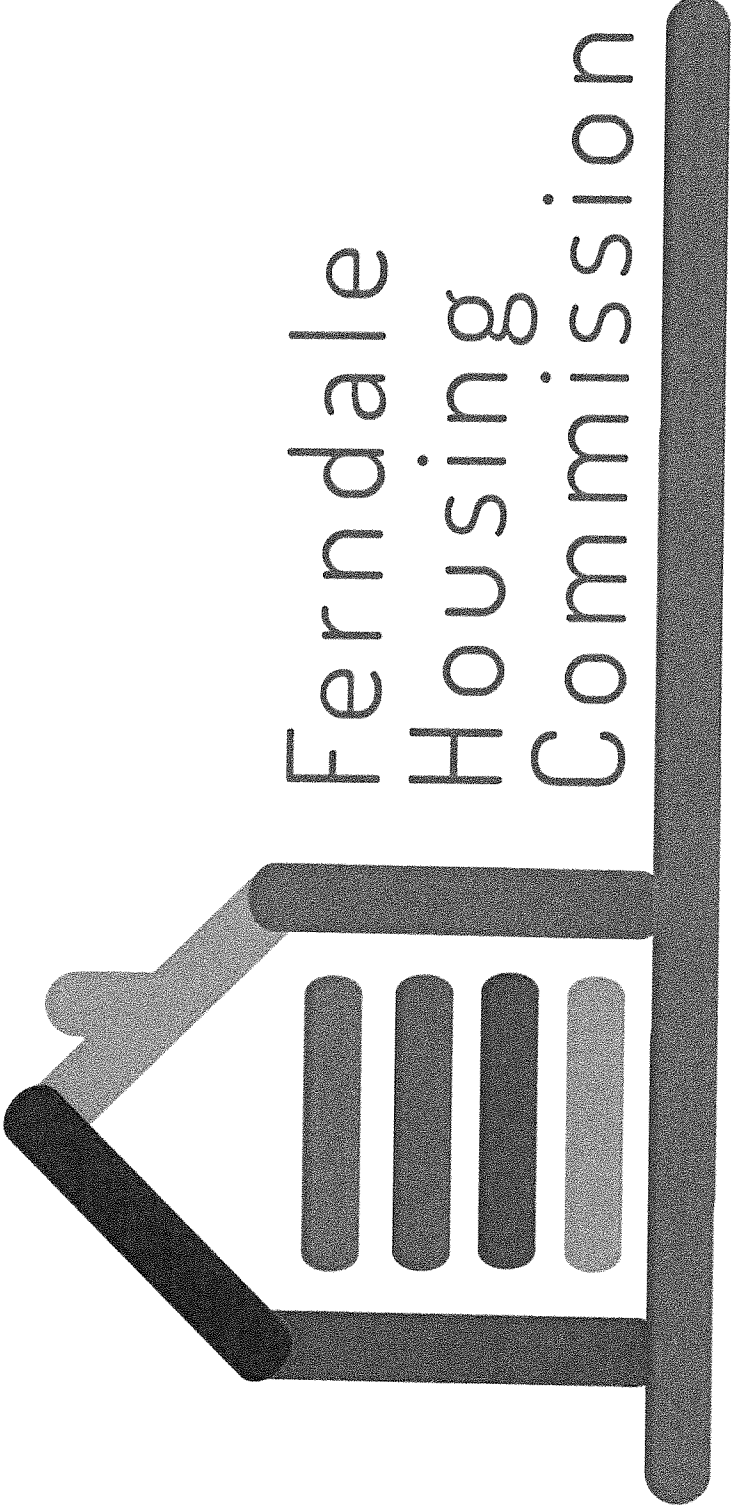
Residents have modern, attractive units that feel like "home." Our residents have access to the resources and support they need to live independently, and to fully engage in a high quality of life within the community. The community values FHC properties, programs, and participants as critical assets. The community has confidence that we are excellent stewards of these assets. Our operations continuously improve to ensure long-term sustainability and peak performance.

