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June 27, 2023

Detroit City Council  
1340 Coleman A. Young Municipal Center  
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
**RE: Submission of the 2023-24 Annual Action Plan**

Honorable City Council:

In conformance with the requirements of the U.S. Department of Housing and Urban Development (HUD), the Housing & Revitalization Department respectfully requests that Your Honorable Body authorize the submission of the 2023-24 Annual Action Plan. It is also requested that you designate the Mayor, or his designee, to be the authorized representative to act in connection with the Plan. The Plan reflects the City's fiscal year 2023-2024 CDBG/NOF narrative and proposal final recommendations.

It is respectfully requested that you approve the attached resolution with a waiver of reconsideration, to ensure HUD's approval and funding availability in a timely manner.

Respectfully submitted,

DocuSigned by:  
  
E17650515DAF4C9...

Julie Schneider  
Director

JS:wd

Attachment

cc Gail Fulton, Mayor's Office

**BY CONCIL MEMBER** \_\_\_\_\_

**WHEREAS**, the Detroit City Council hereby authorized the submission of the 2023-24 Annual Action Plan in accordance with the foregoing communication; and

**RESOLVED**, that the Mayor of the City of Detroit, Michael E. Duggan or his designee, is hereby authorized to submit the 2023-24 Annual Action Plan including all understandings and assurances contained therein, to the U.S. Department of Housing and Urban Development (HUD) in accordance with the foregoing communication; and,

**RESOLVED**, that the Mayor of the City of Detroit, Michael E. Duggan, or his designee, is hereby designated to act in connection with the aforesaid submission and provide the U.S. Department of Housing and Urban Development (HUD) such additional information as may be required.



# **CITY OF DETROIT 2023 ANNUAL ACTION PLAN**

**Julie Schneider, Director  
Housing and Revitalization Department  
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**Mayor, Mike Duggan**

**THIS DOCUMENT CAN BE PROVIDED IN ALTERNATIVE FORMAT & TEXT IF REQUESTED**



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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

As an “entitlement” jurisdiction, the City of Detroit (the “City”) receives formula grant funds from the U.S. Department of Housing and Urban Development (HUD) and is required to submit a Consolidated Plan (the “Con Plan”) every five years pursuant to Federal Regulations at 24CR Part 91. The Con Plan is implemented through the preparation of an Annual Action Plan each of the five years that describes the use of annual formula grants received from HUD for activities delineated in the Con Plan. The process to develop the Con Plan is a collaborative one. The Con Plan process provides a comprehensive housing and community development vision that includes affordable housing, non-housing community development (public facilities, public improvements, infrastructure, public services, and economic development), fair housing, protection of the environment, and an avenue for extensive citizen engagement and feedback.

According to HUD guidance the overall goal of the community planning and development programs is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate-income persons. This is achieved by strengthening partnerships among all levels of government and the private sector, including for-profit and non-profit entities. The City’s FY 2020-2024 Consolidated Plan is used to assess its housing and community development needs; analyze its housing market; establish housing and community development priorities, goals and strategies to address the identified needs; identify the resources to address them; and to stipulate how funds will be allocated to housing and community development activities. Available resources are from the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) programs, as well as Program Income received and carry over funds, will be leveraged with private sector and other public sector funds to implement these strategies. The Con Plan is also designed to improve program accountability and support results-oriented management. The Con Plan covers the period from July 1, 2020 through June 30, 2025. The Con Plan was submitted to HUD Jan 2021 and received final approval in May 2021.

The City’s FY 2023-24 (fourth year) Annual Action Plan includes the strategies, goals, and objectives established in the FY 2020-2024 Consolidated Plan and is the annual funding application for the CDBG, HOME, ESG, and HOPWA programs. In addition to the Con Plan, HUD requires that cities and states receiving federal block grants take actions to “affirmatively further fair housing choice.”

For FY 2023-24, the allocation of available funding for the Annual Action is as follows:

- Community Development Block Grant (CDBG) - \$34,030,759
- HOME Investment Partnership (HOME) - \$8,003,366
- Emergency Solutions Grant (ESG) - \$3,034,444

- Housing Opportunities for Persons with HIV/AIDS (HOPWA) - \$3,577,351

The City of Detroit applied for and received the Neighborhood Revitalization Strategy Area (“NRSA”) designation from HUD for the 2020-2024 Consolidated Plan. Based on the most recent American Community Survey data, there have been some adjustments to the NRSA boundaries. As a result, the City amended the strategy including eligible activities that are new and others that are incomplete from the previous NRSA designation with a new term.

In 2015, to supplement the benefits of the NRSA in assisting some homeowners with incomes above 80% AMI and removing blighted conditions, the City of Detroit also established three Slum/Blight areas. CDBG funded home repair activities will continue in these three areas to take advantage of activities that aid in the prevention or elimination of slums or blight.

The City of Detroit serves its homeless population through its participation in the Detroit Continuum of Care (CoC). Since 1996, the Homeless Action Network of Detroit (HAND) is the lead agency for services, programs, and data for the Detroit CoC and was consulted as a part of this process. The Detroit Housing Commission (DHC) is Detroit's Public Housing Agency (PHA) administering public housing and Section 8 housing choice vouchers in the City and was consulted as part of this process.

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

### Overview:

The City of Detroit has developed its strategic plan based on an analysis of the demographic, housing, and economic development data presented in this plan and the community participation and stakeholder consultation process. Below are the objectives and outcomes that the City has identified under the FY 2020-2024 Consolidated Plan. Actual activities and outcomes may vary each Annual Action Plan year and will be based on those established during the Consolidated Plan process and the amount of the City’s annual allocation. Federal law requires that housing and community development grant funds primarily benefit low- and moderate-income persons (LMI), whose household incomes are at or below 80% of the AMI as determined and adjusted annually.

There are three main objectives of the Consolidated Plan and use of federal funds:

1. **Decent and Affordable Housing** - Activities designed to cover the wide range of housing eligible under CDBG and HOME programs.
2. **Suitable Living Environment** - Activities designed to benefit communities, families, or individuals by addressing issues in their environment.
3. **Expanded Economic Opportunities** - This objective applies to economic development, commercial revitalization, and/or job creation/retention activities.

For each objective, the following outcomes and examples of outcome indicators are provided:

- **Availability and Accessibility** - Performance Indicator: Number of Projects that Ensure Access to a Suitable Living Environment/ Number of Persons Provided with New Access to Improvements
- **Affordability** for the Purpose of Providing Decent Housing - Performance Indicator: Households Assisted, Houses Repaired.

- **Sustainability** for the Purpose of Creating Economic Opportunities -Performance Indicator:  
Number of Businesses Assisted., Number of Jobs created or retained

Through the public input and data analysis, the City has identified six priority needs and related goals to address those needs. The priority needs include: 1) Increased Affordable Housing Options (owner-occupied home repair, rental housing, homeownership assistance); 2) Expanded Economic Development Opportunities; 3) Improved Public Infrastructure and Neighborhood Services; 4) Increased community and public facilities; 5) Expanded Public Services; and 6) Improved Efforts to Prevent Homelessness. To meet these needs, we will continue pursuing the goals over the next two years of the Con Plan. These goals are as follows:

1. Preserve existing affordable housing stock and create new affordable housing for low and moderate-income families
2. Provide employment training, startup business assistance, and job creation and retention
3. Improve neighborhood conditions through water/sewer improvements, streets and sidewalk improvements, and demolition of substandard structures
4. Expanded public and community facilities especially for homeless and children
5. Increased public services especially seniors, recreation, safety, education, mental and physical health, transportation, fair housing, homeless and youth services
6. Reduce homelessness through support services, emergency shelters, permanent supportive housing, and housing for persons with HIV/AIDS

### **3. Evaluation of past performance**

As a recipient of CDBG, HOME, ESG, and HOPWA program funds, the City is required to submit a Consolidated Annual Performance and Evaluation Performance Report (CAPER) at the end of each program year. The CAPER summarizes the program year accomplishments and the progress towards the Consolidated Plan goals. As noted in the 2021 CAPER, based on the priorities established, the City continues to place emphasis on decent, safe, and affordable housing; elimination of homelessness; public services; fair housing activities; improvement of neighborhood conditions; and economic development.

The City extended its affordability period with HOME developers to preserve City-assisted affordable housing projects and allow existing residents to remain in the City while attracting new residents by negotiating partial loan payoffs and modifications. The City continued to implement its major housing rehabilitation programs throughout the city using a loan program and grants to stabilize neighborhoods. Since federal funding cannot sustain the great need for city residents, the city has added its general funding to support the single-family rehabilitation housing program primarily for seniors and the disabled. Throughout the year, several new initiatives such as the auction of publicly owned houses, sale of vacant lots, aggressive code enforcement and an expansive demolition (not its own department), efforts helped stabilize neighborhoods.

For FY 2021-22 as reported in the CAPER, the City of Detroit's performance was evaluated by staff who noted the following accomplishments and challenges:

- In 2021, activities implemented with CDBG, HOME, ESG and HOPWA funds benefited a total of 143,591 individuals.
- The City of Detroit stayed within the statutory CDBG expenditure limitations for planning and administration at 15.90 percent and public services at 12.91 percent.
- Over 70 percent (79.00%) of the City of Detroit's CDBG funds were expended on activities that benefited low and moderate-income residents (Primary Objective).
- The City was able to rehab 491 housing units over the last year including 41 rental housing and 450 owner-occupied single-family houses.
- Continued to address lead poisoning issues in housing rehabilitation by abating lead, in January 2020, the City of Detroit was awarded \$9.7 million from HUD's OLHCHH High Impact Neighborhood Grant to target 4 contiguous census tracts in Southwest Detroit (48209 zip code), this program has since expanded to 3 zip codes in Southwest Detroit (48209, 48210 and 48217). The goal is to eliminate lead-based paint hazards in single family and multi-family units, both owner-occupied and tenant occupied. The City is planning to serve up to 250 through May 2025.
- The City was awarded a Healthy Home Production (HHP) grant in April 2022 for \$2M. The funding will primarily be used to address lead hazard in the homes of eligible 0% Interest Home Repair Loan Program participants. Using the grant funds to address lead hazards will allow residents to use their loan for other high priority repairs. The goal is to assist 125 units by October 2025.
- To reduce the number of homeless citizens, the City assisted 490 households with public services and financial assistance to homeowners with the CDBG-CV activities from the CARES Act funds.
- Under the Grow Detroit's Young Talent (GDYT), Detroit Employment Solutions Corporation (DESC) leveraged over \$3.2 million and provided over 4,500 youth job placement and training services. The City has invested \$3 million over last 2 years on the Summer Youth Jobs training program in partnership with private businesses and nonprofit organizations.
- Through July 2020, the City expended all of the CDBG Disaster Recovery funding, which was used to complete several infrastructure improvement projects, which included, but was not limited to greenway and storm water management studies, solar projects, support for single-family housing strategy, park renovations, and purchase of easements resulting in 13,510 persons served.
- The Emergency Solutions Grant (ESG) provided 11,936 homeless families and individuals with shelter and meals.
- ESG provided a wide variety of services to the homeless population, including housing placement, clothing and food distribution, health care, case management, legal assistance, recreation, counseling, social service advocacy, education and job training and placement and homeless prevention.
- HOPWA grant funds assisted 222 households with rental assistance or long-term housing.
- HOPWA provided 35 households with housing subsidies.
- HOPWA provided a wide range of additional support services to 500 individuals, including housing placement, short-term emergency assistance, transportation, case management, life skills classes, health advocacy, clothing, and light housekeeping.



- In 2020, the City of Detroit received over \$30 million in Coronavirus Aid, Relief and Economic Securities (CARES) Act to aid citizens that were affected by the Coronavirus Pandemic.
- Due to the June 2021 flood, the City received \$57.5 million in CDBG-Disaster Recovery funding to support the long-term recovery efforts from the Presidential Declared Disaster Declaration.
- The City continues to meet its goal for the CDBG timeliness expenditure, reflecting less than 1.5 times the annual allocation on hand as of May 2022.

#### 4. Summary of citizen participation process and consultation process

During the development of the HUD Consolidated Plan and/or the Annual Action Plan, at least two public hearings must be held. Public hearings are held during the development of the plan and after the plan drafted up to the final approval by the City Council to maximize public input. Due to continued COVID-19 variances affecting the City’s ability to perform public meetings and focus groups; however, the City adapted and amended its citizen participation plan to include virtual meetings. There were four (4) virtual workshops held for the CDBG/NOF and Homeless public service proposals. There are two (2) planned virtual public hearings for the Annual Action Plan and two (2) City Council approval hearings for the public.

The City’s Housing and Revitalization Department (“HRD”) consulted with over 50 organizations, including City Departments and other governmental entities through interviews, email, web research, and an online questionnaire in developing the needs, priorities, and goals for the Con Plan.

#### 5. Summary of public comments

Residents and other stakeholder comments were focused on the following:

A summary of the comments will be included in the final draft.

Last year’s comments were as follows:

**Programs and their impact:** Several stakeholders sought information on the HRD Home Repair Program and the application process. Questions included funding availability for senior populations, the status on the waiting list and if the consolidated plan will continue to include funding for this type of home repair in the future.

**Infrastructure:** Community interest and concern with the city’s infrastructure regarding flooding assistance w/flood claims for city residents, homes and property were high.

**Loan Programs:** Comments and questions were received about the 0% Interest Loan Program, how to qualify, the application process, and how many applications are accepted.

**Funding:** Related to CDBG/NOF Funds, questions were received and answered about the application processes for funding, deadlines, and what type of programs will be funded.

**Other:** At the workshops, various persons asked questions and made comments. Interest consisted of developing an understanding of data collection, reimbursement process, income tax clearance, evaluation and procurement process, CDBG and HUD ESG regulations, and how to measure impact.

City officials answered questions and referred citizens to the relevant departments where applicable.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

**TBD**

## **7. Summary**

The strategy for community success must begin at the community level, using that as a catalyst for the entire City's recovery. Citizens within the City of Detroit have many needs as expressed through the comments presented and data regarding the number of vulnerable populations. Through the funds afforded the City through the Consolidated Plan/Annual Action Plan, our goal is to serve the citizens of Detroit through their communities and prepare a way out of poverty whenever possible. The City's citizen comment summaries will be included in the **final draft**.

In 2020, the City received HUD approval for the renewal of the of five (5) geographic areas as Neighborhood Revitalization Strategy Areas (NRSAs), to focus CDBG and other federal grants and leverage existing non-CDBG redevelopment initiatives and funding in these targeted areas. In 2015, the City also did a local designation of three areas as slum and blight areas that are contiguous with the NRSAs but not included in them allowing the City to provide CDBG home repair loan funds to assist some homeowners who are above 80% of area median income (AMI). The benefits of the NRSA are Job Creation/Retention on Low/Moderate Income Area Benefit, Aggregation of Housing Units to allow assistance to no more than 49% of clients served at over 80% AMI; Aggregate Public Benefit Standard Exemption; and Public Service Cap Exemption. While the strategy proved successful, resulting in NRSA investments (see chart below), the need is still great. Given the significant increase in private sector investments and public private sector collaboration in LMI neighborhoods, a renewal of the NRSA designation was needed to continue benefiting community residents in the redefined designated areas (see 2021 NRSA accomplishments chart below)

**NRSA Accomplishment Chart:**

NRSA Reporting from July 1, 2021-June 30, 2022						
	Objective	Strategy	Goal	Accomplishment in NRSA	CDBG \$\$ Spent	Non-CDBG Spent
Affordable Housing	Improve quality of housing stock	Home repair loan program	Housing units repaired	NRSA 1: 5 NRSA 2: 5 NRSA 3: 2 NRSA 4: 10 NRSA 5: 7		NRSA 1: \$60,455 NRSA 2: \$52,690 NRSA 3: \$9,749.50 NRSA 4: \$102,247 NRSA 5: \$81,310
	Help elderly households remain in their homes	Emergency repair grants	Emergency Units Repaired	NRSA 1: 25 NRSA 2: 19 NRSA 3: 12 NRSA 4: 8 NRSA 5: 42	NRSA 1: \$449,520.50 NRSA 2: \$312,080 NRSA 3: \$232,282 NRSA 4: \$128,612 NRSA 5: \$505,488.50	
	Conduct Lead abatement	Lead abatement grants	Lead Free Houses	NRSA 1: 7 NRSA 2: 4 NRSA 3: 6 NRSA 4: 2 NRSA 5: 1	NRSA 1: \$128,463 NRSA 2: \$48,180 NRSA 3: \$99,656 NRSA 4: \$21,075 NRSA 5: \$0	NRSA 1: \$252,261 NRSA 2: \$92,090 NRSA 3: \$137,613 NRSA 4: \$32,104 NRSA 5: \$13,755
Economic Development	Expand economic base in NRSA	Create jobs through small business loans	FTE jobs created or retained			
	Expand small businesses in NRSAs	Provide technical and financial assistance and workspace	No. of businesses assisted or low to moderate income individuals assisted	NRSA 1: 0 NRSA 2: 0 NRSA 3: 0 NRSA 4: 0 NRSA 5: 1	NRSA 1:\$0 NRSA 2:\$0 NRSA 3:\$0 NRSA 4:\$0 NRSA 5: \$1,000	
	Expand workforce development in NRSAs	Growing Detroit Young Talent (GDYT) and Occupational Training Program	Increase soft skills and work experience for low - to moderate - income youth located within qualifying NRSAs	NRSA 1: 927 NRSA 2: 1,158 NRSA 3: 829 NRSA 4: 642 NRSA 5: 1310	NRSA 1: \$264,210 NRSA 2:\$343,505 NRSA 3: \$247,294 NRSA 4: \$175,960 NRSA 5: \$380, 530	
Slum/Blight Removal	Neighborhood improvements	Demolish unsafe structures	Demolitions	NRSA 1: 358 NRSA 2:381 NRSA 3: 460 NRSA 4: 41 NRSA 5: 163	NRSA 1:\$65,754 NRSA 2:\$0 NRSA 3:\$0 NRSA 4:\$0 NRSA 5:\$0	NRSA 1:\$7,719,417.99 NRSA 2:\$7,241,917.36 NRSA 3:\$9,966,443.10 NRSA 4:\$703,536.89 NRSA 5:\$2,831, 326.86

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DETROIT	Housing and Revitalization Department
HOPWA Administrator	DETROIT	City of Detroit Health Department
HOME Administrator	DETROIT	Housing and Revitalization Department
ESG Administrator	DETROIT	Housing and Revitalization Department

**Table 1 – Responsible Agencies**

### Narrative

The City of Detroit Housing and Revitalization Department (HRD) is the lead agency responsible for preparing and implementing the Consolidated Plan. The Department is also responsible for administering the expenditures of federal funds received from the U. S. Department of Housing and Urban Development (HUD) and for the implementation of the priorities and goals identified in this plan. The City currently receives entitlement Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) from HUD. The Department administers the CDBG, HOME, and ESG grant programs and the Detroit Health Department administers the HOPWA program.

