



## HIGHLAND PARK HOUSING COMMISSION

---

### Highland Park Housing Commission (HPhC) DRAFT 2026 PHA Annual Plan

The HPhC Draft 2026 PHA Annual Plan is posted for public review and comment on the Highland Park Website ([www.highlandparkmi.gov](http://www.highlandparkmi.gov)) and copies are available in the Management Office at the Downes Manor, 13725 John R. Highland Park, MI 48203.

The Plan will be available for the public review through July 13, 2026.

Your comments are welcome and can be submitted to Joy Flood through email: [hphcommunitymgr@continentalmgt.com](mailto:hphcommunitymgr@continentalmgt.com) or in a written submission at the Management Office at Downes Manor, 13725 John R, Highland Park, MI 48203. Please use 2026 Annual Plan as the subject matter.

**A public hearing will be held on July 13, 2026, at 5:30 at Downes Manor Community Room (13725 John R. Highland Park, MI 48203)**

Please note the plan outlines the HPhC's intention and initiative to apply to HUD's Section 18 Demolition/Disposition program for the remaining 38 units (including 12 vacant lots, 23 vacant homes (townhomes and single-family homes) and 3 occupied homes.

Thank you -

<b>Annual PHA Plan</b> <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: 9/30/2027
--	---	---

**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. They also inform 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-, very low-, 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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p><b>PHA Name:</b> <u>Highland Park Housing Commission</u> <span style="float: right;"><b>PHA Code:</b> <u>MI105</u></span></p> <p><b>PHA Type:</b> <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2026</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>26</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>0</u></p> <p><b>Total Combined Units/Vouchers</b> <u>26</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> The plan will be published on the city of Highland Park website and available at Downes Manor management office</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
<b>B.</b>	<b>Plan Elements</b>														
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(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>														

- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

**Significant Amendment/Modification.**

The Highland Park Housing Commission (HPHC) has a Board Approved Significant Amendment however based on the 5- Year Capital Plan requirements HPHC is including the following statement: HPHC is working to propose demolition, disposition, homeownership, Capital Fund Financing, development or mixed finance to HUD. The action includes demolition and/or disposition through Section 18 of 38 units.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

**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. HPHC started this process in 2023, there have been delays to the application process we are working with a consultant to determine the best approach to the application and process. The HPHC Advisory Board has requested they units be considered for disposition first. . 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 HPHC will work to demolish the units and sell the land. 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. HPHC is considering a Section 32 program for the 3 occupied units however will work with HUD to obtain Tenant Based Vouchers for the Residents in the 3 units, 215 California, 94 Ford and 52 Tuxedo.

**Conversion of Public Housing to Tenant-Based Assistance.**

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. HUD does not include the vacant units in the allocation. HPHC plans to apply for demolition and/or disposition under section 18. HPHC started this process in 2023, there have been delays to the application process we are working with a consultant to determine the best approach to the application and process. The HPHC Advisory Board has requested they units be considered for disposition first. . 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 HPHC will work to demolish the units and sell the land. 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. HPHC is considering a Section 32 program for the 3 occupied units however will work with HUD to obtain Tenant Based Vouchers for the Residents in the 3 units, 215 California, 94 Ford and 52 Tuxedo.

**Homeownership Program under Section 32, 9 or 8(Y)**

HPHC has three occupied units, we will work a consultant to determine if a Section 32 (Homeownership ) program is a viable option for the residents and the PHA. The overall plan is to place all units in the Section 18 process however the residents have requested some consideration be given to a homeownership option. The homeownership program will be limited to the current residents and must be determined to be successful and timed with the Section 18 process.

**Units with Approved Vacancies for Modernization.**

HPHC units were classified Approved HUD vacant under Modernization for a allowable two year period. The PHA plans to apply for demolition and/or disposition under Section 18 process. There are 26 units in the complement ( 23 vacant units and 3 occupied units). The PHA will apply for tenant protection vouchers for the residents in the 3 units. The 23 units have been vacant for an extended period of time, the hope was the Section 18 application process would have started in late 2025 or earlier in 2026. These units will remain in Vacant status until the Section 18 application process is complete.

**B.3 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 mission is to provide affordable housing opportunities through the remaining viable public housing units - of which there are three. The three units had failing NSPIRE scores in 2025 and have all been repaired. The goals in both the PHA 5 year and annual plan in 2025 was to complete a Section 18 Demolition and/or Disposition application for the remaining 38 units. The plan was to also provide Tenant Protection Vouchers to the remaining households. The Section 18 application was delayed in 2025 due to the environmental requirements - both in locating a vendor to complete the environmental process and having an assigned Responsibility Entity. The HPHC Advisory Board has requested the units be sold (as a first attempt) before demolition - working with a consultant we hope to apply for both actions and follow through the steps necessary to remove the units from the portfolio in a steady pace. In 2025 HPHC completed a repositioning of 160 units through the HUD RAD Blend program. The selection of a development partner and repositioning the PHA portfolio was a requirement of the Recovery Plan with HUD. The residents were not displaced, they are all currently served through PBVs in long term affordable housing. The repositioning allowed for a successful rehabilitation of units and capital with excessive levels of deferred maintenance. The activity address improvements to 7 individual buildings. Prior to the repositioning HPHC addressed the outlined Capital Needs with Emergency Capital Grants and Receivership Grants.**

**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>The 2025-2029 5 -Year Action plan was approved on 1/30/2026. The plan includes a reduction in capital in future years and largely addresses the removal of the 38 units from PHA portfolio. The 3 occupied units will be maintain to an approval level and if capital improvements are warranted they will be addressed however the majority of the activity is directed toward the Section 18 (demolition/disposition) process.</p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The 2024 Audit had one finding: 2024.001 Noncompliance with provisions of contracts or grants - LIPH Public Housing Tenant Files (14.850) : untimely or incomplete program recertifications.</p>
<b>C.</b>	<p><b>Other Document and/or Certification Requirements.</b></p>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> 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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in</p>

place?

Y  N  N/A

(b) If yes, please describe:

**HPHC 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 of 5/10/2021. Co-Recovery Administrators are currently working to close out the Recovery Agreement. The overall financials position of the PHA has improved however the Section 18 (Demolition/Disposition) is the final step to the Recovery Plan.**

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

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

**Form identification:** *MI105-Highland Park Housing Commission Form HUD-50075-ST (Form ID - 9087) printed by Joy Flood in HUD Secure Systems/Public Housing Portal at 05/28/2026 03:47PM EST*