2022 Major Initiatives

1. Implement an organized and effective advocacy role at local/state/federal level.
 - Continue work to build strategic partnerships and create influential coalitions
 - City of Ferndale, Oakland County, Lighthouse, Community Housing Network, etc.
 - Continue role in City of Ferndale Inclusive Housing Plan implementation
 - Craft position letter to State and Federal Level Representatives informing them of FHC policy priorities and requesting action.
 - State: Broadening housing discrimination policy to include source of income
 - Federal: Raising issues where compliance requirements conflict with our values (i.e. reporting requirements re: gender identity, criminal history, etc.)
 - Federal: Increasing funding to allow for housing in choice areas (FMRs based on 40% now)

2. Continue progress on property repositioning plans.
 - Finalize property title issues
 - Finalize Devon Trace issues
 - Reposition vacant scattered sites and utilize proceeds to develop new housing in the neighbors or for building rehab
 - Property acquisition/site control for potential small-scale multi-family developments

3. Implement IDEA recommendations.
 - Implement staff/resident training program
 - Relaunch improved Resident Committees at each building
 - Updated committee guidelines/elections
 - Elections in November for January 2022 Term
 - Update/improve Communication Plan
 - UM Student review of website
 - 2022 Resident Survey
 - New programming 2022
 - HCV Advisory Group
 - Positive Rent Reporting
 - Transportation assistance, other assistance to support moves to choice neighborhoods
 - Explore feasibility of staff (or contracted) “placement support” person
 - Landlord recruitment and development/education
 - ACOP/Admin Plan update 2023



2022 STRATEGIC PLAN

Tie to Mission	Goals	Outcomes/Success	Evidence/Measure	Timeframe/Budget
High quality affordable housing	<ol style="list-style-type: none"> Continually improve the physical condition of FHC properties so FHC properties are a home of choice Continually improve the physical condition of FHC properties so they are valued within the community Expand affordable housing in the community Expand participation of private landlords in the HCV program 	<ol style="list-style-type: none"> Residents are more comfortable and satisfied with their homes Community is proud about FHC properties Community is building its stock of affordable housing to meet current and future needs HCV program participants have more choice and find it easier to secure a home 	<ol style="list-style-type: none"> Resident surveys; Number of complaints & work orders 86% neutral/positive on amount of rent paid; 83% Neutral to Very Satisfied with living at their FHC home; Community feedback and support for property improvement plans: Numerous articles in Oakland County Times; extensive support from key elected officials, City Staff; key non-profit partners; significant opposition from those who do not want ANY private \$ to support public housing Number of affordable units in community will occur through conversion process/AH expansion; implementation of City Inclusive Housing Plan Source of Income Discrimination impacts 	<ol style="list-style-type: none"> Immediate and ongoing; no additional \$\$ required Immediate and ongoing Long-term HCV budget for landlord outreach and related programs (security deposit transportation, etc.)
TASK & DETAILS	<p>Goals 1 & 2: Physical condition</p> <ul style="list-style-type: none"> Continue developing portfolio repositioning plan and maintain backup capital improvement plans: PLANS MODIFIED TO INCORPORATE SECTION 18 AS PRIMARY STRATEGY FOR SCATTERED SITES, RAD/SAC BLEND FOR WITHINGTON, AUTUMN HOUSE TBD (EITHER SECTION 18 OR RAD/SAC BLEND) Continue completion of health and safety related repairs and improvements: ROOFS & FURNACES REPLACED AS-NEEDED; PORCHES & CEMENT REPAIRS UNDERWAY Continue excellence in preventative maintenance and completion of routine repairs: WORK ORDER METRICS INDICATE ACHIEVEMENT WITH 2 FTE; PILOTING NEW ROUTINE MAINTENANCE SCHEDULE ASSIGNING PROPERTIES SPECIFIC DAYS OF THE WEEK; 2022 BUDGET WILL INCLUDE SEASONAL LANDSCAPING STAFF Complete Bi-annual Resident Survey in Spring 2019: SURVEY EXECUTED, RESULTS INDICATE ACHIEVEMENT; 2021 SURVEY POSTPONED BECAUSE IDEA SURVEY WAS INTENSIVE; 2022 SURVEY <p>Goal 3: Expand affordable housing</p> <ul style="list-style-type: none"> Continue participating with City on affordable housing study, development of Inclusive Housing Policy/Ordinance: SERVING ON AFFORDABLE HOUSING TASK FORCE, WORKING CLOSELY WITH CITY AND OTHER NON-PROFITS TO COORDINATE CONVERSION STRATEGY WITH BROADER COMMUNITY GOALS; SERVING ON CITY MASTER PLANNING STEERING COMMITTEE & COUNTY COMMITTEE RE: HOUSING Continue exploration of homeownership programs : HOSTED HOMEOWNERSHIP ED PROGRAM; WORKING ON POTENTIAL PARTNERSHIP WITH LOCAL NON-PROFIT TO INCORPORATE A HOMEOWNERSHIP COMPONENT TO OUR SECTION 18 STRATEGY FOR THE SCATTERED SITES <p>Goal 4: Expand participation of private landlords in HCV program.</p> <ul style="list-style-type: none"> Develop landlord outreach/engagement program and participant resources for successfully searching for and securing housing: MET WITH 8/WOODWARD DEVELOPERS, PRESENTATION TO REGIONAL REAL ESTATE GROUP; WORKING WITH CITY ON WAYS TO ENCOURAGE LANDLORD PARTICIPATION IN SECTION 8 (INCENTIVES, REGULATORY RELIEF, ETC.); WORKING WITH CITY TO IMPLEMENT SOI DISCRIMINATION ORDINANCE INCLUDING LANDLORD FAQs; ADD PBVs in alignment with Admin Plan 			