To accomplish the priorities and goals presented in this plan, HRD will collaborate with non-profit organizations, for-profit businesses, other City Departments, local, regional, and State of Michigan governmental units and organizations that strive to improve conditions of Detroit residents and neighborhoods. State of Michigan resources included low-income housing tax credits, and lead hazard grants. The Detroit Health Department partners with a network of hospitals, clinics, and experienced non-profit service providers to care for and treat persons living with HIV/AIDS.

### Annual Action Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

A critical part of the development of the 2020-2024 HUD Consolidated Plan and the 2023-24 Annual Action Plan involved consultations with housing providers, non-profit organizations, social service providers, and other key stakeholders that serve the communities impacted by the funding received from HUD. In the development of the Plan, the City of Detroit conducted an extensive outreach process, using community surveys and meetings to solicit input from critical stakeholders within the City and the region to assist in identifying housing and community development needs, and in developing priorities, goals, and strategies for the allocation of federal funding for the City's next fiscal year.

The City's outreach effort was designed to solicit the input of a variety of community stakeholders to fully capture the scope of needs within the City and provide a more effective and meaningful process. These stakeholders included organizations working with LMI households, other City departments, regional and local government jurisdictions, the Detroit Housing Commission, the Detroit Continuum of Care, various non-profit agencies, and fair housing and community health organizations (see Table 2 below).

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I))**

The City of Detroit is committed to collaborating with public and private housing providers and area agencies to ensure their efforts align with the City's affordable housing goals. To accomplish this, the City of Detroit Housing & Revitalization Department (HRD) works as a strategic by partnering with the Detroit Health Department and various other community mental health agencies on ways to improve coordination among agencies serving the City's LMI populations. In recent years, over seventy percent of the City's HUD funds have been targeted in geographic locations that align with investments by other stakeholders, thereby making the best use of existing community assets and advancing the restoration of distressed communities.

HRD is working with the Detroit Housing Commission (DHC) on the Path to High-Performance goal. The goal of acquiring and disposing of vacant units from the DHC's portfolio will be achieved in collaboration with the DLBA and DBA. These vacant units represent barriers to DHC's ability to revitalize distressed areas and effectively serve low income Detroiters.

HRD regularly consults with the Detroit Land Bank Authority (DLBA) on making vacant homes and properties available to LMI residents, with the Detroit Building Authority (DBA) and the newly created Demolition Department on efforts to improve housing options for low-income residents of the City on demolition and resale programs.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Since 1996, the Homeless Action Network of Detroit (HAND) has served as lead agency for the Detroit Continuum of Care (CoC). The City of Detroit works together with HAND to provide services to homeless individuals and families. HRD staff has worked extensively with HAND to develop goals and strategies for Detroit's homeless populations, and HAND staff has been involved in reviewing both ESG and CDBG proposals over the last many years. This collaboration will allow for more efficiency and better outcomes as homeless strategies and goals are implemented.

There is currently an elected and appointed Continuum of Care board tasked with making decisions on behalf of the larger community to meet the needs of those experiencing homelessness. The City of Detroit maintains three seats on the CoC Board, as well as on the various subcommittees formed to focus on specific issues such as Veterans homelessness, Chronic homeless, youth homelessness, etc.

Through participation on the CoC board, the City of Detroit is able to meet regularly with HAND to better coordinate services for homeless persons (particularly the targeted populations such as chronic, youth, veterans, etc.) and persons at risk of homelessness. Through these coordinated efforts, the City can better align the use of McKinney-Vento funding to the homeless priorities outlined in the homelessness strategy of this Consolidated Plan.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

HRD staff continue to consult with HAND in determining how best to allocate ESG funding to address the highest priority needs. The City, together with HAND and various other funders of homeless services, collaborated in the development of written performance standards and evaluation techniques for the use of ESG and other funds within the continuum. This collaboration led to the creation of a Performance and Evaluation Committee that oversees implementation of the written standards and the development of a collaborative monitoring process for all recipients of homeless funding. This will allow a "full picture" assessment of an organization's performance across programs to ensure they are achieving the desired impact to end homelessness for Detroit residents.

In addition, HAND participates in the development of HRD's CDBG and ESG Request for Proposals and participates in the application review process to ensure that applicants align their efforts with the CoC's

strategies, that the CoC strives to fund quality providers that serve HUD priority populations, and that funding applications are in agreement regarding local community needs.

**2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities.**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Detroit Housing Commission
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Strategy Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through meetings/teleconferences and review of website and materials. Detroit Housing Commission and HRD collaborates on efforts to coordinate projects within the City of Detroit w/the goal of increasing housing opportunities.
2	<b>Agency/Group/Organization</b>	Homeless Action Network of Detroit
	<b>Agency/Group/Organization Type</b>	Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronic Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Housing Needs Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HAND was consulted via email and teleconferences and is closely involved in CDBG and ESG homeless planning and implementation activities throughout the plan period. Since 1996, HAND has served as the lead entity for the Continuum of Care for the City of Detroit, although its jurisdictional responsibilities stretch to cities such as Hamtramck and Highland Park as well.
3	<b>Agency/Group/Organization</b>	Fair Housing Center of Metropolitan Detroit
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Housing Needs Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through a review of their website and their assessment of fair housing report. The Fair Housing Center (FHC) of Metropolitan Detroit conducts training, fair housing tests, and represent fair housing cases in Metro Detroit. The City will partner with the organization on training and fair housing conferences.
4	<b>Agency/Group/Organization</b>	Department of Neighborhoods
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Community Development and Blight Control
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with the Department of Neighborhoods staff to coordinate information and plan strategies on the distribution of e-blast notices and flyers to promote the Consolidated Plan virtual meetings and assist HRD regarding blight control and neighborhood conditions.
5	<b>Agency/Group/Organization</b>	Detroit Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Safety and Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with the Domestic Violence Unit via their website for information to determine how the City can assist with funding strategies for domestic violence survivors.
6	<b>Agency/Group/Organization</b>	City of Detroit Health Department
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Health Agency Child Welfare Agency Other government - Local Grantee Department



	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HRD consulted with the Detroit Health Department via email, teleconference, and their website. This coordination will allow us to determine the best program strategy for substance abuse. Consultation was also done with the HOPWA coordinator regarding the HIV/AIDS and HOPWA programs. This coordination helps define Consolidated Plan HIV/AIDS strategies. The City of Detroit Health Department leads the Lead Safe Detroit working group that meets monthly to drives strategies around lead poisoning, and refers eligible households impacted by lead-based paint to HRD lead programs. Additionally, Agency input on target populations, services, and needs was received via an online survey and identified the need for financial resources, increased wages, and resolving of policy/board issues.
7	<b>Agency/Group/Organization</b>	Housing and Revitalization Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regular discussions with the HOME Investment Partnership team, CDBG Emergency Housing Homeless grant team, and the team with oversight for the subrecipient administered Zero percent Interest Loan program to discuss/document housing rehabilitation plans.
8	<b>Agency/Group/Organization</b>	Detroit Land Bank Authority
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Blight Control and Demolition

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Information was received from DLBA staff and their website regarding completed work and upcoming initiatives. HRD will use the information to better coordinate and report on demolition and blight control efforts.
9	<b>Agency/Group/Organization</b>	Detroit Regional Chamber
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation and research were done through website review, to determine the type and extent of economic strategies available to revitalize the City of Detroit.
10	<b>Agency/Group/Organization</b>	Demolition Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Coordination of demolition of Dangerous structures
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultations with the Demolition Coordinator occurred to understand the coordinated efforts of demolition activities between HRD, DON, and DBA and how CDBG and other non-federal resources will assist in achieving the City's demolition goals.
11	<b>Agency/Group/Organization</b>	Local Initiatives Support Corporation
	<b>Agency/Group/Organization Type</b>	Services – Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings and email were used to consult with the Detroit LISC office that is a CDBG subrecipient for administering the City's 0% interest loan program. The program is operated in the city's Neighborhood Revitalization Strategy Areas (NRSA) and the designated Slum and Blighted areas. LISC's coordinated efforts works with providing loans to low- and moderate-income persons in these designated strategy areas. Also, input on target populations, services, and needs was received via an online survey.
12	<b>Agency/Group/Organization</b>	Detroit Employment Solution Corporation
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Detroit Employment Solutions Corporation (DESC) along with City Connect Detroit are consulted to operate and provide the City's Summer Youth Employment and Job Training programs. These efforts support LMI youth living in areas designated in one of the five Neighborhood Revitalization Strategy Areas. The anticipated outcome was program renewal and alignment of new NRSA goals.
13	<b>Agency/Group/Organization</b>	Southwest Solutions
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Employment Mental Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Non-housing community development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted with thorough review of plans and website. Need for greater coordination of services and housing development was identified.

14	<b>Agency/Group/Organization</b>	Civil Rights, Inclusion & Opportunity Department (CRIO)
	<b>Agency/Group/Organization Type</b>	Services – Housing Complaints Services – Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done by reviewing their website. Agency assures all City of Detroit residents, visitors, and employees enjoy a safe environment, free of discriminatory barriers, training and job opportunities on construction projects. The review revealed a greater need to increase awareness of the agency’s purpose and service.
15	<b>Agency/Group/Organization</b>	United Community Housing Coalition
	<b>Agency/Group/Organization Type</b>	Services – Housing Other – Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey and website research. The anticipated outcome is increasing awareness of the services the organization offers.
16	<b>Agency/Group/Organization</b>	Wellspring
	<b>Agency/Group/Organization Type</b>	Services - Children
	<b>What section of the Plan was addressed by Consultation?</b>	Other – Reading and Language arts Proficiency

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and addressing transportation issues for clients.
17	<b>Agency/Group/Organization</b>	Joy Southfield Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Health Agency Housing Other – Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and awareness of services
18	<b>Agency/Group/Organization</b>	Urban Neighborhood Initiatives
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Employment Housing Other – Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and technological improvements.

19	<b>Agency/Group/Organization</b>	Eastside Community Network
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Employment Services-Persons with Disabilities Housing Other – Advocacy Organization; Transportation Services; Civic Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and transportation solutions for clients to access services.
20	<b>Agency/Group/Organization</b>	Community Development Advocates of Detroit (CDAD)
	<b>Agency/Group/Organization Type</b>	Other – Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey and website research. The anticipated outcome was increasing awareness of services, increased resources, and greater coordination between service providers.
21	<b>Agency/Group/Organization</b>	Freedom House Detroit
	<b>Agency/Group/Organization Type</b>	Services – Employment Services – Persons with HIV/AIDS Services – Victims of Domestic Violence Services - Homeless Other – Transportation Services; Legal Assistance; Mental Health Services

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased knowledge and awareness of agency services, and increased resources.
22	<b>Agency/Group/Organization</b>	COTS
	<b>Agency/Group/Organization Type</b>	Services – Employment Services – Children Services – Victims of Domestic Violence Services - Homeless Other – Transportation Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, and the knowledge and awareness of agency services to better serve clients.

23	<b>Agency/Group/Organization</b>	Goodwill Industries of Greater Detroit
	<b>Agency/Group/Organization Type</b>	Services – Employment Services - Homeless Other – Transportation Services; Soup kitchens & food pantries
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey and website research. The anticipated outcome is greater coordination to encourage citizens to return to Detroit and increase the public services available particularly for young men aged 18 – 39
24	<b>Agency/Group/Organization</b>	Central Detroit Christian Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Services – Education Services – Housing Services – Children Services – Fair Housing Services – Employment Services – Homeless Other – Advocacy Organization; Soup kitchens & food pantries



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources.
25	<b>Agency/Group/Organization</b>	Detroit Future City
	<b>Agency/Group/Organization Type</b>	Housing Other – Planning Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey and website research. The agency’s anticipated outcome is greater coordination for re-purposing the glut of single-family vacant properties for productive reuse and working to prevent the exodus of local dollars to other cities

26	<b>Agency/Group/Organization</b>	Southeastern Michigan Health Association (SEMHA)
	<b>Agency/Group/Organization Type</b>	Housing Services-Education Services – Employment Services – Fair Housing Services – Victims of Domestic Violence Services – Persons with disabilities Services – Homeless Other – HIV/AIDS Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development HOPWA Strategy Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for client transportation, greater coordination, and increased resources for service delivery.
27	<b>Agency/Group/Organization</b>	World Medical Relief Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Other – Prescription Assistance; Medical Supply Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and technological improvements.
28	<b>Agency/Group/Organization</b>	Dominican Literacy Center
	<b>Agency/Group/Organization Type</b>	Other – Adult Education / Workforce Readiness

	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and resolving clients' transportation issues.
29	<b>Agency/Group/Organization</b>	Wayne County Neighborhood Legal Services/dba/Neighborhood Legal Services Michigan
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services – Education Services-Victims of Domestic Violence Services-homeless Other – Advocacy organization; Legal Assistance; Mediation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Non-Homeless Special Need Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for less restrictive program requirements to enhance services.

30	<b>Agency/Group/Organization</b>	Mercy Education Project
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services – Education Services-Victims of Domestic Violence Services-homeless Other – Advocacy organization; Legal Assistance; Mediation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and resolving clients’ transportation issues.
31	<b>Agency/Group/Organization</b>	Legal Aid and Defender Assn., Inc.
	<b>Agency/Group/Organization Type</b>	Services – Homeless Services-Victims of Domestic Violence Services – Children Services – Employment Other – Mental Health; Legal Assistance; Transportation; Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for financial resources, volunteers and increased awareness of services provided.

32	<b>Agency/Group/Organization</b>	The NOAH Project - Central United Methodist Church of Detroit Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Services - Persons with HIV/AIDS Services – Homeless Other – Health Care Agency; Mental Health; Soup kitchens & food pantries
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources.
33	<b>Agency/Group/Organization</b>	The Yunion
	<b>Agency/Group/Organization Type</b>	Services - Persons with HIV/AIDS Services – Health Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, resolving clients’ transportation issues, and reduction in, restrictive program eligibility requirements.
34	<b>Agency/Group/Organization</b>	The Youth Connection, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Employment Services – Children
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, resolving clients’ transportation issues, and reduction in, restrictive program eligibility requirements.
35	<b>Agency/Group/Organization</b>	Detroit Area Pre-College Engineering Program, Inc. (DAPCEP)
	<b>Agency/Group/Organization Type</b>	Services - Employment Services – Children Services – Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, resolving clients’ transportation issues, and reduction in, restrictive program eligibility requirements.
36	<b>Agency/Group/Organization</b>	Community Social Services of Wayne County
	<b>Agency/Group/Organization Type</b>	Services - Education Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Economic Development Housing Needs Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources.

37	<b>Agency/Group/Organization</b>	Cass Community Social Services
	<b>Agency/Group/Organization Type</b>	Services – Education Services - Persons with disabilities Services – Persons with HIV/AIDS Services – Homeless Other – Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need Housing Needs Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for help with increased resources.
38	<b>Agency/Group/Organization</b>	L&L Adult Day Care, Inc.
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Persons with disabilities Other – Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased awareness of services provided, resources and resolving clients' transportation issues.
39	<b>Agency/Group/Organization</b>	Jefferson East, Inc.
	<b>Agency/Group/Organization Type</b>	Services – Education Services – Housing Services - Victims of domestic violence Other – Advocacy Organization; Planning Organization; Public infrastructure improvements – streets, sidewalks, parks, and recreational centers

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, and technological improvements.
40	<b>Agency/Group/Organization</b>	Cody Rouge Community Action Alliance
	<b>Agency/Group/Organization Type</b>	Services – Education Services – Elderly Persons Services - Housing Services – Children Services - Employment Other – Advocacy organization; Planning Organization; Economic development – small business & microenterprise assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and resolving clients’ transportation issues.
41	<b>Agency/Group/Organization</b>	People's Community Services of Metropolitan Detroit
	<b>Agency/Group/Organization Type</b>	Services – Children Services - Homeless Other – Transportation; Public facilities including parks, community centers, service centers
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Housing Needs Assessment Market Analysis



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and resolving clients' transportation issues.
42	<b>Agency/Group/Organization</b>	Mosaic Youth Services
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Employment Other – Advocacy Organization; Child welfare agency
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done via website review. Serving Detroit area youth ages 11 – 18, project is the expanded Mosaic Youth Ensembles tiered Creative Youth Development program, specifically the Second Stage, Main Stage, Next Stage ensembles; and Mosaic's new backstage technical theatre workforce development program, providing opportunities for youth employment and empowerment; and supporting the creation of quality artistic work. Need for increased awareness of services and coordination.
43	<b>Agency/Group/Organization</b>	My Community Dental Center
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Children Services-Persons with HIV/AIDS Other – Dental health for all ages
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for help with clients' transportation issues, increased resources, and increased awareness of services.

