

Planting Potential

INKSTER HOUSING 2023
Forging Forward & Cultivating a Strong Community





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IHC MISSION

Enriching lives by building inclusive communities and empowering families for long-term economic success.

IHC VISION

To be the premier affordable housing provider locally, regionally, and nationally that fosters diverse and vibrant communities to include housing, education, and economic growth.

IHC VALUES

A keen sense of what to do or say in order to maintain good relations with others by these values:

Tempered

Accountable

Compassionate

Trusted

Harvesting Hope

At Inkster Housing Commission, we understand the importance of cultivating a strong community. We also understand that our role in bringing that to fruition is significant, and we are proud of the immense progress we made together in 2023.

While our day-to-day operations often revolve around revitalizing buildings and reviving programs, the root of our cause remains the same: Planting potential in the lives of our residents.

Through our dedication to personal, economic and social upward mobility, we continue to uncover new opportunities for growth through our many enriching programs and opportunities—all while providing a safe and inclusive place to call home. It's within these progressive programs that residents begin to realize their full potential, and it's within the walls of these homes that they begin to harvest the hope of a vibrant and enriching life ahead.

We will always take great pride in being part of the planting, but the real resurgence comes from within—and that is a beautiful thing to watch bloom.



A Message from Aaron Cooper
President & CEO

2023 was the year we began watering seeds that were planted in the years prior!

Our strategic and critical thinking allowed us to apply and be approved for innovative grants that were dedicated to the betterment of living conditions for our residents. We also embarked on moving forward with our redevelopment and repositioning strategies, and the continuation of evolving our staff and customer service.

Under the leadership of our Board of Commissioners and joint efforts with our Resident Council, we focused on utilizing the feedback from residents, the hard work of our dedicated staff, and the community to expand our housing and economic footprint within the city of Inkster. As Inkster Housing Commission continues to move forward, it is with great confidence that the continuation of doing the things that have brought success ensuring the Inkster Housing Commission is an integral part of the community, city of Inkster, County of Wayne, and state of Michigan remain the achieved goal.

I would like to share my gratitude to the board of commissioners for the opportunity here at Inkster, and to the staff for their hard work in the success that we all have achieved. I also want to thank our residents, and the broader community, as they were so welcoming during my tenure leading the agency.

There are many things on the horizon for the Inkster Housing Commission's continued evolution.



Aaron Cooper
President & CEO



A Message from Gregory Gillette
Chairman of the Board

Greetings to the citizens of our great city. With deep appreciation and honor, I serve as the chairman to the Inkster Housing Commission Board. The timing for this privilege could not be more impactful, as Inkster Housing is going through a major transformation from public housing to private mixed affordable housing.

With every transformation, there are challenges and strategic planning that must be managed. The board and I have the responsibility of overseeing this process. With the help of the committed IHC staff, we look forward to this transformation.

Initiatives such as this not only benefit the residents, but the local community as well. This scale of development has not been present in our city for quite a long time!

This is extremely important to me, and I will pay close attention to these matters.



Gregory Gillette
Chairman of the Board



Vision Statement from Byron Nolen
Mayor of the City of Inkster

The vision for the city of Inkster is to become a destination in western Wayne County. Our city is blessed with two beautiful county parks, including Inkster Park located along the banks of the Lower Rouge River, which is graced with maple and ash trees and is home to various wildlife.

Our plan is to develop both our residential and commercial districts. The city has ample land to build new housing developments which would increase the tax revenue, as well as attract young families to our city. Our commercial thoroughfares are underdeveloped, and ripe for an explosion of new strip malls and stand-alone buildings to bring new businesses to our city.

We will provide various programs to encourage our residents to exercise and live healthy lifestyles. As a destination city, our mission is to attract people to the city of Inkster to live, work, and play.

Respectfully Yours,

Byron Nolen
Mayor
City of Inkster



2023 Key Milestones

As we reflect on the past year, we can't help but to recognize all of the potential that was planted for our community in 2023. From enlivening economic growth in our region to cultivating successful futures for residents and families, it was a year of monumental milestones for the Inkster Housing Commission.