Tie to Mission	Goal/Action	Outcomes/Success	Evidence/Measure	Timeframe/Budget
<p>Access to social & community services</p>	<p>1. Connect residents to health, social, economic and other resources through ongoing access to an on-site social worker and expanded supportive services.</p>	<p>Goal #1 ✓ Residents have greater access to opportunities & quality of life improvements which make them better able to maintain program compliance</p>	<p>Goal #1 ✓ Number of residents who participate in activities: This has been increasing; we are encouraging resident committees to use sub-committees and to encourage people to organize around shared-interests ✓ Number of residents who access referred resources: As of 10/10/19 the Social Worker provided services in response to 554 total requests ✓ Decreased program turnover due to non-compliance: Hearings have dramatically decreased, involuntary terminations have decreased ✓ Fewer police contacts: I don't have historic figures to compare; relationship with FFD and FPD are strong and positive.</p>	<p>Goal #1 ✓ \$206,250 ROSS-SC Grant underway ✓ Extensive programming planned in 3 focus areas: aging in place/independent living; health & wellness; financial literacy</p>
<p>TASK & DETAILS</p>	<p>Goal #1 ✓ CITY PLEDGED \$10,000/year IN CDBG FOR 3 YEARS AS MATCH FOR ROSS-SC GRANT (SOCIAL WORKER) ✓ 3-YEAR ROSS-SC GRANT UNDERWAY ✓ OTHER IN-KIND CONTRIBUTIONS ALREADY BEING RECEIVED (I.E. PANTRY) ✓ FERNDAL COMMUNITY FOUNDATION GRANT IN 2021 FOR COMPUTER SKILLS TRAINING ✓ EXPANDED PARTNERSHIPS WITH FERNDAL ELKS, LIBRARY ✓ PARKS/REC DEPARTMENT PARTNERSHIP IMPACTED BY COVID ✓ COMMUNITY POLICE/FIRE PARTNERSHIPS REMAIN STRONG; ANNUAL EDUCATIONAL PROGRAM SCHEDULE PLANNED FOR NOVEMBER</p>			