44	<b>Agency/Group/Organization</b>	Matrix Human Services
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Education Services – Children Services - Employment Services-Persons with HIV/AIDS Other – Head start community center
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need increased resources and awareness of services.
45	<b>Agency/Group/Organization</b>	Data Driven Detroit (D3)
	<b>Agency/Group/Organization Type</b>	Low-profit Limited Liability Corporation (L3C)
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Housing Market Analysis <input type="checkbox"/> Services - Broadband Internet Service Providers <input checked="" type="checkbox"/> Services - Narrowing the Digital Divide <input checked="" type="checkbox"/> Civic Leaders <input checked="" type="checkbox"/> Services – Addressing Climate Change Impact
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through email, teleconference and review of website and materials. D3 collaborates with the City of Detroit, several CDBG and HOME funded entities, and the community at large to provide housing and community development data including maps, visualizations, datasets and other tools. As well, D3 conduct workshops, trainings and presentations and free public access across Detroit to increase data literacy and address the digital divide around data. D3 works on the <a href="#">CONNECT 313 – Powered by Detroit</a> project which seeks to further equitable internet access and the Detroit Climate Strategy. See link to the website: <a href="#">Data Driven Detroit   Data Driven Detroit</a>
46	<b>Agency/Group/Organization</b>	Detroit Community Technology Project

	<b>Agency/Group/Organization Type</b>	Non-profit organization
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Housing Market Analysis <input checked="" type="checkbox"/> Civic Leaders <input checked="" type="checkbox"/> Services - Broadband Internet Service Providers <input checked="" type="checkbox"/> Services - Narrowing the Digital Divide
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The organization was consulted via email and review of website and materials. It is involved in designing, building and facilitating a healthy integration of technology into people’s lives and communities, allowing them the fundamental human right to communicate. Using community engagement, the organization is addressing the digital divide and expanding technology access to LMI communities and households. The organization works on the Connect 313 project which seeks to further equitable internet access and community digital stewards. See link to website - <a href="#">Technology Rooted in Community Needs   Detroit Community Technology Project</a></p>
47	<b>Agency/Group/Organization</b>	Detroit Department of Digital Inclusion
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Housing Market Analysis <input checked="" type="checkbox"/> Civic Leaders <input type="checkbox"/> Services - Broadband Internet Service Providers <input checked="" type="checkbox"/> Services - Narrowing the Digital Divide

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consultation was done through email, teleconference and review of website and materials. The Department’s mission is to develop and implement a <b>sustainable</b> Digital Inclusion Strategy. All Detroiters will be able access the digital world, and the opportunity that it brings through <b>internet access</b> (hot spots, low-cost internet), <b>devices</b> (computer labs, free computers), and <b>digital skills</b> (classes, tech support) especially in LMI households and communities. Collaborates with community organizations, and the community at large to increase online banking, healthcare, homework, education, workforce development and job opportunities requiring computer skills. The Department coordinates the <a href="#">CONNECT 313 – Powered by Detroit</a> Initiative. See link to website: <a href="#">Digital Inclusion Mission   City of Detroit (detroitmi.gov)</a></p>
48	<p><b>Agency/Group/Organization</b></p>	<p>Detroit Office of Sustainability</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local Grantee Department</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p><input checked="" type="checkbox"/> Agency - Managing Flood Prone Areas <input type="checkbox"/> Agency - Management of Public Land or Water Resources <input checked="" type="checkbox"/> Agency - Emergency Management</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consultation was done through a review of website and materials. The Department developed the Detroit Sustainability Action Agenda that works to achieve <b>four outcomes</b>, with <b>Healthy, Thriving People</b> placed firmly at the heart of our work and building out to include <b>Affordable, Quality Homes; Clean, Connected Neighborhoods</b>; and an <b>Equitable, Green City</b>. Across these outcomes, the City is committed to achieving <b>10 goals</b> and implementing <b>43 actions</b> to address many of the most pressing challenges facing Detroiters today. The Sustainability Agenda also focuses on addressing the vulnerability of housing occupied by low- and moderate-income households.</p>

49	<b>Agency/Group/Organization</b>	Detroit Homeland Security and Emergency Management (DHSEM)
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Agency - Managing Flood Prone Areas <input type="checkbox"/> Agency - Management of Public Land or Water Resources <input checked="" type="checkbox"/> Agency - Emergency Management
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Consultation was done through a review of website and materials. DHSEM coordinates with local, regional, state, federal, and private-sector agencies to protect the community from natural and human-made emergencies and disasters. The impact of climate change on Detroit's aging stormwater systems could lead to flooded basements and streets and sewage overflows into the Detroit River. It is important in responding to climate change and disasters that low-to-moderate income neighborhoods and housing that is most vulnerable are included and given priority.</p>
50	<b>Agency/Group/Organization</b>	Planning and Development (P&DD)
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Agency - Managing Flood Prone Areas <input checked="" type="checkbox"/> Agency - Management of Public Land or Water Resources <input type="checkbox"/>

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consultation was done through email and teleconference. P&amp;DD coordinates with HRD and Detroit Land Bank Authority to manage the city's publicly owned land. The City sells surplus property to residents, community organizations, developers, and others for a variety of uses that provide public benefit and return the properties to productive use. P&amp;DD manages neighborhood framework plans including long-term strategies for housing &amp; retail development and parks &amp; green stormwater infrastructure and the management of wetlands identified during the framework comprehensive studies.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

N/A

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Action Network of Detroit	Collaboration between HRD and HAND will continue to impact the Action Plan homeless goals.
Detroit Master Plan and Policies	City of Detroit	The Master Plan outlines local policy supporting the plan project and activity development.
Affirmatively Furthering Fair Housing (AFFH)	City of Detroit	The AFFH is coordinated with the Consolidated Plan housing strategies and goals (including affordable housing).
Detroit Multi-family Affordable Housing Strategy 2018	City of Detroit	The affordable housing strategies align with the affordable housing goals of the Con Plan and the steps to reduce barriers to affordable housing
Strategic Neighborhood Fund 2.0	Invest Detroit	The affordable housing and community revitalization activities proposed for the fund align with the Con Plan goals for addressing housing and community development needs

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Capital Agenda	City of Detroit	<a href="#">The Capital Agenda</a> identifies capital projects within the City of Detroit by city department.
Blight Task Force Report	Blight Task Force	<a href="#">The City of Detroit Blight Task Force</a> report is in line with the Mayor's 10 Point Plan that guides strategies within the Consolidated Plan
Every Neighborhood Has A Future Plans	City of Detroit	The Mayor's Neighborhood Plan guides investments within Detroit Neighborhoods including Consolidated Plan funding.
Detroit Future City Strategic Framework	Detroit Future City	Detroit Future City analyses provide vision and actions that coordinate with Consolidated Plan strategies and goals.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).**

The City of Detroit coordinates housing and community development funding and programs with the Michigan State Housing Development Organization (MSHDA) as it relates to homeless prevention and Continuum of Care (CoC) activities. The City is entering its fifth year of funding for Medicaid and Children’s Health Insurance Program (CHIP) from the Michigan Department of Health and Human Services (MDHHS). These funds are used to abate lead hazards in Detroit homes. The City also collaborates with MSHDA by providing HOME subsidies to projects receiving low-income housing tax credits from MSHDA. This consists of HOME assisted projects receiving 9% competitive tax credits and an allocation of 4% credits provided by MSHDA through the City’s Affordable Housing Leverage Fund (AHLF) which is administered by the Detroit office of Local Initiatives Support Corporation (LISC). The city works with Wayne County and other adjacent governmental entities to coordinate housing and community development initiatives.

**Narrative (optional):**

The Health Services Division is responsible for mobilizing Detroit Health Department resources and forming strategic partnerships to improve the health of children and families who live, work and play in Detroit. The Division includes the following programs/services:

1. Children’s Special Healthcare Services
2. Vision and Hearing Screening

### 3. Lead Poisoning Prevention and Intervention

- Childhood Lead Poisoning Prevention Program (CLPPP)
- Early Child Care Integrated Service Delivery Model
- Universal Lead Testing /Clinician Engagement and School Based Testing

The City of Detroit's Health Department (DHD) developed a coalition of city departments, state departments and community partners to coordinate childhood lead prevention in the City. The coalition, also known as Lead Safe Detroit, provides the following services: Provides capillary testing to children younger than 6 years of age and provides coordinated, comprehensive nursing case management services in the child's home; Maintains a data and surveillance system to track trends and better coordinate services throughout the city; Distributes lead prevention education material and provides presentations to parents, health care professionals, and rental property owners; Provides referrals to other agencies for lead hazard remediation; Ensures schools, daycares and homes have water testing; Strengthens Environmental Controls on Demolitions. In addition, Lead Safe Detroit meets on a monthly basis with multiple partners across the city and the Southeast Michigan region to work on a variety of lead prevention issues including, but not limited to, enforcement, service delivery, lead education, and lead-safe housing.



## **AP-12 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

The consultation process used several methods to involve individuals, community organizations, and local governments during information gathering. For example, to gather information and maintain communication flow with participants the following activities took place: public hearings, community survey, e-blast communication, and social media.

Participant comments were received through various means including the following: City of Detroit e-mail access, regular mail, telephone, and during public hearings. Contacts included community organizations, federal, state, and local government information gleaned from interviews and the internet (online reports, program information, strategies, and studies). Affected groups these organizations assistance include youth, elderly, the disabled, persons with HIV/ AIDS, homeless, public housing residents, housing advocates, housing developers, data analysts, other grant funders, fair housing advocates, and other special needs advocates.

As a result, citizen input influenced the City's NRSA boundary selections by ensuring eligible areas within all seven districts were included in the NRSA boundaries. Residents were given multiple opportunities to comment on the plan before and after development using a variety of methods to allow citizens to provide input on the City's housing and community development needs for the next fiscal year. Participation included virtual public meetings, social media, email correspondences, City website postings, 30-day comment period, and online surveys. Residents and other stakeholders had the following opportunities to provide input to the Consolidated Plan/Annual Action Plan:

- *CDBG/NOF 2022-23 Subrecipient Workshops were held on August 24 and September 09, 2022 – 395+ Participants*
- *ESG 2022-23 Subrecipient Workshops were held on January 19, February 08, and April 27, 2023 – 190 Participants*
- *Public Virtual Hearing Meeting #1 for the 2023-24 Annual Action Plan will be held on June 01, 2023 – TBD Participants*
- *Public Virtual Hearing Meeting #2 for the 2023-24 Annual Action Plan process was held June 08, 2023 – TBD Participants*
- *The draft FY 2023-24 Annual Action Plan was published for a 30-day comment period from June 05 – July 06, 2023, with access to printed copies at community district locations and on the City's website.*

- *A Public Virtual Hearing and review and approval of the plan at the Detroit City Council Meeting was held on TBD 2023 (for discussion) and TBD 2023 (for approval)*

### **Housing and Community Development Needs Prioritization**

Housing and community development needs were identified in the 2020-2024 Consolidated Plan/Annual Action Plan prioritized through community feedback from online surveys and meetings and the analysis of demographic and economic data provided by HUD and through the U.S. Census Bureau. Online and paper versions of a community stakeholder/resident survey and an agency survey were posted and distributed for about 3 months, longer than the standard 30 days because of delays due to the COVID-19 pandemic. The surveys requested information on housing and community development needs. There was a total of 200 responses including 157 community members (79%) and 43 agency representatives (21%).

Agencies participating in the survey provide services to 270,130 persons in the Detroit area. Of the 157-community stakeholder/resident survey respondents, 129 were residents and the remainder were business owners, landlords, community organizations, and other stakeholders. Participants were asked to rank housing and community development need categories overall and selected Housing, Businesses and Jobs, and Infrastructure as the 3 most important. On an activity level, when asked to rank activities as “High Need” or “Low Need.” High Need activities were defined as those on which federal block grants would be spent to address unmet needs. Low Need activities were those for which other government or private sector funding was available and needs were considered lower priority. The following are the activities selected as high priority needs.

- **Housing:** Owner Occupied Home Repair was selected the most as High Need, followed by Affordable Single-Family and Multi-Family Rental Housing. This was in line with data that showed 45 % of all Detroit households are housing cost burdened meaning paying more than 30% of their income on housing expenses. Additionally, Detroit’s housing stock is primarily single family, older, and more susceptible to issues such as lead paint and deferred maintenance.
- **Economic Development:** Employment Training was selected the most as High Need, followed by Job Creation/Retention and Start-Up Business Assistance. Demographic data analysis shows that education drives job access and income and only 12 % of Detroit residents have earned a bachelor’s or higher. Coupled with deindustrialization over the last 40 years resulting in high unemployment rates and the recent pandemic, economic development is imperative for the City.
- **Public Infrastructure & Neighborhood Activities:** Water/Sewer Improvements was selected the most as High Need, followed by Street and Sidewalk Improvements and Demolition of Substandard Structures. The city continues to make strides in this area but there is still more work to be done. For example, the City combats blight, estimating that 40,077 structures met the definition, but there are 80,000+ vacant housing units.

- **Community & Public Facilities:** Youth Centers were selected the most as High Need, followed by Child Care Centers and Community Centers. Data shows that Youth and Community Centers provide stability. Detroit currently has 15 Community Centers and survey respondents ranked it as a high need.
- **Public Services:** Mental Health Services were selected the most as High Need, followed by Transportation Services and Fair Housing. Overall, most public services were highly ranked demonstrating the cities need for such services. For example, Detroit's elderly population is growing and attributed to a rise of residents with disabilities, currently 20% of the population.
- **Homeless Prevention:** Support Services for Homeless Prevention was selected the most as High Need, followed by Emergency Support Services, Emergency Shelters for Homeless Persons and Families, and Permanent Housing. Data showed that Detroit's chronically homeless population increased by 31%. As mentioned in Housing many Detroit residents are cost burdened, coupled with lower incomes impacting housing affordability, these residents may be in danger of or currently experiencing homelessness.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	CDBG/NOF and 2023-24 Subrecipient Workshops	<b>Non-profits</b>	Questions centered around the application process, programs, and eligibility. 395+ participants. Meeting dates: August 24 and September 09, 2022	See Appendix Citizen Participation section	All comments were accepted	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>
2	ESG 2023-24 Subrecipient Workshops	<b>Non-profits</b>	Questions centered around the application process, programs, and eligibility. 190 participants. Meeting dates: January 19, February 08 and April 27, 2023	See Appendix Citizen Participation section	All comments were accepted	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>
3	<b>Annual Action Plan Public Hearing #1</b>  <b>6/01/23</b>	Non specified residents, community leaders	Presentation and Development of the 2023 Annual Action Plan and Action Plan Budgets, Con Plan definitions and community resources  <b>21</b> participants were in attendance	See Appendix Citizen Participation section	All comments were accepted	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	<b>Annual Action Plan Public Hearing #2</b>  6/08/23	Non-specified – residents, community leaders	Presentation on draft Annual Action Plan, Con Plan definitions 2023-24 Action Plan Budget and community Resources  <b>18</b> participants were in attendance	See Appendix Citizen Participation section	All comments were accepted	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>
5	<b>30-day public comment period</b>  06/05-07/06/2023	<b>Non-specified - citywide</b>	Draft FY 2023-24 Annual Action Plan	Covered in comment section	(See Appendix Citizen Participation section)	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>
6	<b>Public Hearing – Detroit City Council Committee (Discussion)</b>  (TBD) 2023	<b>Non-specified - citywide</b>	Draft FY 2023-24 Annual Action Plan	None	N/A	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	<b>Public Hearing – Detroit City Council Committee (Approval)</b>  (TBD) 2023	<b>Non-specified - citywide</b>	Draft FY 2023-24 Annual Action Plan	None	N/A	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>

**Table – Citizen Participation Outreach**

# Action Plan

## AP-15 Expected Resources - 91.220(c) (1,2)

### Introduction

The anticipated expected federal resources to carry out activities and projects during the program year are from the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Person with Aids Program (HOPWA) and Emergency Solutions Grant (ESG). Although the City of Detroit is not expected to receive any loan settlements from Section 108 loan guarantees or traditional program income in the coming year, in fiscal year 2021-22, the City did receive a total of \$1,905,480 in loan settlements and \$1,391,122 CDBG Program Income. Last fiscal year, the city generated HOME Program Income in the amount of \$2,054,901. This fiscal year, the HOME Program Income is estimated at \$1,750,340 that will be available in the 2023-24 fiscal year. In addition, the city is expected to receive approximately \$1,293,964 of revolving loan proceeds from the 0% interest loan home repair program. These proceeds will be invested back into the program. The 2023-24 Fiscal Year awards are shown below:

Program	2023 Award
CDBG	\$34,030,759
HOME	\$ 8,003,366
ESG	\$3,034,444
HOPWA	\$ 3,577,351
<b>Total</b>	<b>\$48,645,920</b>

Based on the above allocations, the City of Detroit is expected to receive a total of \$48,645,920 from all HUD entitlement grant sources for the Action Plan. All funds have been allocated to meet the housing, homeless, public service and community development needs and goals identified in the Consolidated Plan. The City of Detroit plans to use these resources for the following eligible activities:

Eligible CDBG activities include: Property Acquisition, Blight Removal and Demolition, Community Development, Economic Development, Public Service, Homeless Public Services, Public Facilities and Improvement, Owner-occupied Home Repair, Homebuyer Assistance, Rehabilitation of rental housing,

Relocation, and administrative and planning

Eligible HOME projects include: New Construction and Acquisition/Rehabilitation of multifamily and single rental housing, new construction and acquisition/rehabilitation of homebuyer housing, Homebuyer down payment and closing costs assistance, and Tenant Based Rental Assistance.