It was also a year rooted in revitalization, complete with the construction of several inclusive communities and the redevelopment of properties throughout our community. Several pivotal events and accomplishments were brought to fruition this year, including the establishment of IHC as a key leader and center point for the City of Inkster.

While this is a significant stride that we have proudly made together, we continue to set our sights on all that we have yet to sow: Continued progress on our strategic plan, additional advancement opportunities for our residents and the understanding that the best and brightest days for our community are still to come.

po•ten•tial
/pə'ten(t)SH(ə)l/

- 1. having or showing the capacity to become or develop into something in the future.**

2023 Key Milestones

Inkster Housing Commission implements Job Order Contracting (JOC), a construction procurement method administered by Gordian, the founder and industry leader in JOC. This procurement method allows IHC to maintain units more efficiently and effectively in the community.

The Inkster Housing Commission announced a major investment of over \$100 million dollars to stimulate economic growth in Inkster and Wayne County. This investment is part of their mission to enrich lives by building inclusive communities and empowering families for long-term economic success.



Watch this video featuring the Inkster Housing Commission's president and CEO, Aaron Cooper, as well as the Inkster Housing Commission's board chair, Greg Gillette. The video shares significant triumphs as the IHC continues to leverage more resources for the betterment of Inkster, Michigan, and the surrounding communities.

The Inkster Housing Commission (IHC) released a video featuring the Inkster Housing Commission's president and CEO, Aaron Cooper, as well as the Inkster Housing Commission's board chair, Greg Gillette. The video shares significant triumphs as the IHC continues to leverage more resources for the betterment of Inkster, Michigan, and the surrounding communities.

Inkster Housing Commission was delighted to extend a warm invitation to the community for our 2nd Annual Resident Appreciation and Safety Day. This event, open to the public, celebrated and expressed our gratitude to the residents of Inkster Housing Commission while promoting safety and well-being within our community.

Empowering Resident Services

Helping Families Flourish

Our two resident services programs, **Family Self-Sufficiency (FSS)** and **Resident Opportunity for Self-Sufficiency (ROSS)** are designed to assist our residents in becoming self-sufficient by removing barriers that would prevent them from achieving that goal.

We have five pillars that guide us when determining programming and removing those barriers. They include education, financial literacy, employment, health & wellness and elderly/disabled.

In 2023, we had 19 programming opportunities for our residents, including resume writing, budgeting, nutrition, healthy food options, menu planning, health screenings and healthy living.

Resident services collaborated with other community organizations to hold multiple resource fairs in 2023—all of which were a great benefit to our residents and community.

NAHRO AWARDS



**RECOGNITION FOR RESIDENT AND CLIENT SERVICES:
RADON AWARENESS, SOOAR, LIFT ZONE**



*National Association of Housing and Redevelopment Officials
Asset Management (NAHRO) Annual Conference*





Resident Spotlight:
Tamika Elmore
from Lemoyne Gardens

Ms. Elmore has been an IHC resident for over 10 years. She is always looking for ways to help others in her community, whether it's volunteering for Forgotten Harvest or giving out clothing to people in need.

Ms. Elmore takes pride in her home by making sure her landscape is always meticulously decorated and her flowers are always blooming. She has a positive attitude and is always speaking about how grateful she is to be a resident of Inkster Housing. We are just as grateful to have her as part of our community.

CHILDREN AWARD WINNERS

Resident Council and Inkster Housing are pleased to announce that two of its young residents are first-place winners in the HAI GROUP 2023 Playground Poster and Essay Contest at the National Level.

Miss Tamia Parker/6-8 years old and *Miss Brazil Curry*/12-14 years old, both won First Place.



PARTNERSHIPS WITH A PURPOSE

RESIDENT SERVICES HAD THE FOLLOWING KEY PARTNERS IN 2023:

HAND (Homeless Action Network of Detroit)

Western Wayne Health Clinic (COC)

Superior Pharmacy

Oak St. Health

We Rise

SOOAR

Prevailing Church (Pastor Sykes)

Wayne Metro

“We Rise has been in partnership with IHC since 2014. We are dedicated to the children in the City of Inkster and the Housing commission by being an avenue to enrich children’s lives and offer arts, music and job skills to move our children forward as productive citizens.”