Tie to Mission	Goal/Action	Outcomes/Success	Evidence/Measure	Timeframe/Budget
Secure & welcome	<p>1. Ensure FHC properties and programs are highly regarded, with clear expectations and strict enforcement of program requirements especially safety, security, respect, inclusivity and the values that create the culture and environment we desire.</p>	<p>Goal #1 <ul style="list-style-type: none"> ✓ Residents/participants trust FHC, feel safe with us and in their homes, and are proud of FHC ✓ FHC Residents and HCV participants have positive relationships with FHC staff </p>	<p>Goal #1 <ul style="list-style-type: none"> ✓ Fewer complaints, violations, evictions Our plan was to first establish good policy, clear expectations, firm boundaries in a collaborative resident/FHC effort (2016), then begin aggressive enforcement (2017), then normalize (2018) Our eviction numbers reflect achievement: <ul style="list-style-type: none"> 14 in 2016, 21 in 2017, 13 in 2018, 4 in 2019, and 2 so far ✓ High performing resident committees ROSS Grant provides opportunity for more involvement based on interest-area ✓ Residents participation YES ✓ Positive resident surveys YES ✓ Fewer police calls No historic data; quality of relationship with PD is very good (also with Fire.) </p>	<p>Goal #1 <ul style="list-style-type: none"> ✓ Annual Budget & ROSS GRANT allocated for resident activities, enrichment programs ✓ Budget for website improvements based on UM recommendations </p>
TASK & DETAILS	<p>Goal #1 <ul style="list-style-type: none"> ✓ Incorporate modernized entry & security systems (i.e. video, enhanced security) into property improvement plans: NEW CAMERAS AT WITHINGTON, AUTUMN HOUSE; STRONG POSITIVE RELATIONSHIP WITH POLICE/COMMUNITY POLICING OFFICER ✓ New weapons policy developed and implemented; REVIEW PER IDEA TASK FORCE RECOMMENDATION ✓ Incorporate new amenities and features into property improvements which promote better stewardship of the property: KEY FOB ACCESS TO PUBLIC AREAS (COMPLETE, ALREADY BROKE AT AUTUMN HOUSE), VIDEO MONITOR FOR UNIT-DOOR BUZZERS, REPLACE SLIDER DOORS AT AH-(THESE HAVE PROVEN COST PROHIBITIVE); IMPLEMENT IDEA RECOMMENDATIONS RE: TRAUMA INFORMED CARE, RESIDENT/STAFF TRAINING TO IMPROVE PERCEPTION OF SECURITY. ✓ Complete Bi-annual Resident Survey: COMPLETED SPRING 2019, NEXT SURVEY: SPRING 2021 (we may wish to delay due to survey fatigue: IDEA survey, ROSS survey.) 2021 SURVEY POSTPONED BECAUSE IDEA SURVEY WAS INTENSIVE ✓ Continue monthly meetings that incorporate resident education about program rules, expectations: ON HOLD DUE TO COVID. RESUMED WITH NEW AGENDA ✓ Continue resident committees and activities to promote good neighbors and lease compliance: ROSS GRANT WILL BUILD UPON PREVIOUS SUCCESS UPDATED COMMITTEE STRUCTURE WILL IMPROVE PARTICIPATION/ORGANIZATION ✓ Work with Social Worker to plan enrichment opportunities about inclusivity, diversity, being good neighbors, resolving disputes: COMPLETE IDEA TRAINING/EDUCATION RECOMMENDATIONS WILL BE IMPLEMENTED ✓ Improve communications: IMPLEMENTATION OF COMMUNICATION STRATEGY IS COMPLETE FURTHER WEBSITE DEVELOPMENT PLANNED (UM STUDENT PROJECT) </p>			