Eligible HOPWA activities include: Permanent and transitional housing, supportive services, and information/referral services

Eligible ESG activities include: Rapid Re-housing, Transitional Housing, Financial Assistance, Overnight Shelter, Rental Assistance and Outreach, permanent housing



**Expected Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Historic Preservation	34,030,759	\$1,293,964	0	35,324,723	35,285,455	The CDBG funds will be used to benefit low-and-moderate income persons through various social and economic programs, assisting with housing needs and eliminating slums and blight in targeted areas. The funds will assist in restoring and restructuring distressed areas while improving population growth throughout the city. Also, funds may be designated to perform relocation activities.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	8,003,366	1,750,340	2,054,901	11,808,607	7,269,293	HOME funds will be used to provide affordable housing including multifamily, rental, new construction, rehabilitation, and homebuyer activities to families whose household income is at 80% of the Area Median Income or less. Assistance will be provided in the form of grants and/or loans to for-profit and non-profit developers as gap financing. HOME funds will be leveraged with private and public funding sources to support the development of single and multifamily units through Low Income Tax Credits, equity from Federal Historic Tax Credits, developer equity, and from other banks and lending programs.
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,577,351	0.00	0.00	3,577,351	2,903,135	The HOPWA program funds will be used to serve homeless and non-homeless persons who meet income guidelines and are infected/and or affected by HIV/AIDS through Tenant Based Rental Assistance (TBRA) while providing information and supportive services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,806,861	0.00	0.00	2,806,861	3,032,870	ESG funds will provide a 1 to 1 match with the CDBG Program and other in-kind contributions. Funds will be used for Emergency Shelters, Warming Centers, Homeless Prevention, Rapid Re-Housing and Street Outreach with the primary goal of eliminating homelessness

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Admin and Planning Rapid re-housing (rental assistance) Rental Assistance TBRA Transitional housing Other	32,035,919*	0	0	32,035,919	32,035,919	<p>The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly re-house homeless persons; promote access to and utilization of mainstream programs by homeless persons; and optimize self-sufficiency among individuals and families experiencing homelessness.</p> <p>* This amount reflects 2019 Tier 1 funding. Additional 2019 Tier 2 funding may be awarded.</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Strategic Neighborhood Fund	Private-corporate	Public facility improvements, commercial development, affordable housing development	130,000,000	0	0	130,000,000	N/A	A group of seven area banks and major corporations has pledged a total of \$35 million to fund community improvements in the City's ten (10) Strategic Neighborhood Fund areas. These funds will provide physical improvements to parks and streetscapes, commercial development, and affordable housing development through renovation of existing vacant units and new construction as needed.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Detroit Housing for Future Fund	Private-Corporate/philanthropic	Affordable housing preservation and development	N/A	0	0	65,000,000	N/A	<p>The Detroit Housing for the Future Fund (DHFF) encourages the preservation of regulated and naturally occurring affordable housing throughout the City of Detroit and the development of new mixed-income and affordable housing in targeted multi-family housing areas. DHFF is expected to contribute to the goal of preserving 10,000 units of existing affordable housing and the development of 2,000 units of new affordable housing.</p> <p>DHFF will primarily invest in existing housing that is affordable to households at or below 80% of AMI and will seek to invest in homes that are available to households below 50% and 30% of AMI.</p>

Table ## - Expected Resources

**Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied**

**Leveraged Resources**

It is well recognized that the amount of federal grants received is inadequate to address the housing and community development needs of the City's low- and moderate-income households and communities. The City of Detroit has pursued a deliberate strategy of seeking out other public and private sector partnerships to leverage its federal funds with private capital and other government sources to expand the impact of its grant funded activities. The various initiatives described below are how the City achieves its housing and community development goals.

**1. Historic Tax Credits**

The federal historic rehabilitation tax credit (HTC) program is an indirect federal subsidy to finance the rehabilitation of historic buildings with a 20 percent tax credit for qualified expenditures. These Federal tax incentives are used to stimulate private investment in the rehabilitation and reuse of historic structures.

**2. The Michigan Low-Income Housing Tax Credit Program (LIHTC)**

The Low-Income Housing Tax Credit Program is an investment vehicle created by the federal Tax Reform Act of 1986 to increase and preserve affordable rental housing. Administered by the Michigan State Housing Development Authority (MSHDA), this program permits investors in affordable rental housing to potentially claim a credit against their tax liability annually for a period of 10 years, bringing much needed private investment to affordable housing projects. Through the Affordable Housing Leverage Fund partnership, the city works closely with the Detroit office of the Local Initiatives Support Corporation (LISC) and the Michigan State Housing Development Authority (MSHDA) to leverage the city's finite resources to maximize the production and preservation of affordable units including projects receiving either 9% or 4% low-income housing tax credits from MSHDA. The following projects that applied for funding support from the City of Detroit in FY 2021 have also received awards of low-income housing tax credits from MSHDA: Greystone Senior (9% LIHTCs), Lee Plaza (9% LIHTCs), Benjamin O Davis Veterans (9% LIHTCs), CCSEM St. Mathew (9% LIHTCs), Orchard Village (9% LIHTCs), Grandmont Rosedale Collective II (4% LIHTCs), Merrill Place II (4% LIHTCs), Hubbard Farms (4% LIHTCs), and 5800 Michigan Avenue (4% LIHTCs).

**3. Strategic Neighborhood Fund (SNF)**

The Strategic Neighborhood Fund is a partnership between the City of Detroit, Invest Detroit, a local community development financial institution (CDFI), neighborhood residents, and philanthropic and corporate donors. The SNF was started with a \$35 million pledged from a group of seven area banks and major corporations to fund community improvements in the City's 10 (ten) Strategic Neighborhood Fund areas. SNF funds community-driven projects in four specific areas – park improvements, streetscape improvements, commercial corridor development, and affordable single-family home stabilization



through renovation of existing vacant units and new construction as needed. Each project begins by soliciting input from residents with support and oversight from the City's Planning and Development Department and the Department of Neighborhoods.

\$56 million in Philanthropic grants will be combined with \$59M in City funds and \$15M in State of Michigan funds for a total of \$130M. This funding commitment will attract an additional \$113M in equity and commercial debt for a grand total of \$243M in total investments to improving some of Detroit's most impacted communities.<sup>1</sup>

#### **4. The Preservation Housing Partnership**

The City of Detroit Housing & Revitalization Department (HRD) has collaborated with six housing focused organizations to preserve and improve existing affordable housing throughout the City and prevent displacement of LMI residents due to gentrification and/or conversion of affordable units to market rate. Teaming up with organizations such as Cinnaire, Enterprise Community Partners, United Community Housing Coalition, Data Driven Detroit, Community Investment Corp., and others, this effort will focus on maintaining affordable units either through renewal of existing affordability commitments or through restructured financing mechanisms and will provide necessary renovations to ensure the availability of quality, long-term affordable units.

#### **5. Detroit Housing for the Future Fund (DHFF)**

Affordable housing is central to the City's inclusive growth strategy and plays a key role in the ability to retain existing residents, attract new residents, and create mixed-income communities. To address its affordable housing needs, the City's Housing & Revitalization Department (HRD) collaborated with Detroit LISC, the Michigan State Housing Development Authority (MSHDA), along with local financial institutions and foundations to create the Detroit Housing for the Future Fund (DHFF). DHFF provides affordable housing developers and owners with streamlined access to financial products such as loans, preferred equity, and predevelopment grants that are specifically designed to address housing challenges in Detroit neighborhoods. DHFF encourages the preservation of regulated and naturally occurring affordable housing citywide and the development of new mixed-income and affordable housing in targeted multi-family housing areas.

DHFF is investing in housing that is affordable to households at or below 80% Area Median Income. Recognizing that housing cost burdens are a particularly acute challenge for Detroit residents at the lower end of the income spectrum, DHFF seeks to invest in a significant number of homes that are available to households below 50% and 30% of AMI.

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<sup>1</sup> Strategic Neighborhood Fund. Retrieved September 23, 2020. <https://investdetroit.com/an-unprecedented-effort-to-strengthen-our-neighborhoods/>

## 6. Choice Neighborhoods

Following an 18-month community engagement period with Corktown residents and application submission in December 2020, on May 25, 2021, the City of Detroit was awarded \$30MM for the Choice Neighborhoods Implementation (CNI) Grant through HUD. Also, in April 2023, Detroit was awarded an additional \$5MM supplemental amount for the CNI grant. The Choice Neighborhoods program leverages significant public and private dollars to support the implementation of a locally driven transformation plan in Greater Corktown designed to revitalize the neighborhood while preserving affordability and increasing access to opportunity for existing residents. Greater Corktown has a history of high vacancy and long-term disinvestment but has recently seen emerging development activity spurred by Ford Motor Company's investment in the former Michigan Central Station and surrounding area. The transformation plan will provide housing, amenities and direct services to residents of Clement Kern Gardens, the target housing site to be redeveloped, and will be implemented with ongoing input from resident council and community members.

To support long-term stabilization, the vision for the neighborhood involves creating 842 high-quality affordable and mixed income housing options, including 40 opportunities for homeownership across the income spectrum. 72 Housing Choice Vouchers (HCVs) have been secured through the Michigan State Housing Development Authority (MSHDA), 95 HCVs have been committed from the Detroit Housing Commission in the form of 87 tenant protection vouchers for Clement Kern Gardens residents and 7 Project Based Vouchers for the Left Field housing phase. The Housing Implementation Entity joint-venture will continue to seek additional HCVs to support the housing plan throughout the 6-year implementation period.

Targeted investments in the neighborhood, include four critical community improvements - CCIs. A Community Empowerment Center is being constructed in North Corktown to house critical people strategy supportive services and serve as a non-residential community anchor. The community hub will include neighborhood amenities such as an early childhood education (ECE) center and living lab/ outdoor classroom. Street calming, pedestrian safety, and placemaking improvements will be brought to several major corridors to create safer intersections, better circulation and landscaping. Safe pedestrian pathways will be designed that overlay art interventions along streetscape improvements that promote neighborhood identity and connectivity to new and existing neighborhoods amenities along Michigan Avenue, Bagley, and 14th Streets. Improvements will help connect families to destinations within the neighborhood and the City including Roosevelt and Wilson Centennial Parks. The 10th Street Greenway and wayfinding are designed to fulfill the neighborhood objective to create new and improved public spaces that are safer, more welcoming, and offer an array of services and amenities for residents. Residents are encouraged to spend more time outside, be more active, and increase interactions between those of different socioeconomic circumstances and racial makeup. To reduce environmental challenges such as runoff and flooding across the neighborhood and within planned housing developments green infrastructure and active landscapes will be integrated into the transformation plan.

Case management and supportive services in the areas of health, education, and economic self-sufficiency will be provided for Clement Kern Gardens households, the target housing site for the CNI grant. The

City's Housing and Revitalization and Planning and Development Departments are implementing the grant and plan to support neighborhood and housing initiatives within the plan through CDBG and HOME investments. CDBG invested in the Community Empowerment Center will help to promote a suitable living environment in Greater Corktown by addressing non housing community development needs through the creation of a new community and public facility – aligning with goal 4 in the City's 20-24 Con Plan. CDBG invested in the green infrastructure also promotes a suitable living environment in Greater Corktown through improved neighborhood conditions through water/sewer improvements, street and sidewalk improvements by bolstering public infrastructure and neighborhood activities, aligning with goals 6 and 7 in the City's 20-24 Con Plan. Much of the development taking place in North Corktown overlaps with the NRSA 3 boundaries, and investment supported by CDBG will be in place by 2024. There is potential for infrastructure investments made to support the development of housing to spur further revitalization within the Greater Corktown neighborhood.

### **Matching Requirements**

The Emergency Solutions Grant Program (ESG) requires a 100% match on each year's award amount. To aid in meeting this requirement, the City provides CDBG grants to homeless services organizations receiving ESG to fund a portion of the match requirement. The remaining ESG match requirement is met by the ESG recipients through in-kind contributions and other funding commitments.

The HOME program requires a 25% local match of funds that are expended on affordable housing. The matching requirement for HOME dollars may vary and is set annually by HUD based on criteria related to severe fiscal distress. Currently, the City of Detroit does not have a matching requirement for the HOME program and has not for several years. For FY 2021, the City of Detroit met the HUD criteria for severe fiscal distress and was granted a 100% reduction in the match requirement. This match reduction applies to FY 2022 HOME funds as well. The City will qualify for similar match reductions in future years due to recovery from severe fiscal distress.

The City of Detroit and non-profit community organizations also receive funding from other federal government agencies, the State of Michigan, philanthropic private foundations, and lending institutions as leveraging resources that may be used to assist in meeting the needs identified in this plan.

### **If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Detroit owns public libraries, community parks and recreation centers located within the City that may be used for public service activities funded under the various HUD programs.

The City of Detroit has a land bank authority that is responsible for returning the city's many blighted and vacant properties to productive and valuable use. The land bank maintains the City's publicly owned parcels and acquires additional foreclosed/abandoned property and vacant lots. The City then addresses these properties through demolition, rehabilitation, and disposition to help stabilize neighborhood

decline. For eligible properties, the land bank authority utilizes a variety of sales programs to offer homes to residents, such as the Community Partner Program, Auctions, Own-It-Now, Rehabbed & Ready and the Residential Side Lot program. Additionally, the City has some select land parcels, owned by the City of Detroit that will be sold for new housing construction projects.

Since 2019, several large philanthropic organizations, including The Erb Family Foundation, and The Kresge Foundation have awarded over \$3.1 million in much needed funding to Detroit Future City (DFC) in support of its efforts to promote the advancement of land use and sustainability, and community and economic development, including its Working With Lots program. This program provides technical assistance and grants to community-based organizations working to sustainably repurpose vacant land in Detroit residential neighborhoods. Since 2019, DFC has awarded more than \$97,000 to community groups, faith-based institutions, non-profits, and businesses to install one of 38 lot designs to activate community spaces, address stormwater concerns, and create neighborhoods that are more attractive. Adaptive reuse projects through this program make use of DFC vacant land transformation designs published in the [DFC Field Guide to Working With Vacant Lots](#).

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce homeless citizens in City of Detroit	2023	2024	Homeless	City-Wide	Increase in affordable housing options  Homeless Prevention Rental Assistance Homeless Outreach Emergency Shelter and Transitional Housing Rapid Re-housing	CDBG: \$2,552,307 ESG: \$3,806,861 CoC: \$32,035,919	Tenant-based rental assistance / Rapid Rehousing: 3,800 Households Assisted All "Extremely Low" income benefit Homeless Person Overnight Shelter: 3,100 Persons Assisted All "Extremely Low" income benefit  Overnight/Emergency Shelter/Transitional Housing Beds added: 390 Beds All "Extremely Low" income benefit  Homelessness Prevention: 3,200 Persons Assisted All "Extremely Low" income benefit  Homeless Outreach: 1100 Persons Assisted All "Extremely Low" income benefit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Rehabilitation of Existing Housing Units	2023	2024	Affordable Housing rehabilitation of existing housing units	City-Wide NRSA	Rental Assistance Production of new housing units Rehabilitation Rental units Acquisition Rehabilitation of Existing Units incl 0% loan and Sr. Home Repair programs and Lead Remediation Development of Permanent Supportive Housing	HOME: \$8,003,366 CDBG: \$1,000,000 CDBG: \$6,461,542	Rental units constructed: 215 Household Housing units  Homeowner Housing Rehabilitated: 225 Household Housing Units 10% extremely low; 35% low; 50% low/mod; 5% middle income  Rental Units rehabilitated: 250 Household Housing Unit; 20% extremely low; 40% low; 35% low/mod; 5% middle  Acquisition

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Acquisition of existing units: TBD Household Housing Units  Permanent Supportive Housing units constructed: TBD Household Housing Units
3	Homeownership Program	2023	2024	Affordable Housing	City-Wide NRSA	Down Payment Assistance  Increase Home ownership opportunities	CDBG: \$0	Loans Provided: N/A Household Housing Units
4	Public Services Activities for Citizens of Detroit	2023	2024	Public Service  Summer Youth Employment	City-Wide NRSA	Public Services Activities  Job/Job Training	CDBG: \$2,552,307  CDBG: \$1,500,000	Public Service activities: 33,931 Person assisted  500 Youth assisted
5	Econ Dev (Creation of	2023	2024	Non-Housing Community Development	City-Wide NRSA Areas	Economic Development Jobs/Small Business	CDBG: \$0	Businesses assisted: TBD Jobs created and/or retained

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Jobs/Small Businesses)							
6	Sustain Infrastructure and Public Improvements	2023	2024	Non-Housing Community Development	City-Wide	Public Improvement & Infrastructure	CDBG: \$2,747,567	Other: TBD residents of LMA served
7	Public Facilities and Improvements	2023	2024	Non-Housing Community Development	City-Wide	Public Facilities	CDBG: \$1,000,000	Other: TBD Public Facilities TBD residents of LMA served  TBD community benefit
8	Econ Dev (Commercial Rehab)	2023	2024	Non-Housing Community Development	City-Wide	Jobs/Small Business	CDBG: \$0	Businesses assisted: 0 Commercial Façade/Businesses Assisted
9	Blight removal and demolition	2023	2024	Demolition	City-Wide	Demolition Clearing Acquisition of Existing Units	CDBG: \$0	Buildings Demolished: TBD Structures (includes schools, commercial and residential properties)



