

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
---	---	--

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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.														
A.1	<p>PHA Name: <u>Taylor Housing Commission</u> PHA Code: <u>MI089</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public Availability of Information. 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>How the public can access this PHA Plan: The public may obtain copies of the Annual Plan from the Management offices - 15270 S Plaza Drive, Taylor, MI 48180</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 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.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p>Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>The Taylor Housing Commission will create and provide decent, safe, quality affordable housing to low and moderate income families and, in developing mixed income communities will enhance and promote individual opportunity, help achieve Family Self-Sufficiency and stability in healthy, dynamic and diversified neighborhoods.</p>														

<p>B.2</p>	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.</p> <p>GOAL: Help to improve availability and accessibility of affordable housing to persons of low and moderate income throughout the City of Taylor. Objectives: 1. Offer non-substantial rehabilitation and emergency repair programs for low and moderate income home owners, as defined by HUD 91.230 (ii)(2). 2. Encourage the improvement of ADA accessibility to affordable residential units. 3. Encourage senior housing, providing a full continuum of care, in mixed-use areas near commercial nodes or retail and service centers. 4. Assist qualified low and moderate income households to become homeowners through supporting agencies that provide financial assistance and counseling. 5. Support agencies that provide mortgage assistance and housing counseling programs for low and moderate income persons to prevent foreclosures and to preserve affordable housing stock. 6. Leverage when appropriate, CDBG home values, eliminate blight and stabilize neighborhoods. 7. Provide support for Taylor Housing Commission to meet goals outlined in the PHA plan. PHA Goal: Expand the supply of assisted housing Objectives: o Apply for additional rental vouchers: - THC has increased its Voucher portfolio from 408 to 1,061 and has obtained 102 project based vouchers through conversion. o Reduce vacancies: - THC maintains 100% occupancy at Maplewood Manor. o Leverage private or other public funds to create additional housing opportunities: - THC has adopted in its Annual Plan to provide project based vouchers through partnership with private entities/properties. o Acquire or build units or developments: - THC has partnered with City of Taylor non-profit Taylor Cares LLC in providing Homeownership Vouchers to units acquired and rehabbed. PHA Goal: Improve the quality of assisted housing Objectives: o Improve public housing management: (PHA'S score) to sustain current standards and focus on continuous improvement – THC has moved from being a troubled agency to a HIGH PERFORMER. For over years THC has consistently maintained its standards of performance and being responsive to HUD's requirements. o Improve voucher management: (SEMAP score) To sustain current standards and focus on continuous improvement - THC has moved from being a troubled agency to a HIGH PERFORMER. For the past five years THC has consistently maintained its standards of performance and being responsive to HUD's requirements. THC consistently maintains 90%+ leasing rate. o Increase customer satisfaction: THC hosts periodic meetings with residents to discuss concerns, modernization activities, program changes, maintenance issues, and tenant holiday activities. o Concentrate on efforts to improve specific management functions: - With the assistance of a Management Consultant THC has improved many of its management functions such as operations, leasing, maintenance, implementation of Capital Improvements on a timely basis, and policy updates. o Provide continuous training to staff; - THC administration staff is fully certified under Housing Choice Voucher Program and in Occupancy and Rent Determination. Staff is sent to trainings that enhance knowledge in programs. o Increase operational efficiencies;- THC with a small staff and with assistance from the Management Consultant manages the section 8 Housing Choice Voucher program and Project based voucher program maintaining a 90% - 95% leasing. PHA Goal: Increase assisted housing choices Objectives: o Conduct outreach efforts to potential voucher landlords: THC has increased its landlord base from 408 vouchers to 1,061 vouchers with an additional 102 Project based vouchers. o Increase voucher payment standards: THC has managed its payment standards to balance the budget and still meet the needs of the families. The payment standards are reviewed annually and are kept at or below the Fair Market Rent.</p>
<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>THC operates 102 low income affordable housing units for seniors and disabled with project based vouchers, and 1,061 Housing Choice Voucher Units. THC has been successful in keeping its Maplewood Manor occupancy at 99% and leasing of the Voucher units at 95%. This leaves little opportunity for families who are seeking assistance. THC has taken over 20,400 pre-applications of which 1,000 families will be selected at random and placed in its Housing Choice Voucher waiting list. Previously when the Housing Choice Voucher waiting list was opened for a single day, THC received more than 1,200 applications. With the current economic conditions, low wages, stagnation of wages and lack of health insurance are some of the critical factors that are contributing to the increase in demand for affordable low-income affordable housing. For over years THC has consistently maintained its standards of performance and being responsive to HUD's requirements. With the assistance of a Management Consultant THC has improved many of its management functions such as operations, leasing, maintenance, implementation of Capital Improvements on a timely basis, and policy updates. THC has substantially modernized its Maplewood Manor development since 2005 and upgraded its administrative offices, front lobby of the building, community room and hallways. THC has increased its landlord base from 408 vouchers to 1,061 vouchers with an additional 102 Project based vouchers. THC has managed its payment standards to balance the budget and still meet the needs of the families. The payment standards are reviewed annually and are kept at or below the Fair Market Rent.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.</p>

	<p>The Violence Against Women Reauthorization Act of 2013 (VAWA 2013) expands housing protections for victims of domestic violence, dating violence, sexual assault or stalking. Changes under VAWA 2013 include extending protections to survivors of sexual assault; allowing survivors who remain in the unit to establish eligibility or find new housing when a lease is bifurcated; providing survivors with emergency transfers; and additional notification to applicants and tenants of housing rights under VAWA. This Policy shall be applicable to the administration by the THC of all federally subsidized Project Based Vouchers and Section 8 rental assistance vouchers under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence. The Violence Against Women Reauthorization Act of 2013 (VAWA 2013) expands housing protections for victims of domestic violence, dating violence, sexual assault or stalking. Changes under VAWA 2013 include extending protections to survivors of sexual assault; allowing survivors who remain in the unit to establish eligibility or find new housing when a lease is bifurcated; providing survivors with emergency transfers; and additional notification to applicants and tenants of housing rights under VAWA. This Policy shall be applicable to the administration by the THC of all federally subsidized Project Based Vouchers and Section 8 rental assistance vouchers under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.</p>
B.5	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>The Taylor Housing Commission plans to partner with other PHA's, and developer to commit Housing Choice Vouchers for the development of affordable housing, through the use of Project Based Vouchers, within the Metro Detroit Service area of the Taylor Housing Commission, including Wayne, Oakland, and Monroe Counties."</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The five year plan is consistent with previous five-year and annual plan.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials.</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>
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"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, 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 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: *MI089 - Taylor Housing Commission form HUD-50075-5Y (Form ID - 4234) printed by John Carter in HUD Secure Systems/Public Housing Portal at 11/17/2025 12:50PM EST*