



HIGHLAND PARK HOUSING COMMISSION

Public Announcement: Highland Park Housing Commission 10/2025 Annual Plan

The Highland Park Housing Commission (HPHC) is required to publish the Annual Plan for public review and comment. The plan outlines the activity accomplished in the last year and the activities planned for the current year.

The Highland Park Housing Commission consists of 38 units (12 vacant lots, 26 single-family homes/townhomes – 3 of these are occupied). The current plan is to complete a Section 18/Disposition application with HUD by 12/31/2025. If the units don't sell in a reasonable amount of time, HPHC will apply for demolition of the units and sell the lots.

If you have any comments regarding the Annual Plan, you may submit your comments in writing to the attention of Joy Flood, Executive Director 13725 John R, Highland Park MI 48203. You may email Joy Flood through NGreen@highlandparkhc.org please state Annual Plan in the subject line.

An informal hearing will be held July 7, 2025 at the Downes Manor Community Room 13725 John R, Highland Park, MI 48203 at 6:00 PM



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: <u>Highland Park Housing Commission</u> PHA Code: <u>MI105</u></p> <p>PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2025</u></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 <u>38</u> Number of Housing Choice Vouchers (HCVs) <u>0</u></p> <p>Total Combined Units/Vouchers <u>38</u></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>How the public can access this PHA Plan: This plan is posted at the offices of HPHC in the Downes Manor building at 13725 John R. Street and available for review during normal business hours. The plan is also be posted on the City of Highland Park website: https://highlandparkmi.gov.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th data-bbox="142 1745 457 1801" rowspan="2">Participating PHAs</th> <th data-bbox="457 1745 597 1801" rowspan="2">PHA Code</th> <th data-bbox="597 1745 907 1801" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="907 1745 1237 1801" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1237 1745 1516 1772">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1237 1772 1377 1801">PH</th> <th data-bbox="1377 1772 1516 1801">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="142 1801 457 1845"> </td> <td data-bbox="457 1801 597 1845"> </td> <td data-bbox="597 1801 907 1845"> </td> <td data-bbox="907 1801 1237 1845"> </td> <td data-bbox="1237 1801 1377 1845"> </td> <td data-bbox="1377 1801 1516 1845"> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities. (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 type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" 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>Mixed Finance Modernization or Development. HPHC has 38 units which are categorized as follows: 12 vacant lots, 26 single family homes/townhomes of which 23 are long-term vacant and 3 are occupied. HPHC plans to apply for demolition and/or disposition under section 18. The first application will be disposition only. The residents in the 3 units will be provided with Tenant Protection Vouchers. Funds from the sale of the units will be used for future development. If the units do not sell HPHC will reapply under section 18 for Demolition. The address are as follows: 126 Colorado, 166 Colorado, 91 Florence, 169 Grove, 119 E. Buena Vista, 154 E. Buena Vista, 174 E. Buena Vista, 234 Richton, 111 Courtland, 93 Ford, 346 Highland, 393 Louise, 58 Grove, 139 E. Buena Vista, 210 W. Grand, 319 Highland, 312 Moss, 242 Richton, 82 Sturtevant, 134 Colorado, 233 Colorado, 186 Massachusetts, 215 California, 87 Grove, 187 Pasadena, 305 Cortland, 169 Connecticut, 94 Ford, 109 W. Grand, 191 W. Grand, 182 Pasadena, 231 Pasadena, 52 Tuxedo, 197 Winona, 169 Pasadena, 171 Pasadena, 93 Cortland, 95 Cortland</p> <p>Demolition and/or Disposition. HPHC has 38 units which are categorized as follows: 12 vacant lots, 26 single family homes/townhomes of which 23 are long-term vacant and 3 are occupied. HPHC plans to apply for demolition and/or disposition under section 18. The first application will be disposition only. 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HPHC will be working with HUD in the application to obtain Tenant Based Vouchers for the Residents in the 3 units, 215 California, 94 Ford and 52 Tuxedo.</p> <p>Conversion of Public Housing to Tenant-Based Assistance. HPHC has three residents in three units included in the Section 18 Disposition Action. HPHC will work with HUD to identify a PHA who will manage the Tenant Protection Vouchers available to the families affected by the disposition. Previously HPHC moved five families from public housing units due to the condition of the units - HPHC will work to request Tenant Protection Vouchers for the families who previously occupied the units</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. HPHC has been successful in reaching many of described goals in 2024 and 2025. Throughout 2024 the Emergency Capital funds received were</p>

	expended as outlined and major capital projects were completed. In 2024 HPHC began the restructuring of the Commission through the RAD program, February 27, 2025 HPHC closed on Small PHA RAD/Section 18 Blend for 160 units (8 properties within the portfolio). HPHC also established a non-profit partner, Highland Park Community Partners. The property management agreement with Continental Management was renewed which includes managing the remaining 38 units within the portfolio
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. HPHC Capital funds and Emergency/Receivership Capital funds were used to support the Capital Needs Assessment and the Grant approved expenditures. All obligations and expenditure obligations were met. Capital improvements were completed on interior and exterior work. Residents were invited to participate in all capital renovations and were engaged throughout the process. As required residents were invited to participant and encourage to be engaged throughout the RAD/Section 18 Blend process.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (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. In May 2025 - HPHC invited the 3 remaining residents to establish a Resident Advisory Board, all agreed to participate. The RAB members were advised of the Section 18 - Disposition Plan - selling units and vacant lots. The discussion included in the units do not sell HPHC would apply for demolition of the remaining units. The Residents were provided information on the Tenant Protection Voucher activity
C.2	Certification by State or Local Officials. <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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <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.
C.4	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. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/> (b) If yes, please describe: The PHA has a comprehensive Recovery Agreement in place, executed December 2018. Breach of the terms of the agreement led to a declaration of substantial default by HUD on 4/29/21. HUD took possession on 5/10/2021. Co- Recovery Administrators are currently working to close out the Recovery Agreement and otherwise improve the status of the PHA
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. Fair Housing Goal: HPHC will follow the FH Strategies and practices recommended by the Fair Housing Center of Metropolitan Detroit. HPHC is committed to affirmatively furthering fair housing <u>Describe fair housing strategies and actions to achieve the goal</u> HPHC will participate in Fair Housing Training programs with Residents and Staff. HPHC will follow all Fair Housing Requirements associated with leasing units.

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.

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