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Section 108 Repayment	2023	2024	Non-Housing Community Development	City-Wide	Economic Development	CDBG: \$5,211,847	Businesses assisted: 5 Businesses Assisted
11	Help those with special needs (non-homeless)	2023	2024	Non-Homeless Special Needs	City-Wide	Public Services Homeless Prevention	HOPWA: \$3,577,351	HIV/AIDS Housing Operations including Tenant-based rental assistance: 250 Household Housing Units
12	Other: Relocation	2023	2024	Non-Housing Community Development	City-Wide	Relocation of Displacement residents	CDBG: 0	These outcomes will be determined based on Annual Action Plan goals and funding
13	Other: Residential Historic Preservation	2023	2024	Housing Rehabilitation	City-Wide	Rehabilitation of Existing Units	CDBG: \$0	Number of individuals or households TBD Persons or Households Assisted
14	Other: Interim Assistance	2023	2024	Non-Housing Community Development	City-Wide	Emergency conditions threatening health and safety	CDBG: TBD	Number of individuals or households TBD

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	CDBG Planning and Administration	2023	2024	Affordable Housing  Homeless Non-Homeless Special Needs  Non-Housing Community Development	City-Wide	N/A	CDBG: 6,806,152	Other
16	CDBG Housing Rehabilitation Activity Delivery Cost	2023	2024	Affordable Housing	City-Wide	Rehabilitation of existing owner-occupied units  Increase in affordable rental housing options  Increased homeownership opportunities	CDBG: 3,869,415	Other

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Table – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Reduce homeless citizens in City of Detroit
	<b>Goal Description</b>	<p>Tenant-based rental assistance / Rapid Rehousing: 3,800 Households Assisted All <b>“Extremely Low”</b> income benefit Homeless Person Overnight Shelter: 3,100 Persons Assisted All <b>“Extremely Low”</b> income benefit.</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 390 Beds All <b>“Extremely Low”</b> income benefit</p> <p>Homelessness Prevention: 3,200 Persons Assisted All <b>“Extremely Low”</b> income benefit</p> <p>Homeless Outreach: 1,100 Persons Assisted All <b>“Extremely Low”</b> income benefit</p>
2	<b>Goal Name</b>	Rehabilitation of Existing Affordable Housing
	<b>Goal Description</b>	<p>Affordable Housing units; rehabilitation of existing units</p> <p>Rental assistance, production of new units. Rehabilitation of existing units, rapid re-housing. Zero percent interest loan program, SEHR, Lead</p> <p>Rental units constructed: 215 Household Housing units</p> <p>Homeowner Housing Rehabilitated:</p> <p>225 Household Housing Units: <b>10% extremely low; 35% low; 50% low/mod; 5% middle income</b></p> <p>Rental Units rehabilitated: 250 Household Housing Unit: <b>20% extremely low; 40% low; 35% low/mod; 5% middle</b></p> <p>Acquisition of existing units: TBD Household Housing Units</p> <p>Development of Permanent Supportive Housing: TBD Household Housing Units</p>
3	<b>Goal Name</b>	Homeownership Program
	<b>Goal Description</b>	Homeownership Down Payment Assistance Loans Provided: 0 Household Housing Units assisted;
4	<b>Goal Name</b>	Public Services Activities for Citizens of Detroit
	<b>Goal Description</b>	Public services activities to benefit Citizens of City of Detroit.

5	<b>Goal Name</b>	Econ Dev (Creation of Jobs/Small Businesses)
	<b>Goal Description</b>	Small business help and retain/creation of jobs and provide necessary goods and services to low-income neighborhoods
6	<b>Goal Name</b>	Sustain Infrastructure and Public Improvements
	<b>Goal Description</b>	Public Improvement & Infrastructure
7	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	Public facilities and improvements for citizens of the City of Detroit.
8	<b>Goal Name</b>	Econ Dev (Commercial Façade Rehab)
	<b>Goal Description</b>	Facade treatment/ business building rehabilitation
9	<b>Goal Name</b>	Blight removal and demolition
	<b>Goal Description</b>	Blight removal within the City of Detroit. Demolition of abandoned and dangerous structures including commercial and residential structures.
10	<b>Goal Name</b>	Section 108 Repayment
	<b>Goal Description</b>	Repayment of Section 108 loans on development Projects
11	<b>Goal Name</b>	Help those with special needs (non-homeless)
	<b>Goal Description</b>	Help those with special needs
12	<b>Goal Name</b>	Address relocation of displaced residents
	<b>Goal Description</b>	Relocation of displaced residents
13	<b>Goal Name</b>	Residential Historic Preservation
	<b>Goal Description</b>	Rehabilitation of Existing Units
14	<b>Goal Name</b>	Provide interim assistance to address emergency conditions

	<b>Goal Description</b>	The City will provide funding for interim assistance to address emergency conditions that threaten public health and safety or to stop physical deterioration when immediate action is necessary
15	<b>Goal Name</b>	CDBG Planning and Administration
	<b>Goal Description</b>	Planning and Administration for staff costs related to the implementation of CDBG activities
16	<b>Goal Name</b>	CDBG Housing Rehabilitation Activity Delivery Cost
	<b>Goal Description</b>	CDBG Housing Rehabilitation Activity Delivery Cost for staff costs related to Housing rehabilitation activities
17	<b>Goal Name</b>	Construction of Housing
	<b>Goal Description</b>	Construction of Housing affordable housing units
18	<b>Goal Name</b>	Debt Service Reserve
	<b>Goal Description</b>	Debt Service Reserve for Section 108 escrow account
19	<b>Goal Name</b>	Clean up of Contaminated Sites
	<b>Goal Description</b>	Clean up of Contaminated Sites
20	<b>Goal Name</b>	Privately Owned Utilities
	<b>Goal Description</b>	Privately Owned Utilities

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Affordable housing services are provided to extremely low-income, low-income, and moderate-income families living in the City of Detroit, with priority given to strategic areas and other Investment Strategy initiatives (see Annual Goals and Objective chart above for percentages). These initiatives draw on market information and physical conditions analysis embedded in Detroit Future City's Framework Zones to help guide investment of limited resources and identify areas with the greatest potential for sustainability and reinvestment.

HRD's overall housing objectives include lead hazard reduction, home repair, new housing units, and rental. Under the HOME Investor Loan program, we anticipate 160 rental units will be developed.

## **AP-35 Projects – 91.220(d)**

### **Introduction**

The activities described in the 2023 Action Plan, reflect the City's highest priorities and goals. Housing Development, including Single-Family Home Rehabilitation, Public Facility Rehabilitation, Public Services and Non-Housing Special Needs are critical community needs that will be addressed by investing HUD funds wisely and strategically. The plan is a culmination of data analysis, prioritization of resources, collaboration between the Mayor and City Council, and partnerships with community groups and other stakeholders to revitalize Detroit neighborhoods.

Over seventy percent of HUD funds are targeted in geographic locations that aligns with other investments, taking advantage of community assets and advancing the restoration of distressed communities. It is a strategy born of necessity. In Detroit, the demand for services far exceeds available funding levels, and almost all Census tracts in Detroit are over 51 percent low to moderate income. Accordingly, the Action Plan and Public Housing Assistance used geographic targeting to be more strategic in making investments that will benefit low- and moderate-income people throughout the city. For Fiscal Year 2023-24, the projects are listed below:

### **Projects**

<b>#</b>	<b>Project Name</b>
<b>1</b>	<b>ADMINISTRATION AND PLANNING (ADM/PLN)</b>
<b>2</b>	<b>HOUSING REHABILITATION HOME REPAIR (HR) &amp; LEAD REMEDIATION</b>

#	Project Name
3	HOUSING PRE-DEVELOPMENT COSTS (AFFORDABLE HOUSING) AND DIRECT HOMEOWNER ASSISTANCE
4	PUBLIC FACILITY REHABILITATION AND PUBLIC IMPROVEMENT (PFR)
5	PARK IMPROVEMENTS AND NEIGHBORHOOD FACILITIES (PRK/NEIGH)
6	PUBLIC SERVICE (PS)
7	SECTION 108 LOANS (REPAY)
8	HOMELESS PUBLIC SERVICE (HPS)
9	CONSTRUCTION OF HOUSING
10	DEBT SERVICE RESERVE
11	RELOCATION
12	CLEANUP OF CONTAMINATED SITES
13	PRIVATELY OWNED UTILITIES
14	ECONOMIC DEVELOPMENT
15	HOME Assisted Housing (HOME) (2023)
16	ESG23 Detroit (2023)
17	HOPWA 2023 City of Detroit MIH23F001
18	CDBG HOUSING ACTIVITY DELIVERY

**Table - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:**

Analysis of consultations, plans, studies, and surveys were used to establish priorities. These priorities were also based on projects submitted during the City's CDBG proposal process, department recommendations, on-going and new development activities in the City, as well as priorities developed and considered during the review process. In addition, other Consolidated Plan programs (HOME, ESG and HOPWA) prioritized investment based on a combination of needs, development activities, and the ability to carry out projects. For fiscal year 2023-24, priorities are listed below:



\* Housing Rehabilitation

- 0% interest loan program
- Home Repair
- Lead Hazard Reduction Programs

\*Public Service

- Education
- Seniors
- Health
- Public Safety
- Recreation

\* Homeless Public Service

- Street Outreach
- Emergency Shelter Services
- Rapid Re-housing
- Homelessness Prevention

\* Public Facility Rehabilitation

\* Economic Development

\* Section 108

\* Administration/Planning

\* Residential Historic Preservation

\* Homeownership Assistance

\* Relocation

\* Cleanup of Contaminated Sites

(A complete list of the City's priorities is indicated in 2020-24 Consolidated Plan, SP-25 Priority Needs)

As discussed in the 2020-2024 Consolidated Plan, lack of resources is a primary obstacle to meeting underserved needs in the City of Detroit. The City has used federal grants to address the obstacle of decreasing resources and will continue seeking grant funds to meet underserved needs. The City has also committed its grant funds to areas with active, effective community organizations and community development corporations in the belief that local community efforts will increase the effectiveness of City activities in improving neighborhoods.

In addition, there were other challenges addressing underserved needs due to the declining population, vacant and abandoned structures, and the increase costs of providing services to the city's residents.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	ADMINISTRATION AND PLANNING (ADM/PLN)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	CDBG Planning and Administration
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities Expand economic development opportunities Increased employment training - public services Increase Public Improvement & Infrastructure Increased Community and Public Facilities Increased Public Services Homeless Prevention Emergency Shelter and Transitional Housing Rapid Re-housing Permanent Housing
	<b>Funding</b>	CDBG: \$6,806,152
	<b>Description</b>	Planning and Administration for staff costs related to the implementation of CDBG activities
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A

<b>2</b>	<b>Project Name</b>	HOUSING REHABILITATION HOME REPAIR (HR) & LEAD REMEDIATION
	<b>Target Area</b>	City-Wide NRSA Areas Slums and Blight Designation
	<b>Goals Supported</b>	Rehabilitation of Existing Affordable Housing
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units
	<b>Funding</b>	CDBG: \$3,239,341
	<b>Description</b>	Zero interest loans to eligible low- and moderate-income homeowners including service delivery staff cost for housing rehabilitation that will be leveraged with other sources of funds to create greater impact and leveraging. Also, includes emergency home repair grants for seniors, lead remediation and Acquisition Rehabilitation. The amount includes P.I. from 0% interest loan in the amt of \$1,293,964 that will be invested back into the program
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	415 low and low-moderate families
	<b>Location Description</b>	City Wide, NRSA and Slums and Blighted
	<b>Planned Activities</b>	see above
<b>3</b>	<b>Project Name</b>	HOUSING PRE-DEVELOPMENT COSTS (AFFORDABLE HOUSING) AND DIRECT HOMEOWNER ASSISTANCE
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Rehabilitation of Existing Affordable Housing Homeownership Program CDBG Housing Rehabilitation Activity Delivery Cost Construction of Housing Clean up of Contaminated Sites
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities

	<b>Funding</b>	CDBG: \$3,222,201
	<b>Description</b>	Pre-development cost for the rehabilitation and new construction of publicly/privately owned properties for Detroit low and moderate income residents, including affordable housing direct homeownership assistance
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 Low and moderate families
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	see above
<b>4</b>	<b>Project Name</b>	PUBLIC FACILITY REHABILITATION AND PUBLIC IMPROVEMENT (PFR)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Increase in Public Facilities and Improvements Residential Historic Preservation
	<b>Needs Addressed</b>	Increase Public Improvement & Infrastructure
	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	Public Facility Rehabilitation of Public Facilities buildings that operates Public Service activities. Also, including Public Improvements/Parks and sustain infrastructure
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	see above
<b>5</b>	<b>Project Name</b>	PARK IMPROVEMENTS AND NEIGHBORHOOD FACILITIES (PRK/NEIGH)

	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Sustain Infrastructure and Public Improvements Increase in Public Facilities and Improvements
	<b>Needs Addressed</b>	Increase Public Improvement & Infrastructure
	<b>Funding</b>	CDBG: \$2,900,000
	<b>Description</b>	5% grant match requirement of the \$30MM Choice Neighborhood Initiative to provide affordable housing and critical community improvement projects w/in the City's Greater Corktown Neighborhood area/ GSD Park Improvements and playground improvements (TBD)
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	city-wide
	<b>Planned Activities</b>	see above
6	<b>Project Name</b>	PUBLIC SERVICE (PS)
	<b>Target Area</b>	City-Wide NRSA Areas
	<b>Goals Supported</b>	Public Services Activities for Citizens of Detroit
	<b>Needs Addressed</b>	Increased employment training - public services Increased Public Services
	<b>Funding</b>	CDBG: \$4,052,307
	<b>Description</b>	Public Service activities including NRSA Summer Youth Employment
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	24,431 individuals

	<b>Location Description</b>	City-wide and NRS
	<b>Planned Activities</b>	see above
<b>7</b>	<b>Project Name</b>	SECTION 108 LOANS
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Section 108 Repayment
	<b>Needs Addressed</b>	Expand economic development opportunities
	<b>Funding</b>	CDBG: \$5,211,847
	<b>Description</b>	Repayment of Section 108 Loans
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	see above
<b>8</b>	<b>Project Name</b>	HOMELESS PUBLIC SERVICE (HPS)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Reduce homeless citizens in City of Detroit Provide interim assistance to address emergency
	<b>Needs Addressed</b>	Homeless Prevention Emergency Shelter and Transitional Housing Rapid Re-housing Permanent Housing
	<b>Funding</b>	CDBG: \$2,552,307 ESG: \$3,034,444 Continuum of Care: \$26,137,973
	<b>Description</b>	Public Service programs for the homeless
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,898 low and extremely low families
	<b>Location Description</b>	city-wide
	<b>Planned Activities</b>	see above
9	<b>Project Name</b>	CONSTRUCTION OF HOUSING
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Construction of housing
	<b>Needs Addressed</b>	Increase in affordable rental housing options Increased homeownership opportunities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Construction of Housing affordable housing units
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	see description
10	<b>Project Name</b>	DEBT SERVICE RESERVE
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Debt Service Reserve
	<b>Needs Addressed</b>	Expand economic development opportunities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Debt Service Reserve for Section 108 repayment activities
	<b>Target Date</b>	N/A



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	CITY-WIDE
	<b>Planned Activities</b>	see description above
11	<b>Project Name</b>	RELOCATION
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Address relocation of displaced residents
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Address relocation of displaced residents
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above
12	<b>Project Name</b>	CLEANUP OF CONTAMINATED SITES
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Blight removal and demolition Cleanup of Contaminated Sites
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Cleanup of contaminated sites for rehabilitation projects
	<b>Target Date</b>	N/A

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above description
13	<b>Project Name</b>	PRIVATELY OWNED UTILITES
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Privately Owned Utilities
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Remove or reconstruct privately owned utilities for rehabilitation projects
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above
14	<b>Project Name</b>	ECONOMIC DEVELOPMENT
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Econ Dev (Creation of Jobs/Small Business Asst.) Econ Dev (Commercial Facade Rehabilitation)
	<b>Needs Addressed</b>	Expand economic development opportunities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Economic development activities
	<b>Target Date</b>	N/A

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above
15	<b>Project Name</b>	HOME Assisted Housing (HOME) (2023)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Rehabilitation of Existing Affordable Housing
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities
	<b>Funding</b>	HOME: \$8,003,366
	<b>Description</b>	Affordable housing rehabilitation including rental units constructed. The amount includes estimated Home Program Income for FY 2023-24 \$1,750,340.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	125
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above description
16	<b>Project Name</b>	ESG23-Detroit (2023)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Reduce homeless citizens in the City of Detroit
	<b>Needs Addressed</b>	Homeless Prevention Emergency Shelter and Transitional Housing Rapid Re-housing Permanent Housing
	<b>Funding</b>	ESG: \$3,034,444

	<b>Description</b>	ESG Activities includes Administration, Emergency Shelter, Outreach, Rapid Re-housing, Homeless Prevention and Data Collection.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5,950 extremely low-income families
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above
17	<b>Project Name</b>	HOPWA 2023 City of Detroit MIH23F001
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Assist special needs (non-homeless) populations
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	\$3,577,351
	<b>Description</b>	HOPWA administration and short-term emergency/transitional housing including rental assistance, supportive/informational services for clients who may or may not be medically fragile but who have and HIV/AIDS diagnosis.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350 presumed benefit families
	<b>Location Description</b>	CITY-WIDE
	<b>Planned Activities</b>	see above
18	<b>Project Name</b>	CDBG HOUSING ACTIVITY DELIVERY
	<b>Target Area</b>	City-Wide NRSA Areas Slums and Blight Designation
	<b>Goals Supported</b>	Rehabilitation of Existing Affordable Housing CDBG Housing Rehabilitation Activity Delivery Cost

<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options
<b>Funding</b>	\$3,869,415
<b>Description</b>	CDBG housing rehabilitation activity delivery staffing costs
<b>Target Date</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	N/A
<b>Planned Activities</b>	see above

# Affordable Housing

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Detroit received approval from HUD for the renewal of five areas as Neighborhood Revitalization Strategy Areas (NRSAs) to focus its investment on neighborhoods that meet the NRSA criteria. The NRSA Plan is designed to use Community Development Block Grant funds in new ways. The plan includes strategies intended to build market confidence in Detroit neighborhoods by stabilizing housing stock, increasing home values, growing small businesses, preparing our youth for future employment, and building wealth for Detroit families. The following is a description of the five NRSAs within the City of Detroit:

### **NRSA 1**

Located on the City's Southeast side. While there is an increase in near-term and long-term investment, NRSA 1 shares a 75 percent LMI rate. NRSA1 is home to the FCA Mack Engine Plant, the Marina District and NRSA1 makes up three (3) SNF neighborhoods, which include the Jefferson Chalmer neighborhood, East Warren/Cadieux, and Islandview/Greater Villages neighborhoods. In addition, two (2) Housing Resource Centers are currently working within the NRSA 1 boundaries. The boundaries are Mt. Elliott, McNichols, Cadieux, and Gratiot Ave.