Tie to Mission	Goal/Action	Outcomes/Success	Evidence/Measure	Timeframe/Budget
Diverse & inclusive community	<p>1. Build inclusivity among residents, strong relationships with community groups, and a strong external "brand" for the organization</p>	<p>Goal #1</p> <ul style="list-style-type: none"> a. Community is aware, proud, and supportive of FHC b. Residents respect differences with their neighbors c. Residents feel connected to the broader Ferndale community d. FHC has collaborative partnerships with other groups 	<p>Goal #1</p> <ul style="list-style-type: none"> a. Community engagement with FHC during design charrettes and/or other event(s) This will happen b. IDEA Survey Results; Fewer neighbor disputes, and quicker resolution of conflicts c. Oakland Mediation did resident meeting presentations; Jessica has been instrumental d. IDEA Survey Results; Residents engage in community groups/activities (library, city council, boards/commissions, etc.) <p>Partnership with Kulick/City Recreation/Senior Group is underway</p> <ul style="list-style-type: none"> d. FHC is able to leverage external resources ROSS Grant; in-kind contributions 	<p>Goal #1</p> <ul style="list-style-type: none"> a. Budget for consulting b. Budget allocated for resident activities that advance diversity and inclusion, support mediation and other means for resolving conflict and building community c. Budget allocated for external resident activities, transportation assistance, etc.
TASK & DETAILS	<p>Goal #1</p> <p>1a Prepare communications materials for a range of stakeholders featuring storytelling to demonstrate how our residents and affordable housing enrich the community: COMMUNICATIONS STRATEGY IMPLEMENTED (DIGITAL DISPLAYS, TEXT ALERTS, FB PAGE, ETC.)</p> <p>1a Attend City Council meetings and other stakeholder groups to inform of FHC plans/priorities: FHC HAD STRONG PRESENCE IN INCLUSIVE HOUSING PLANNING PROCESS; WILL RESUME MORE ACTIVITY WHEN SAFE WILL ATTEND TO PRESENT IDEA REPORT AND ANNUAL PLAN; PROPERTY REPOSITIONING, MASTER PLAN ITEMS, AFFORDABLE HOUSING ITEMS</p> <p>1a Incorporate community-wide charrettes into design process: BRINSHORE/ARCHITECT UNDERSTANDS THIS IS A MUST-HAVE PRIORITY ALSO INCLUDE ACCESSIBILITY AND INCLUSION NETWORK</p> <p>1b Plan enrichment activities to advance diversity, inclusion, conflict resolution: IDEA RESULTS WILL GUIDE IMPLEMENT IDEA RECOMMENDATIONS</p> <p>1c Disseminate information to residents about opportunities to participate in the community: COMMUNICATIONS STRATEGY IMPLEMENTED; JOINT PROGRAMMING UNDERWAY WITH KULLICK/CITY/SENIOR GROUP TO PROMOTE RESIDENT PARTICIPATION AND ACCESS FHC FB AND NEWSLETTER, DIGITAL SIGNAGE USED</p> <p>1d Connect residents to resources/community and leverage external resources: SOCIAL WORKER IS DEVELOPING THIS, AND ROSS-SC WILL MAKE THIS EASIER. COMPLETE</p>			