Crystal Linton
Director
We Rise

“At SOOAR, we are dedicated to creating a positive impact in the community. Our partnership with Inkster Housing Commission is extremely valuable to us, as they allow us to deliver services and resources that would not be possible otherwise. Our mission is to support and empower underserved individuals and families in the community, promoting self-sufficiency and self-advocacy. Our success is rooted in the successful partnerships we have established, and we look forward to continuing to strengthen these bonds.”

Valerie Kelley-Bonner
Executive Director
SOOAR

Inkster Housing Resident Council

Guiding the Way to Greatness

The Resident Council for the Inkster Housing Commission has been in existence since 1978 as a contributing partner with the Inkster Housing Commission. As president of the IHRC (Inkster Housing Resident Council), Evonne Moore leads the efforts for impactful engagement with Inkster residents and surrounding communities.

Embracing the mission of the Resident Council to enhance and educate youth and adults in order for them to strive to be self-sufficient and to strengthen their lifelong learning skills remains a priority. Resident Council started the Summer Youth program in 2014, to help our youth with their educational skills and provide enrichment classes. In 2023, we continued this tradition which included classes that help students become successful in the classroom and provide them with many lifelong learning skills.

It truly takes a village and therefore Resident Council proudly partners with various community organizations for planning and hosting year-round events catered to residents of Inkster, such as the annual backpack giveaway, educational and interactive summer school, Black History month segments spotlighting Inkster residents as well as summer field trips for children and Senior excursions and themed activities.

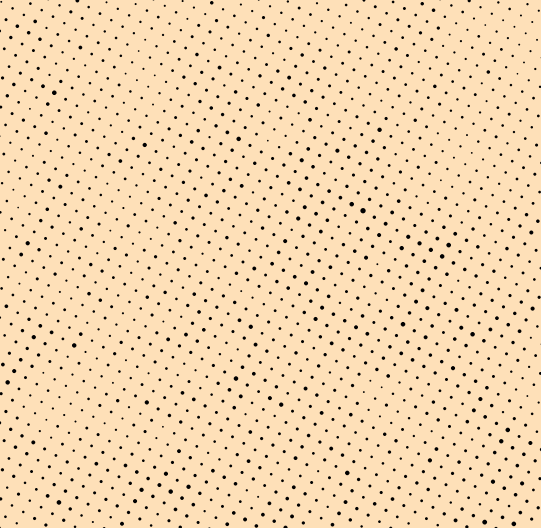
Through our dedicated partnership with the Inkster Housing Commission and our aligned vision with organizations in Inkster, such as churches, sororities, schools, and the surrounding cities we remain in a position of being a voice for our residents and a resource for change. We value our commitment to our residents and will continue helping to promote and bring new programs to our residents and community.

Evonne Moore
President of Inkster Housing Resident Council
Vice Chair of Board of Commissioners





Strategic Plan



1

Community & Regional Engagement

IHC will ensure that there is engagement by the agency with key community and regional stakeholders that share their affordable housing and community building vision, mission, goals, and values.



2

Portfolio Maintenance & Expansion

IHC will launch initiatives for the redevelopment, replacement, and modernization of its portfolio of residential developments.





3

Self-Sufficiency & Independent Living

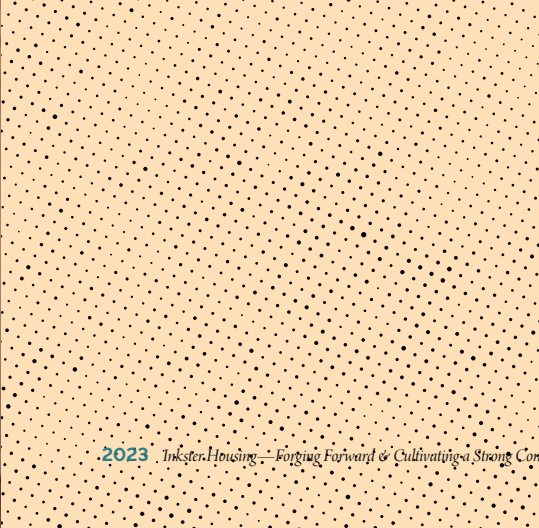
IHC will ensure that all residents are linked to the critical support services that will provide opportunities for self-sufficiency and/or independent living.