### **NRSA 2**

Located on the City's Northeast side. This NRSA includes the Jane Lasky Park and Recreation Center, Regent Park, and the Osborne Neighborhood. This NRSA includes two expanded SNF neighborhoods, which include the Gratiot/7-Mile SNF neighborhood and the Campau/Banglatown neighborhood. The City intends to invest in the following near-term projects over the next 3-5 years, including but not limited to: housing rehabilitation and small businesses. The boundaries are: 8 Mile Road, Moross, Edsel Ford Freeway, I-75 Freeway, and Caniff St.

### **NRSA 3**

Located in Southwest Detroit. NRSA 3 contains several historic neighborhoods such as Virginia Park, and the southern portion of the Boston Edison neighborhood. In addition, the area includes the Springwell neighborhood and Mexicantown. The Southwest Vernor SNF is also nestled within this NRSA. Substantial investment, both long-term and near-term include park renovations to Clark Park, multi-family construction, streetscape improvements and demolition. Additionally, two (2) Housing Resource Centers are currently located within the NRSA 3 boundaries. The boundaries are Jefferson Ave., Springwells St., Elmhurst and Woodward Ave.

#### **NRSA 4**

Located in the southeastern part of Detroit. This area includes the Warrendale/Cody Rouge SNF neighborhood and is close in proximity to the Rouge Park. The City intends to leverage both private and public funds into greenway projects that will connect neighborhoods to the Rouge Park. The boundaries are Jeffries Freeway, Trinity St., Ford Road and Hubbell St.

#### **NRSA 5**

Located on the City's Northwest side. NRSA 5 makes up a 72 percent LMI rate and includes the Northwest Grand River SNF neighborhood, the Livernois – McNichols neighborhood and the historic Grandmont-Rosedale neighborhood. Population numbers for the Northwest Detroit area have declined – however, rates of loss are slowing down. Between 2010 – 2014, Northwest Detroit showed a population rate decrease of over 1.6 percent; however, projections show a rate of .90 percent predicted for 2016-2021. The City's near-term investment plans for this area includes adaptive reuse, historic preservation, streetscape & mobility improvement, and commercial corridor revitalization. The boundaries are: 8 Mile Road, Livernois Ave, I-96 Freeway and the east near Livernois Ave.

#### **Slum and Blight Area**

There are three (3) slum and blighted areas that meets HUD criteria.

**Area 1** - Located on the west side of Detroit. Cody Rouge and Warrendale - Bounded by Rouge Park, Fullerton/I-96 to the North, Southfield Freeway (incl. east of Southfield freeway at Tireman), and the City boundaries to the South.

**Area 2**- Located on the southwest side of Detroit. Delray - Bounded by I-75 North, E. Grand Blvd, Jefferson, and Rouge River.

**Area 3**- Located on the east side of Detroit. Conant-Davison - Bounded by Davison and McNichols to the North, Mt Elliot, and City boundary with Hamtramck/Highland Park to the South and West.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-Wide	93
NRSA's	6
Slum and Blight Areas	1

## Table - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Most Detroit's targeted investments will benefit low- and moderate-income people or low- and moderate-income areas. City-wide targeting considers that 83 percent of the City's block groups have 51 percent or more low- and moderate-income residents. Renewal of the NRSAs are complete. Benefits include:

- Job Creation/Retention and as Low/Moderate Income Area Benefit: Job creation/retention and training activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208 (a)(1)(vii) and (d)(5)(i));
- Aggregation of Housing Units: Housing units can be part of a single structure for the purposes of applying the low-and moderate- income national objective criteria. If 51% or more of all the assisted units provide a LMI benefit, all units are considered as meeting a national objective; therefore, allowing assistance to housing occupied by non-LMI households. All eligible housing assistance such as home repair, new construction through a CBDO and home purchase assistance are allowed. (24 CFR 570.208(a)(3) and (d)(5)(ii)).
- Aggregate Public Benefit Standard Exemption: Economic development activities carried out under the strategy may, at the grantee's option, may be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209 (b) (2)(v)(L) and (M)); and
- Public Service Cap Exemption: Public services carried out in the NRSA by a Community Based Development Organization (CBDO) are exempt from the 15% public service cap allowing more services in the NRSA and better leveraging of public service funding. (24 CFR 570.204(b)(2)(ii)).

Major NRSA projects include the following:

- Youth Employment: This year the City will invest CDBG funds totaling \$1.5 million for Summer Jobs training program for Detroit youth. The program will provide job training, skill building, and employment opportunities for "at risk" and low-income youth to help them gain valuable workplace experience. Funds will be leveraged with a corporate match.
- Zero Interest Loan Program: Grant funds of 1 million will be leveraged with other sources of funds to create greater impact & leveraging. In addition to loan funds available City-wide, CDBG funds is available for housing rehabilitation loans in NRSA's



- Motor City Match/Restore program is vital to Detroit small businesses with funds over 1.5 million (funded from the City's general fund). The program assists businesses with technical assistance, improving facade exteriors/landscaping. It is increased economic opportunities with job growth within the city and NRSA's

The City of Detroit launched Investment Strategy Initiatives designed to revitalize declining areas within the City. Three areas meet the CDBG slum and blight "area basis" description. These areas met the following requirements:

1. The definition of a slum, blighted, deteriorating or deteriorated area under state or local law or ordinance. The area met one or both conditions of "a" or "b" below:

a) At least 25% of the properties in the area experience one or more of the following conditions: physical deterioration of buildings or improvements; abandonment of properties; chronic high occupancy turnover rates or chronic high vacancy rates in commercial/industrial buildings; significant declines in property values or abnormally low property values relative to other areas in the community; known or suspected environmental contamination, b) The public improvements in the area are in a general state of deterioration.

## **Discussion**

Target area activities will primarily benefit low/moderate income citizens or areas within the city where at least 51 percent or more Detroit residents are low/moderate income. This year at least 82 percent of investments will benefit low- and moderate-income citizens or low- and moderate-income areas within the City (exceeding the minimum threshold for the primary objective [1]).

Geographic allocations will be targeted using a plan based on the Detroit Future Cities strategic plan, NRSA plan, and Slum and Blight designations. 83 percent of Detroit block groups have 51 percent or more low/moderate income residents. Accordingly, resources available in this Action Plan, DHC, Detroit Housing for the Future Fund (DHFF), and Strategic Neighborhood Fund (SNF) were geographically targeted to benefit as many low- and moderate-income residents as possible. HOME projects also target low- and moderate-income residents and targets specific geographic areas according to the HOME Notice of Funding Availability (NOFA). The HOME NOFA is scheduled for completion later this year.

City-wide activities provide services to the entire City, overlapping NRSA and Slum and Blight areas. City-wide allocations include CDBG and ESG organizations providing shelter, outreach, and services for the homeless and those at risk for homelessness. In addition, many housing programs such as HOPWA and CDBG (housing rehabilitation activities) are available city-wide. See Maps (in the Appendices) for NRSA and Slum & Blight areas.

## **AP-55 Affordable Housing – 91.220(g)**

### **Introduction**

Providing decent, safe, and affordable housing is a critical step to revitalizing many of Detroit's neighborhoods. It is also an important anti-poverty strategy. The City is committed to ensuring that existing housing is in good condition and new housing is built in areas targeted for growth, and that a path to housing is available for individuals and families who are homeless or at risk of homelessness or are low to moderate income. By doing so, the City can help keep at-risk populations from becoming homeless and prevent housing costs from becoming an overwhelming burden to low- and moderate-income households.

The City uses a combination of Community Development Block Grant (CDBG), Community Development Block Grant CARES Act (CDBG-CV), HOME Investment Partnership Program (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds to assist the most vulnerable populations in our community including homeless and low/moderate income housing needs. CDBG, CDBG-CV and ESG funds help prevent homelessness and assist those that are already homeless with shelter and supportive services. HOPWA funding addresses affordable housing needs faced by those struggling with an HIV/AIDS diagnosis. HOME, CDBG, CDBG-CV and 108 Loan funds are used to build rental housing, help with down payments and rehabilitate homes for low- and moderate-income persons/families in Detroit. HOME funds will be used primarily for Rental Housing projects. The City may use a portion of HOME funds to assist with tenant-based rental assistance to combat the growing dislocation problem.

HRD, in partnership with community partners and local Community Development Financial Institutions (CDFI), funds the Zero Percent Interest Home Repair Loan Program with CDBG funds, providing loans up to \$25,000 to assist Detroit homeowners with home repairs. HRD also funds the Senior Emergency Home Repair Program with CDBG and, in some instances, with General Funds. These funds are used to serve low income seniors who own their home with emergency repair needs such as roofs, furnaces and hot water heaters. In addition, the City of Detroit funds multiple Lead Hazard Reduction Programs serving low-to-moderate income households with children under the age of 6. This includes funding from HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) as well as CDBG funds.

In 2018, the City began receiving \$1.2 million annually with a goal of serving between 25 and 30 units annually with lead-based paint hazard reduction in the City's top six zip codes (recently expanded to 16 zip codes) with children with elevated blood lead levels (EBLL). This program is funded through the Michigan Department of Health and Human Services (MDHHS) through the Medicaid Children's Health

Insurance Program (CHIP).

The City of Detroit was awarded \$4.1 million (\$3.5M in Lead Hazard Reduction (LHR), \$600,000 in Healthy Homes Supplemental) from the HUD's OLHCHH in January of 2019. Implementation of the program began in July 2019. These funds are addressing lead-based paint hazards in up to 150 single-family owner-occupied and rental units; it is targeted to 8 zip codes and will close out in September 2023.

In January 2020, the City of Detroit was awarded \$9.7 million from HUD's OLHCHH High Impact Neighborhood Grant to target 4 contiguous census tracts in Southwest Detroit (48209 zip code), this program has since expanded to 3 zip codes in Southwest Detroit (48209, 48210 and 48217). The goal is to eliminate lead-based paint hazards in single family and multi-family units, both owner-occupied and tenant occupied. The City is planning to serve up to 250 through May 2025.

The City was awarded a Healthy Home Production (HHP) grant in April 2022 for \$2M. The funding will primarily be used to address lead hazard in the homes of eligible 0% Interest Home Repair Loan Program participants. Using the grant funds to address lead hazards will allow residents to use their loan for other high priority repairs. The goal is to assist 125 units by October 2025.

The City received an additional \$5.65M from HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) in December 2022 which will be used over the next 4 years to address lead hazards and healthy homes hazards.

In FY 2023-2024 the City will use a clear and consistent application process to evaluate and select housing rehabilitation and new construction projects to meet the established program goals (for example in geographically targeted areas of the City). HRD will continue to utilize the Targeted Multifamily Housing Areas Map to assist in making 2023-2024 HOME NOFA investment decisions. The City will seek to leverage HOME, HOME-ARP, CDBG, CDBG-CV and other local funds with other funding sources such as Low-Income Housing Tax Credits, Historic Tax Credits, grants and federal and state affordable housing financing programs and support projects that will create and enhance stable communities where other services are provided.

Goals for investing in rehabilitated and newly constructed housing in 2023-2024 include:

- Promoting and supporting sustainable, safe, and healthy homes and neighborhoods in the City of Detroit through housing rehabilitation and lead hazard control services
- Reducing distressed housing conditions and supporting blight reduction in neighborhoods
- Establishing formal criteria that can be used to make informed geographically targeted investment decisions.
- The preservation of existing multifamily affordable housing, the creation of new multifamily affordable housing for extremely low-income, very low-income, low-income and moderate income households and the renovation of homes for purchase by low-income and moderate

income households.

Other long-term plans are underway to select the most appropriate grant subrecipients for target area work. Matching subrecipient strengths with priority rehabilitation and strategic goals may soon increase housing output.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	45
Non-Homeless	915
Special-Needs	350
Total	1310

**Table - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	395
The Production of New Units	380
Rehab of Existing Units	510
Acquisition of Existing Units	25
Total	1310

**Table - One Year Goals for Affordable Housing by Support Type**

## Discussion

**1. HOME, CDBG, CDBG-CV, and HOME-ARP:** In the 2023-2024 fiscal year, HOME, CDBG, CDBG-CV, and HOME-ARP funds will be targeted to strategic areas in the City through a Notice of Funding Availability (NOFA) process. In addition to the priorities discussed above, these funds will also be prioritized to create or maintain affordability for projects in areas with lower vacancy, strong real estate markets and areas located near local employment districts or transit. New construction will be limited to areas where there is clear demand and long-term housing viability. Under the Housing Rehabilitation and Development Program HRD expects to complete the rehabilitation of 95 units and the construction of another 380 rental units for low-income, very low-income, extremely low-income, and moderate income households. HRD also expects 25 existing units will be acquired by low-income households. The completed projects will include funding from other sources such as Low-Income Housing Tax Credits, Historic Tax Credits, private equity, grants and local, federal and state affordable housing financing programs to accomplish over 11 times the amount of development activity for each dollar of support provided by the Housing Rehabilitation and Development Program. Also, HRD expects the rehabilitation of an additional 155 units and construction of another 1065 rental units for low-income, very low-income, extremely low-income, and moderate income households will be in process during the 2023-2024 fiscal year. These projects will also leverage the other funding sources indicated above to accomplish over 11 times the amount of development activity for each dollar of funds invested in supporting the projects.

**2. CDBG Rehabilitation:** HRD's 2022-2023 Housing Rehabilitation Program will focus on the following:

- Eliminating lead-based paint hazards
- Repairing deteriorated building components affecting occupant's health and safety
- Reducing home energy losses

Detroit is making progress against residential blight by repairing homes in both "NRSA" and "Slum and Blight" designated areas. In 2023-2024, the City of Detroit's Senior Emergency Home Repair Program, currently administered by HRD, continues to assist low income senior residents with emergency home repair grants. In addition to using CDBG funds, the City will leverage private capital investment to increase home repair dollars to residents of the City of Detroit through the Zero Percent Interest Home Repair Loan Program. The following details how each method will serve low- and moderate-income homeowners:

- Senior Emergency Home Repair Grant – These CDBG funds, in addition to General Funds, when available, and CDBG-CV funds are targeted to low- and moderate-income Senior Detroit homeowners. The grant is used to provide emergency replacement and repair of roofs, furnaces, porches, plumbing, and electrical concerns affecting the immediate health and safety of occupants. An estimated 170 homeowners will be assisted with an approximate expenditure of \$15,000 per home.
- Zero Percent Interest Home Repair Loan Program - These privately leveraged CDBG funds will provide zero percent interest home repair loans, to low- and moderate-income

homeowners. In addition, those areas designated NRSA areas and Slum and Blight areas will allow residents who are above 80 percent of area median income to participate in the program. An estimated 55 homes will be assisted with an average CDBG expenditures of \$12,500, with a match of leveraged private capital, per home.

These improvements will be made in areas with market viability, density, and future housing demand.

**3. CDBG Direct Homeownership Assistance Program:** Under this pilot program, 54 low-to-moderate income persons in four neighborhoods will be helped with down payment and closing costs assistance, also rehabilitation of 25 units of low- and moderate-income rental units.

**4. Lead Hazard Reduction Program Grant:** HRD has multiple active LHR grants, with a total award of \$21.45M. The programs are at different stages of implementation, however across the four programs HRD anticipates assisting 150 units with lead hazard reduction over the next year. CDBG funds are used to match the three HUD OLHCHH grants as well as provide emergency repairs as needed to ensure the long-term integrity of the lead repairs.