Tie to Mission	Goals	Outcomes/Success	Evidence/Measure	Timeframe/Budget
Caring, participatory, values each person	<p>1. Create and reinforce a customer-focused, service oriented culture</p>	<p>Goal #1</p> <ul style="list-style-type: none"> ✓ Staff is inspired by our mission and passionate about doing great work for FHC and its residents ✓ Staff embraces FHC values and translates that to their work with residents & participants 	<p>Goal #1</p> <ul style="list-style-type: none"> ✓ Positive “secret shopper” experiences Not sure if board is doing? ✓ Staff engagement with residents IDEA Survey will inform; 2019 resident survey was positive ✓ Performance evaluations & metrics This has been consistent, with some small improvements ✓ Customer feedback & Resident surveys Positive 2019 Survey Results ✓ Staff training & professional development Multiple online trainings & staff certifications completed ✓ Customer-focused website THIS NEEDS MORE ATTENTION; We have put more effort into text, FB, digital signage, newsletter ✓ Streamlined and customer-focused procedures, processes We have reworked forms, letters, etc. and ensure “plain English” 	<ul style="list-style-type: none"> ✓ Budget allocated for staff training ✓ Budget allocated for app development, web forms
TASK & DETAILS	<p>Goal #1</p> <ul style="list-style-type: none"> ✓ Encourage board members to continue “secret shopper” activities, dropping by informally to talk with residents ✓ Complete Bi-annual Resident Survey in Spring 2019: TBD SPRING 2021 IDEA SURVEY REPLACED IN 2021; WILL DO RESIDENT SURVEY IN 2022 ✓ Identify training opportunities that support our values and register staff for additional training: ONGOING STAFF TRAINING PLAN DEVELOPED ✓ Continue to complete annual performance evaluations with a specific focus on customer focus and organization values: ONGOING ✓ Develop tools to enhance customer experience: FRONT DESK STAFFING, TEXT ALERTS, ANSWERING SERVICE; ONLINE RENT PAY IMPLEMENTED; ROUTINE MAINTENANCE PILOT UNDERWAY; REMOTE AUTUMN HOUSE OFFICE HOURS IMPLEMENTED ✓ Continue to prioritize transparency and provide numerous opportunities to participate in meetings, obtain information: ONGOING WILL CONTINUE OFFERING ZOOM MEETING OPTION, TO INCLUDE CLOSED CAPTIONING ✓ Create and implement plan for better engaging residents who live in scattered site homes: ONGOING; text alerts & deliveries are very helpful ✓ Have more frequent informal contacts with residents: ONGOING. REMOTE AUTUMN HOUSE OFFICE HOURS IMPLEMENTED ✓ Explore feasibility of on-time rent reporting to assist families in establishing/improving credit histories. PURSUE IN 2022 THROUGH ROSS PROGRAM (FINANCIAL LITERACY) 			

Tie to Mission	Goal	Outcomes/Success	Evidence/Measure	Timeframe/Budget
We serve	<p>1. Maintain program compliance and administrative efficiency through diligent review of foundational policies and procedures</p>	<p>Goal #1</p> <ul style="list-style-type: none"> ✓ Business operations are modern, efficient & effective ✓ Processes automated, extensive reporting functionality ✓ Business and personnel policies are up-to-date ✓ Clear and complete understanding of all financials and accounts 	<p>Goal #1</p> <ul style="list-style-type: none"> ✓ Increased use of online forms and systems; reduced postage expense Covid forced to a new level. ✓ Improved business analytics Ongoing. 	<p>Goal #1</p> <ul style="list-style-type: none"> ✓ Ongoing, budget for website and app development
TASK & DETAILS	<p>Goal #1</p> <ul style="list-style-type: none"> ✓ Implement established review plans for foundational policy manuals: IDEA will review for anti-discrimination COMPLETE ✓ Complete overhaul of Financial Policies TO BE FINALIZED IN 2022 ✓ In coordination with property repositioning: Change banks, implement on-line rent autopay options, reassess accounting/legal/IT, etc.: THIS WILL HAPPEN LATER PROFESSIONAL SERVICES TO BE REBID 2022 ✓ Finalize DEVON TRACE issue REFERRED TO HUD... ✓ Explore feasibility of push notifications, see/click/fix apps: EZ TEXTING IMPLEMENTED AFTER HOURS CALL SERVICE WORKING WELL ✓ Explore feasibility of early retirement program NOT FEASIBLE UNTIL 80% FUNDED WITH MERS 			