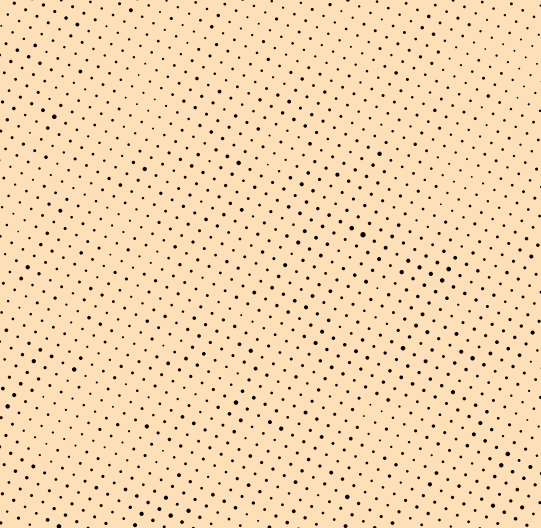


4

Stakeholder Satisfaction

IHC will set high standards and performance metrics for excellence in resident, participant, stakeholder satisfaction and customer service that will be measured through Customer Satisfaction Surveys.

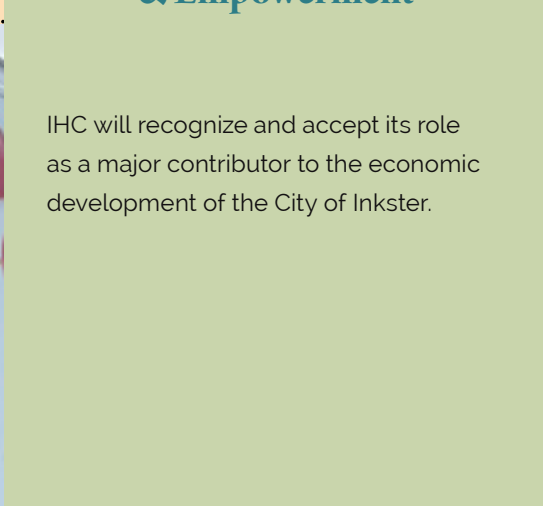




5

Economic Development & Empowerment

IHC will recognize and accept its role as a major contributor to the economic development of the City of Inkster.



6

Human Resource Management

IHC will provide a positive internal organizational culture and environment that fosters succession planning, professional development, performance enhancement, rewards systems, customer satisfaction excellence, team building and cross-training.



HUD Funding & Programs

The Housing Choice Voucher Program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing in the private market.

BETTERMENT IN BLOOM

Annual Budget Authority **\$6,710,520**

The HAP cost
January 2023- December 2023 **\$6,171,751**

Total Voucher UMA
(Units Months Available) **757**

Number of
Voucher holders **734**

Total number of
property owners **570**

Increased our
leasing from
671-734

97%
Reporting rate
for annual
recertification
and annual
inspections

Increased our leasing
success rate from
24% to 47%

INKSTER HOUSING REDEVELOPMENT CORPORATION



What is IHRC?

Inkster Housing Redevelopment Corporation was created pursuant to Federal and State Statutes for the purpose of operating and maintaining public housing in Inkster, Michigan. Scan the QR code to watch a video highlighting their recent successes.

What is the Purpose of IHRC?

The Inkster Housing Redevelopment Corporation is an instrumentality of the Inkster Housing Commission for the following purposes:

- To acquire, construct, and redevelop affordable housing
- To provide or develop resident and community supportive services and engage in efforts to assist low-income residents
- To operate as 501(c)(3)
- To manage affordable housing
- To receive donations in support of activities



WEST ELEVATION SCALE: 3/32"=1'-0"



EAST ELEVATION SCALE: 3/32"=1'-0"





A Proud Pillar of Support

“True progress for me as a police officer working within Inkster Housing is measured not only in the crime reduction but in the building of trust, fostering community partnerships, and creating an environment where every resident feels safe, heard, and supported.”