**5. Healthy Homes Production (HHP) Grant:** HRD was awarded \$2M to address healthy homes hazards, including lead hazard reduction. HRD anticipates assisting 40 units over the next year and 125 units through the life of the grant.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The basic need of public housing residents is for decent, safe, affordable housing. To meet this need, the Detroit Housing Commission (DHC) does the following:

- Owns and operates 13 family and elderly public housing developments totaling approximately 3,400 units
- Completed development activities for Four (4) federally funded HOPE VI revitalization projects (Woodbridge Estates, Cornerstone Estates, The Villages at Parkside (off-site component Emerald Springs) and Gardenview Estates that provide rental and homeowner opportunities. These projects were completed a decade or more ago and are ready for repositioning. Woodbridge and Gardenview Estates will be refinanced under HUD's Rental Assistance Demonstration (RAD) program. Developers are being sought to redevelop The Villages at Parkside.
- Administers approximately 6,000 Housing Choice Vouchers under the Rental Assistance Housing Program
- Encourages homeownership and self-sufficiency through several different programs, including Jobs Plus, Family Self-Sufficiency and Youth Build

### **Actions planned during the next year to address the needs to public housing**

The Detroit Housing Commission's (DHC) planned efforts to address the needs of public housing comprehensively and effectively will be executed in the following manner:

- DHC completed a new Capital Needs Assessment (CNA) to be used as the foundation for a comprehensive Capital Improvement Plan that addresses the needs of its properties based on the guidance received from Physical Needs Assessments, input from DHC staff and its residents. The Plan complies with HUD guidance and regulations. DHC continues to expend and administer CFP funds received to improve and preserve DHC properties. During the past year and coming forward, DHC worked with a real estate consultancy to develop a comprehensive plan to reposition all DHC assets, using either Section 18 or RAD programs. While DHC will continue to develop and implement a Capital Improvement Plan to improve the quality of life for DHC's residents, it is clear that DHC's annual appropriation of operating subsidy and capital grant funds cannot be relied upon to make significant improvements in the public housing portfolio.
- The Detroit Housing Commission has successfully been awarded an Emergency Safety and Security Grants in the past and will continue to see new opportunities to increase revenues or decrease expenses to improve its operations and ability to serve the community in need of affordable housing.
- DHC creates and follows a new Five-Year Action Plan with an emphasis on ADA compliance, energy efficiency upgrades, vacancy reduction and the overall improvement of the physical condition of

#### DHC's ACC inventory

- DHC explores opportunities to collaborate with governmental agencies, non-profit community organizations, and developer partners to further the acquisition, development and preservation of affordable housing in the City of Detroit
- DHC will identify sources of financing to leverage its ability to increase affordable housing with the goal of increasing the total Annual Contributions Contract (ACC) Inventory to reach the PHA limits set in The Faircloth Amendment
- DHC has and will continue to form partnerships with developers to provide Project Based Vouchers (PBV) rental assistance to further affordable housing in the City
- DHC will look to reposition its Public Housing properties to further affordable housing and increase our ability to serve current and future residents. These actions may include partnering with entities to develop or provide services at properties and seek tax-credits to aid in its redevelopment efforts
- DHC may consider converting some or all public housing properties to voucher assisted housing through the RAD program as approved and as determined to be beneficial to DHC and its residents
- DHC will seek out self-development as well as new development opportunities to assist with affordable housing initiatives
- DHC, with HUD national staff, has opened and will be expanding the Envision Center to promote family self-sufficiency through educational and economic development
- DHC through its HUD-awarded grants continues to expand workforce development and job training efforts

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The ongoing participation of the Resident Advisory Board as well as DHC's Resident Advocates covering 11 of 16 Communities is of the utmost importance as means of information sharing and provides the PHA and its residents with a forum to communicate, collaborate and participate in the Agency's Annual Plan process and ongoing programming at each property location.

In compliance with Section 511 of the United States Housing Act and regulations in 24 CFR part 903, the DHC has an established Resident Advisory Board (RAB) that is an integral part of the PHA Annual Plan process. The DHC's RAB membership is comprised of resident members of all communities that are assisted by the PHA. The role of the RAB is to assist the PHA in developing the PHA Plan and in making any significant amendment or modification to the Plan which includes, but is not limited to, Capital Improvement plans, Development plans, and policy or process changes to both the Low Income Public Housing and Housing Choice Voucher programs.

Regardless of the applicable year, DHC encourages the public to comment on the draft throughout the



45-day comment period. For FY2020 and FY2021, pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136), HUD waived the regulatory requirement under the Public Housing Program for a Public Hearing for the Annual PHA Plan. In lieu of that process, all Active DHC PHA families received notification of any significant changes applicable to the PHA Plan.

DHC changed its process in FY 2022 and FY 2023, convening a virtual public hearing. The public, in particular public housing residents, were notified of the meeting with instructions on how to call in via print and social media, as well as flyers at DHC properties and offices.

The Detroit Housing Commission has partnered with several HUD certified non-profit organizations to assist in the preparation of residents to become Home Ownership ready. These programs and services include, but are not limited to, credit counseling, basic home maintenance, financial assistance and education. Additionally, the Detroit Housing Commission offers the Housing Choice Voucher Homeownership Program exclusive to DHC voucher participants to address the needs of the public housing residents.

**If the PHA is designated as troubled, describe the way financial assistance will be provided or other assistance**

The Detroit Housing Commission is designated as a standard performer in Housing Choice Voucher program, troubled in the public housing program. The public housing designation is tied directly to lowered rent collections, vacancies and late annual recertifications – all as a result of the pandemic. DHC continues to move toward the goal of achieving better than standard performer status through concrete efforts in streamlining and improving its business systems, customer service delivery, performance and accountability measures.

## **AP-65 Homeless & Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Detroit addresses the needs of its most vulnerable citizens by working with local partners to fund and/or implement CDBG, ESG, CDBG-CV, ESG-CV and other activities to prevent homelessness, provide shelter, and supportive services. Homelessness funding is also used to support the Coordinated Access Model (CAM) and the Homeless Management Information System (HMIS). The CAM system is Detroit's implementation of coordinated entry system, used to assess those experiencing homelessness and match them to resources. HMIS is the database which allows the CoC lead agency, the Homeless Action Network of Detroit, to track program and system performance.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Detroit is an active participant in an annual unsheltered Point in Time Count to assess progress toward ending homelessness. During the last several years, we have seen a significant reduction in the overall number. As an unsheltered count was not conducted in 2023 however it will occur in January 2024. Specific to the unsheltered populations, the provider network is focused on:

- Ensuring the safety of residents who are unsheltered during dangerous weather conditions through the funding of street outreach and seasonal warming centers.
- Coordinating access to permanent housing for those unsheltered as a high priority population.
- Connecting each unsheltered chronically homeless individual with a Housing Navigator to ensure individuals move as quickly as possible into permanent housing.
- Utilizing ARPA funding to expand street outreach hours to ensure as close to 24-7 coverage as possible.
- Coordinating with the Detroit Police Department when they encounter an unsheltered household to connect them with street outreach services

During the 2023-2024 year, Detroit will continue to implement the coordinated assessment process that has been in place since early 2014. This coordinated assessment process reaches out to and assesses persons experiencing homelessness and is required per the HEARTH Act. Locally, this system is referred to as the Coordinated Assessment Model (CAM). The intent of CAM is to provide a streamlined process by which people who are homeless or at-risk of homelessness are assessed for the most appropriate intervention to meet their needs, and to be able to access those resources.

Through the CAM, households experiencing homelessness, who are either residing in shelters or are unsheltered, receive an assessment using our community's common assessment tool--the Service Prioritization Decision Assistance Tool (SPDAT). The SPDAT assigns a numeric value to help determine what type of intervention a household is best suited for: either that the person will be able to end their

homelessness on their own; shorter-term assistance such as Rapid Re-Housing (RRH); or longer-term, more intensive assistance such as permanent supportive housing. These assessments are completed at CAM access points or through the phone line. Once the assessment has been made, the household will be referred to a service provider to provide the assistance.

The City of Detroit increased coordination among outreach providers that are both federally and private funded. This level of collaboration begun in 2020 because of COVID-19 and has allowed outreach efforts to provide a more streamlined response to assist both the clients and the providers. In addition, the creation of a chronic by-name list has ensured outreach providers are focused on completing assessments on persons who are unsheltered. These street outreach teams canvass the streets and known locations where unsheltered persons reside. In addition to outreach and engagement, these teams “navigate” the unsheltered to supportive housing by helping them compile the necessary documents to qualify for and be matched to supportive housing.

An essential role of CAM is the referral of households to emergency shelter, Rapid Re-Housing, and Permanent Supportive Housing. In 2022, most emergency shelter and permanent supportive housing (PSH) referrals were for single adults. While single adults made up 62% of referrals to shelter, they comprised 56% of referrals to PSH. This is largely because PSH is prioritized for chronically homeless households, and single adults are more likely to be chronically homeless than other population types. There was a 5% decrease between the number of PSH referrals in 2022 compared to 2021.

In 2022 there were 585 households referred to Rapid Rehousing, which is a large decrease of RRH referrals compared to 2021 (805 referrals). In 2021 ESG-CV funds allowed the City to bring on additional RRH programs which ultimately were ramped down in the next year as the funding ended.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

### Addressing emergency shelter needs

In 2023-2024 Detroit will address the emergency housing needs of homeless persons in the following ways:

- Improving services to those in shelter. The City of Detroit published its Shelter Policies and Procedures as well as a training series designed to ensure standardization across programs and help shelter staff assist residents to obtain permanent housing.
- Work with shelter providers to create Emergency Shelter Community Standards to create uniformed services and guidelines for clients.
- Utilize ARPA funding to allow for a limited number of shelters to operate during the daytime hours while providing increased case management.
- Warming Centers: During the winter additional seasonal emergency shelter programs opened to provide shelter space for persons during the cold weather months. It is estimated there will be at three Warming Centers operating during the winter of 2023-2024.

- The City of Detroit will continue to support a highly successful shelter diversion program. This program, coordinated through the shelter access points, identifies persons seeking emergency shelter who could be diverted to an alternative housing setting with mediation support. In 2021, a total of **1,106 households were diverted including:**
  - a. 50% of total Single Adults
  - b. 7% of Unaccompanied Youth
  - c. 35% of adult families presenting
  - d. 8% of Parenting Youth presenting
- The City will continue placing greater emphasis on housing outcomes for shelter providers through a performance-based NOFA process which integrates performance metrics into scoring.
- Incorporate additional data metrics into future NOFAs

#### Addressing transitional housing needs

The Continuum of Care has reduced its inventory of transitional housing through strategic reallocations. In 2023-2024, the focus will be providing high quality transitional housing for individuals and families who express a desire to live in these settings and keeping side doors closed to entry to ensure referrals come through the coordinated entry system. The number of referrals (69 households) was similar to 2021. A higher share of referrals (56%) went to parenting youth than in previous years.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Chronically Homeless Individuals and Families - Permanent Supportive Housing (PSH) provides a permanent rental subsidy and wrap-around services for persons who have significant barriers to housing. The Detroit CoC currently has focused its recent efforts around ensuring that supportive housing is going to the households who need it most, through the creation of a by-name list of those experiencing chronic homelessness and the preferencing of those who are unsheltered, chronically homeless and have a high level of vulnerability as determined by the Full SPDAT for available units of supportive housing.

Veterans and Their Families – The City of Detroit participates in Community Solution’s Built for Zero campaign and the U.S. Department of Veterans Affairs 38,000 Permanent Housing Placement National Challenge to improve our community’s response to Veteran homelessness in the hopes of ending Veteran homelessness in Detroit. Veteran housing progress towards housing is tracked through an extensive by name list process. Through this process we have successfully reduced the number of

Veterans experiencing homelessness by 29% in 2022. We continue to monitor our progress through regular leadership team meetings and by name list meetings. As of March 2023, there were 133 Veterans experiencing homelessness in Detroit. In working on Veteran homelessness, we deploy the following tools to address Veteran needs:

- Supportive Services for Veteran Families (SSVF): SSVF provides both RRH and prevention assistance for veterans (both single veterans and families with Veteran head of households). RRH provides short- to medium-term rental assistance and services to quickly move people from a homeless situation back into housing. Prevention assistance helps persons at-risk of homelessness by using funds to pay rental or utility arrearages, or security deposits and limited rental assistance going forward for persons who need to move to a new housing unit. There are currently three SSVF programs operating in Detroit. Due to COVID-19, Veterans that were considered high risk for the virus were placed in hotels using SSVF funding. This initiative helped keep Veterans out of congregate settings during the global pandemic.
- HUD-VASH: HUD-VASH is a permanent supportive housing program funded by both HUD and the Veterans Administration (VA). Veterans receive a voucher for housing that is partnered with case management to ensure a successful transition from homelessness to housed.
- Grant Per Diem Transitional Housing (GPDTH): GPDTH beds provide transitional housing assistance to veterans experiencing homelessness, the majority of whom are single males. The intent of the GPDTH programs is to move these individuals into permanent housing. There are 140 GPDTH beds in the City of Detroit.

Families with Children - The needs of families with children will be addressed by:

- A portion of the emergency shelter beds in Detroit will be specifically targeted to families with children
- Families with children will be eligible for ESG-funded RRH and prevention programs
- Linking families to Housing Choice Vouchers provided by Detroit Housing Commission or the Michigan State Housing Development Authority

Unaccompanied Youth - In July 2021, Detroit applied for a grant opportunity known as the Youth Homelessness Demonstration Program (YHDP). YHDP is a federal funding opportunity made available to communities through the Department of Housing and Urban Development (HUD). The ultimate goal of the YHDP is to reduce youth homelessness.

The program aims to support selected award recipients in the development and implementation of a coordinated community approach. The hope is that the awarded communities will then share that experience with and help mobilize communities around the country towards the same end. The population to be served by the demonstration program is youth experiencing homelessness up to age 24.

Applications were considered for the following project types: Permanent Supportive Housing (PSH), Joint Component Transitional Housing Rapid Rehousing (TH-RRH), Rapid Rehousing (RRH) portion of the joint component program, and Crisis Mental Health. At the end of a comprehensive planning process, we

chose three organizations that best represented our collective vision and had extensive experience serving youth.

After more than a year of planning, HAND selected YHDP grant recipients: Ruth Ellis Center, Permanent Supportive Housing (PSH); Methodist Children's Home Society (MCHS) and Detroit Phoenix Center, Joint Component Transitional Housing Rapid Rehousing (TH-RRH); and Methodist Children's Home Society (MCHS), Crisis Mental Health.

In addition, the following funded resources will be available:

- There will be at least two emergency shelters that are specifically for youth.
- There will be one transitional housing programs specifically targeted to youth that can also serve pregnant/parenting teens.
- There will be an organization that specifically provides outreach, counseling, and supportive services to homeless youth who identify as Lesbian, Gay, Bisexual, Transgender, or Questioning (LGBTQ).
- There will be one funded organization that provide Rapid Re-Housing specifically to youth aged 18-24.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Providing Financial Assistance - One key strategy for the 2023-2024 year will be to provide short-term leasing assistance and utility and/or rental arrears payments. Detroit will do this by using Emergency Solutions Grant (ESG) funds via RRH.

Preventing discharges into homelessness: Within the Detroit CoC, there are State mandated policies that prevent a person from being discharged from one of these institutions of care into homelessness:

- Foster care
- Mental health care
- Correctional facilities

Additionally, providers within the CoC actively coordinate with these systems to help ensure that persons who have resided in each of them for longer than 90 days are not discharged into homelessness. For households that need affordable housing resources in order to avoid entry into homelessness, resources are provided by homelessness prevention providers, through State Emergency Relief provided by MI Department of Health and Human Services (MDHHS), as well as the safety net social service agencies that provide housing as support services to different subpopulations.

Providing supportive services: Through other federal programs such as the American Rescue Plan, persons who are at-risk of homelessness will be able to access an array of supportive services to help stabilize a person experiencing a housing crisis, including mediation of landlord/tenant disputes, other legal assistance, and case management.

Expanding affordable housing opportunities and Landlord Engagement: Detroit works to increase the availability of rental subsidies for low-income individuals and families and expand the use of Housing Choice Vouchers for those at risk of homelessness. When these opportunities are unavailable case managers often attempt to negotiate with landlords to make rents affordable. In 2022, the City of Detroit's Housing and Revitalization Department launched a website called Detroit Home Connect Detroit, a new City service that centralizes available rental units based and can be tailored based on the household's affordability and needs. Households can understand eligibility for rental units by exploring options based on family size, age, and income. This work stemmed from previous landlord engagement initiatives with the ultimate goal of creating a standard landlord engagement and housing program that can significantly increase our landlord pool.

Increased coordination with the local workforce investment board: The City of Detroit is working to help connect programs such as homelessness prevention to provide "warm handoffs" for individuals seeking employment. The homeless system is increasing the level of collaboration through a formal partnership with Detroit at Work that includes a referral process connecting households experiencing homelessness with Detroit at Work at the time of entry into emergency shelter. This immediate referral allows families to quickly connect with employment services as it is often a critical component to ending a household's homelessness.

## **Discussion**

For 2023-2024 year, CDBG funds totaling approximately \$2.5M will support the following homeless activities:

- Street Outreach
- Emergency Shelter Services (Shelter and Essential Services)
- Rapid Re-housing (Financial Assistance/Short Term Case Management, Housing Navigation, Housing Search and Placement & Housing Relocation Stabilization Services)
- Warming Centers
- Coordinated Entry

CDBG homeless funds are also used to meet the 2023-2024 ESG match. ESG regulations require a 100 percent match for every dollar received from HUD. During 2023-2024, CDBG funds will match approximately 90 percent of the 2023 ESG award. The remaining 10 percent match will be met by community organizations receiving ESG funding. Community organizations traditionally meet the match through in-kind contributions and other award commitments. The match is documented in their contracts.