Ta'Van Hall
Inkster Police Department



Revenue Report & Department Information

Rapid Growth in Rapid Succession

MAJOR PROPERTY IMPROVEMENTS

- Implemented Radon testing and mitigation for all units
- Improved lighting in Parkside and Twin Towers
- Implemented universal fob systems
- Installed additional security in Parkside using solar devices. This police department monitoring has reduced crime by 80%.
- Upgraded camera systems and installed 250 new cameras throughout IHC
- Upgraded concrete on parking lots and porches in Parkside
- Restored and replaced decks in Parkside
- Renovated and upgraded Simmons Center
- Upgraded electrical at our Administrative building and installed a generator
- Brought approximately 80 vacant units back online to house families

PROCUREMENT

During 2023,
\$8,357,907.30
was paid to vendors for goods and services
(Of that, \$1,490,176.83 was paid to Minority owned businesses and \$266,901.31 paid to Woman owned businesses).

HUMAN RESOURCES



10
new hires
in 2023



7
of the 2023
new hires are
still active



27
active
employees

INKSTER HOUSING COMMISSION
Statement of Net Position
Year Ended December 31, 2023

ASSETS

CURRENT ASSETS	
Cash and Cash Equivalents	\$1,612,428
Cash and Cash Equivalents - Restricted	\$211,827
Cash - Tenant Security Deposits	\$86,008
Receivables - Net of Allowance	\$1,995,293
TOTAL CURRENT ASSETS	\$3,905,556

NONCURRENT ASSETS	
Capital Assets	
Nondepreciable	\$5,078,050
Depreciable	\$53,942,928
Less: Accumulated Depreciation	\$49,763,841
Net Capital Assets	\$9,257,137
TOTAL NONCURRENT ASSETS	\$9,257,137

TOTAL ASSETS **\$13,162,693**

LIABILITIES AND NET POSITION

CURRENT LIABILITIES	
Accounts Payable	\$290,234
Accrued Liabilities	\$81,622
Due To Other Governments	\$454,535
Tenant Security Deposits	\$86,008
Unearned Revenue	\$29,873
Debt - Capital - Current Portion	\$315,157
TOTAL CURRENT LIABILITIES	\$1,257,429

NONCURRENT LIABILITIES	
Debt - Capital - Net of Current Position	\$1,631,741
Accrued Salaries, Wages and Compensated Absences - Non-Current	\$33,532
TOTAL NONCURRENT LIABILITIES	\$1,665,273

TOTAL LIABILITIES **\$2,922,702**

NET POSITION	
Investment in Capital Assets	\$7,310,239
Restricted	\$223,389
Unrestricted	\$2,706,363
TOTAL NET POSITION	\$10,239,991

**TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES,
AND NET POSITION** **\$13,162,693**

INKSTER HOUSING COMMISSION
Statement of Revenues, Expenses, & Changes in Fund Net Position
Year Ended December 31, 2023

OPERATING REVENUES	
Tenant Revenue	\$942,073
Program Grants -Subsidies	\$12,383,880
Other Revenue	\$319,953
TOTAL OPERATING REVENUES	\$13,645,906

OPERATING EXPENSES	
Administrative	\$2,309,030
Tenant Services	\$126,995
Utilities	\$1,270,519
Maintenance	\$2,920,061
Protective Services	\$690,238
General Expense	\$797,608
Housing Assistant Payments	\$5,962,442
Depreciation	\$1,403,308
TOTAL OPERATING EXPENSES	\$15,480,201

OPERATING LOSS **\$1,834,295**

NON-OPERATING REVENUE (EXPENSES)	
Interest & Investment Income	\$711
Interest Expense	\$166,870
TOTAL NON-OPERATING EXPENSE	\$166,159

DECREASE BEFORE CONTRIBUTIONS	\$2,000,454
Capital Contributions	\$2,096,944

CHANGE IN NET POSITION **\$96,490**

TOTAL NET POSITION - BEGINNING OF YEAR **\$10,143,501**

TOTAL NET POSITION - END OF YEAR **\$10,239,991**




INKSTER HOUSING COMMISSION

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 [Inksterhousingcommission](https://www.facebook.com/Inksterhousingcommission)