**AP-70 HOPWA Goals – 91.220 (I)(3)**

<b>One-year goals for the number of households to be provided housing using HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	250
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Short Term Rental, Mortgage, and Utility Assistance	50
Permanent Housing Placement Activities	50
Total	350



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Detroit is committed to increasing affordable housing opportunities for low- and moderate-income households. The City makes efforts to remove policy and market barriers to the development and preservation of affordable housing and to implement policies and programs to proactively encourage affordable housing. As identified in the development of the Multi-Family Affordable Housing Strategy in 2018, the key barriers to affordable housing in Detroit include tax policies, access to capital for affordable housing, and making land available for the development of affordable housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

To ameliorate barriers to affordable housing, the City of Detroit is taking the following actions:

Tax Abatement Streamlining—Due to high tax rates within the City of Detroit, tax abatements including the Payment in Lieu of Taxes (PILOT) are necessary tools to make affordable and mixed income housing feasible. The process for securing tax abatements has been difficult for developers to navigate, so the City of Detroit is developing a tax abatement portal to bring efficiency and transparency to the process. The City is in the final stages of procurement to secure a contractor to develop the tax abatement portal.

Access to Capital—The City has collaborated with philanthropic investors and the Local Initiative Support Corporation to develop a private affordable housing loan and equity investment tool to compliment and augment public investment in affordable housing. This tool was launched in fall the 2020 and has grown to \$65 million in fund capacity. Additional private funds are currently being sought to increase the capacity of the fund.

Technical Assistance for Preservation—The City has brought on staff to provide assistance to affordable housing owners and to facilitate access to technical assistance to affordable housing owners to assist in the navigation of public funding, private preservation tools, and incentives.

Inclusionary Housing Ordinance—The City continues to administer an inclusionary housing ordinance that requires affordable housing agreements to be executed in conjunction with certain public land sales, tax abatements, or public financing. The ordinance also creates the Affordable Housing Development and Preservation Fund to transfer 40% of public commercial land sale proceeds to

affordable housing activities.

Access to Land in Prime Locations for Affordable Housing—The City utilizes several mechanisms to prioritize affordable housing in prime locations. The City is working with philanthropic and nonprofit partners to make significant public and private investments into comprehensive neighborhood and commercial corridor plans, an initiative called the Strategic Neighborhood Fund. As part of the site selection for catalytic development projects, the City is identifying sites that are conducive to affordable housing and prioritizing development proposals that include affordable units. The City also releases RFPs for publicly owned land and has prioritized parcels that would be competitive in the State of Michigan’s Low Income Housing Tax Credit application process.

Streamlining Approval Processes for Affordable Housing—The City is pursuing a plan to decrease the time and cost of securing City approvals for affordable housing developments. A review of the current process identified potential efficiencies including budling of approvals by City Council. A policy consultant has been procured to assist with finalizing process streamlining.

**Discussion:**

The City of Detroit consistently engages with affordable housing developers to identify needs and opportunities to improve the process of bringing affordable housing to market. The City of Detroit Housing and Revitalization Department has a Public Private Partnerships division that assists developers navigate city processes from site selection through construction completion including the navigation of permitting, public financing, incentives, site plan review.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

A variety of collaborations, programs and initiatives that encourage job growth and provide services to those in need take place within the City of Detroit. Detroit has been hit hard by the foreclosure crisis, the 2008 economic downturn, population loss, bankruptcy, and now the Coronavirus pandemic, the 2021 Flood and other challenges experienced by older industrial cities. As such, demand for services, programs, and activities supported by federal funds have increased significantly thus the need for coordination, leveraging funds, collaborating on projects, and strategically targeting funds is imperative.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Detroit is focused on addressing obstacles to meet underserved needs by leveraging our funding with other government funding streams and private resources. The City of Detroit will continue to work with our federal, state, and local partners to develop new housing options for poverty level families through such programs as the Affordable Housing Leverage Fund or the Low-Income Housing Tax Credits (LIHTC). In addition, the City will continue to pursue opportunities presented on the federal level and will work with the Michigan State Housing Development Authority to fund LIHTC projects in target areas. The City of Detroit will continue to focus efforts on addressing the needs of households who are experiencing housing insecurity, whether they be homeowners or renters, through a variety of innovative programs.

**Home-ARP:** The American Rescue Plan (ARP) will provide approximately \$26.5 million through the HOME Investment Partnerships Program to the City of Detroit. The funding will be used to make targeted, strategic investments in housing and other assistance for people experiencing homelessness. This funding was approved by HUD in late 2022. The City will use HOME-ARP to assist with the development of permanent supportive housing, creation of a non-congregate shelter, supportive services, and non-profit assistance to carry out HOME-ARP activities.

**ARPA Prevention and Diversion:** The Department of Treasury awarded the City of Detroit funding through the American Rescue Plan Act (ARPA). A portion of this funding, three million dollars, will be used to assist efforts in preventing and/or diverting episodes of housing insecurity (homelessness). ARPA funding will support two core initiatives providing key stop-gap measures to reduce the number of Detroit households entering emergency shelter: diversion and homeless prevention for doubled up households. Both programs will serve single adults and families who reside in the City of Detroit with an annual income at or below 60% AMI. The first initiative, Prevention, targets households staying with friends or family, often referred to as “doubled up”, who need to leave their housing because it is either overcrowded or unstable. Prevention activities include limited case management which focuses on identifying a new housing unit while connecting clients to mainstream resources and client level financial assistance for security deposits and rental assistance. This funding will be used coordination with the ESG Prevention funding that can serve households doubled up or facing eviction. The second initiative, Diversion, targets households that are in immediate need of

emergency shelter and contacts the front door of the homeless system, referred to as the Coordinated Assessment Model (CAM). Diversion activities include engagement and financial assistance. Engagement focuses on planning and problem solving to assist clients with either staying in their current unit or moving in with other family or friends (assistance could be monetary or in the form of mediation). The Diversion program may also assist clients with finding a new unit and first month's rent/security deposit.

Due to COVID-19, **Emergency Rental Assistance Program (ERA)** was made available through the U.S Department of Treasury to the State of Michigan through the Homeless Action Network of Detroit and directly to the City of Detroit. Emergency rental assistance was available to landlords and their renters who had been financially impacted by the pandemic. This grant provided another level of assistance for households that do not qualify for ESG prevention funds. The total award was approximately \$305 million dollars for program administration, case management and direct financial assistance for rent, utility and internet support. Between March 15, 2021-March 30, 2023, the ERA program approved just over 33,600 applications for a total of \$273.3 million dollars in direct rent and utility assistance.

In situations where renters were losing their home due to nonpayment of taxes, the Right of Refusal program, which was launched in 2018 in pilot form, could be used. Using funds raised by public-private partnership, the City acquires tax foreclosed homes through the City's right of first refusal from Wayne County. These homes are occupied by renters whose landlords failed to pay their property taxes, victims of property scams, those with solvable probate issues, and owners who would have qualified for property tax reductions. Then, the City passed these homes to a nonprofit partner (United Community Housing Coalition) at no additional cost, and UCHC worked with the individual renters and homeowners, allowing them to acquire the property with monthly payments set at an affordable rate. Funds collected will be held by UCHC for use in future purchases. Since the program's inception, 1,157 households have participated in Make it Home.

Lastly, the City is working to establish clear guidelines in all circumstance to address potential displacement in properties where affordability requirements are expiring, or when formerly naturally occurring affordable housing (NOAH) properties are sold and renovated, resulting in rental increases. The City has already supported efforts to help tenants facing displacement but intends to expand these efforts in the coming year. We believe the diverse activities described above will help the City sustain healthy neighborhoods for all Detroit residents.

### **Housing Services**

At the end of September 2022, no protections remained in place through state or federal interventions to assist renters still dealing with financial and health challenges related to housing emergencies. The City of Detroit aims to establish a program to prevent Detroiters from experiencing homelessness that were previously being served by Covid-19 resources. As part of the 7-point, 203 million dollar affordable housing plan, the American Rescue Plan (ARP) will provide approximately \$20 million to the new Detroit Housing Services Office (DHS) in the Housing & Revitalization Department. The Detroit Housing Services Office is structured to meet a range of housing relocation needs faced by residents and tenants through an internal continuum of services – as a participant's housing needs change, so does the type of services available to them within the program.

A hotline will offer assistance for those looking to avoid housing displacement, emergency response for those facing immediate homelessness, and connections to additional housing resources. Resident eligible for case management services will receive 1:1 case management and housing navigation support to gain permanent housing. The target goal is to place 2,000 residents in permanent housing at the conclusion of ARP funding.

### **Actions planned to foster and maintain affordable housing**

The City of Detroit plans the following actions to foster and maintain affordable housing and advance the City's goal of developing 2,000 units and preserving 10,000 units of affordable housing by the end of 2023: (1) Deploy federal and local affordable housing subsidies through a bi-annual Notice of Funding Availability process. The Housing & Revitalization Dept. continues to make funds available for the development and preservation of affordable housing, utilizing HOME, CDBG, and locally derived sources; (2) Continue to partner with a local CDFI to deploy a private housing leverage fund. In partnership with Local Initiative Support Corporation, the City launched the Detroit Housing for the Future Fund, a \$65 million private affordable housing fund that offers low-interest debt, preferred equity, and predevelopment grants to increase affordable housing production and preservation; and (3) Advance strategy to preserve existing affordable housing through risk monitoring, technical assistance, and financial assistance.

### **Actions planned to reduce lead-based paint hazards**

The 2019 American Community Survey (ACS), reports that approximately 89% of Detroit's occupied housing units were built before 1978, with 29% built before 1940. Given the age of the City of Detroit's housing stock, there is significant concern of lead-based paint hazards in residential units. The City of Detroit, through its Housing & Revitalization Department (HRD), is committed to seeking funding for reducing lead hazards and providing prevention information and educational awareness on the various learning disabilities and other significant health issues among children living in affected homes.

Through HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH), funds are competitively awarded to help units of local government make homes lead safe. These funds are used in conjunction with CDBG home repair dollars to identify and remediate lead-based paint hazards in privately owned rental or owner-occupied housing. In addition, these OLHCHH grants will also identify and address, where feasible, other health and safety issues by performing a Healthy Homes Assessment.

HRD has multiple active LHR grants, with a total award of \$21.45M. The programs are at different stages of implementation, however across the four programs HRD anticipates assisting 150 units with lead hazard reduction over the next year. CDBG funds are used to match the three HUD OLHCHH grants as well as provide emergency repairs as needed to ensure the long-term integrity of the lead repairs.

HRD was awarded \$2M Healthy Homes Production Grant to address healthy homes hazards, including lead hazard reduction. HRD anticipates assisting 40 units over the next year and 125 units through the life of the grant.

## **Actions planned to reduce the number of poverty-level families**

Housing, education, transportation, and job opportunities are all important aspects of Detroit's anti-poverty strategy. Housing: See Affordable Housing section AP 55 for detail on HRD's efforts to reduce the number of poverty level families by making decent, safe, and affordable housing available for those in need. For households experiencing homelessness, 1,203 referrals were made in 2022 to either Rapid Re-Housing (585) or Permanent Supportive Housing (618) according to the Southwest Solutions Coordinated Entry 2022 Data Report. These programs provide subsidized rental assistance along with case management to assist households with increasing their self-sufficiency and increasing their income.

### Education:

Educational attainment is one key to bringing individuals out of poverty. According to the winter 2015, Michigan Economic and Workforce Indicators and Insights, "The effects of increased levels of education attainment are evident when looking at the labor force participation and unemployment rates for the population 25 and over. There is a clear negative relationship between educational attainment and the jobless rate. It is also apparent that additional education enhances workforce participation." The Detroit Public Schools Community District approved a Community Education Commission, which will grade public schools and provide information to parents to help improve the district's overall performance. While there is still much work to do, teacher vacancies in the district have reduced by more than half, and salaries have increased by more than \$5,000 annually. In addition, the Detroit Promise Scholarship program offers Detroit High School graduates a tuition-free path to trade, two-year and four-year credentials at 26 Michigan colleges/universities. CDBG funding for educational programs continues to be a city priority. For FY 2023-24, CDBG Neighborhood Opportunity Fund will support approximately \$1.3 million in funding educational programs.

### Transportation:

Transportation is the key to all Detroiters being able to access employment opportunities. Over the last four years, DDOT have invested in new buses and routes, and improved operations. Transportation priorities include: Increasing economic opportunity and reducing poverty by delivering a high-quality transit service and providing more ways for people to access every neighborhood in Detroit; Improving public safety by reducing traffic injuries and fatalities and making everyone feel safe walking, biking, and taking transit to their destination; Introducing the new DDOT Bus Tracker where individuals can track their bus via text message or by going to myddotbus.com on an internet browser; Strengthening city functionality by bringing our infrastructure and operations into a state of good repair and having the right systems in place to deliver on our promises. The DDOT will make reasonable accommodations for

individuals with disabilities to fully use the transit services.

### Employment:

A significant cause of poverty is the lack of employment opportunities for residents. Detroit at Work is a program that was launched in February 2017. This program is a collaboration with the Detroit Employment Solutions Corporation (DESC), who is the appointed workforce development agency for the City. DESC is a nonprofit agency dedicated to training and opportunities to match Detroiters to jobs. Detroit at Work is a single point of entry to jobs and training opportunities within the City of Detroit. Some highlights of recent workforce initiatives include: Grow Detroit's Young Talent (GDYT), a program that provides youth (ages 14-24) with both soft and hard skills and then matches them with over 200 employers to provide on-the job training between July and September.

### **Actions planned to develop institutional structure**

The City of Detroit has developed its institutional structure by establishing partnerships with City departments and agencies, public housing, private institutions, non-profit organizations and continuum of care providers. When implementing the plan and to carry-help the objectives in the Consolidated Plan and Annual Action Plan, the City will continue to coordinate and collaborate with its partners. Included in the partnership structure are the expertise of contractors, service providers and others with the specialized knowledge needed to carry out programs and projects. The Consolidated Plan programs are usually accomplished through (carry out) the Housing and Revitalization Department, contracts with subrecipients, Community Based Development Organizations (CBDO), HOME program developers, Community Housing Development Organizations (CHDOs) and other City departments. Our entity partners, entity type and roles are described: City Departments and Agencies: Planning & Development Department (P&DD) is responsible for Historic designation advisory, historic review clearances, planning studies, site plan review, city master plan, zoning district boundaries approvals, and development plans; Detroit Building Authority (DBA) is responsible for managing large scale capital construction projects and space planning of city-owned facilities, and a portfolio of commercial real estate properties; Detroit Land Bank Authority is responsible for returning the city's blighted and vacant properties to productive use by utilizing a variety of sales programs to make homeownership and land purchases accessible to Detroiters; Department of Neighborhoods is responsible for helping residents form block clubs and community associations; drive community engagement on neighborhood planning projects and other initiatives; resolve citizens' complaints; and educate residents on a broad range of City programs and policies; Detroit Health Department is responsible for providing programs/services, through The Housing Opportunities for Persons with AIDS (HOPWA) grant programs; and Tenant Based Rental Assistance (TBRA) and Housing Supportive Services; Building Safety Engineering and Environmental Department (BSEED) is responsible for lead hazard inspection for a rental property; rental housing compliance; Detroit Department of Transportation (DDOT) is responsible for public transportation operator of city bus service in Detroit; and Wayne Metropolitan Community Action Agency (WMCAA) is responsible for homeless programs and services: WMCAA provides essential services, and community

resources to low and moderate income individuals and families throughout all of Wayne County. The services include the following: Housing placement, moving, utility assistance, health care, weatherization, transportation and food. Public Housing Authority (PHA): Detroit Housing Commission (DHC) is responsible for public housing. The DHC manages the following program: Section 8 Low-income public housing. Redevelopment Authority: Detroit Economic Growth Corp is responsible for economic development. Private Industry: Local Initiatives Support Corporation (LICS) is responsible for the Zero Percent Home Repair Loan (homeowners program). In addition, to investing in affordable housing, growing businesses, safer streets, high-quality education and programs that connect people with financial opportunity. Continuum of Care: Homeless Action Network of Detroit (HAND) is responsible for homelessness, non-homeless special needs, public housing, rental and public services. Non-profit organizations: Fair Housing Center of Metropolitan Detroit is responsible for housing discrimination public services; Detroit Area of Aging Agency (DAAA) is responsible for senior public services and homelessness; Detroit Housing Coalition is responsible for foreclosure prevention public services and homelessness.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Detroit Housing Commission will continue in its efforts to create more affordable housing opportunities in the City of Detroit, pursuant to the Mayor's Affordable Housing Plan, announced in 2022. Further, DHC is working to streamline and improve its business systems to increase efficiency in its delivery of services to Detroiters who use the services it provides.

The City also supports DHC's efforts to create a more robust array of supportive and social services to its residents in both the public housing and Housing Choice Voucher programs. Beginning several years ago, the EnVision Center was established to leverage public and private resources for the benefit of individuals and families, residing in federally assisted housing, interested in achieving economic independence through better educational opportunities and employment training.

Toward this end, DHC continues to receive HUD grants for Resident Opportunities Self-Sufficiency (ROSS) and Family Self-Sufficiency (FSS) and was most recently awarded Jobs Plus and YouthBuild. DHC has brought together several public and private services stakeholders, creating a menu of programs and a referral network serving public housing and voucher holders beginning at the age of 18.

For youth whose families participate in our rental assistance programs, DHC continues to work with the city to bring broadband access to the city's most economically challenged citizens. Specifically, DHC is partnered with private organizations who have donated and continue to donate laptops for school-age young people, also providing furniture to families leasing units and clothing for those getting ready to enter/re-enter the world of work. In addition, DHC is partnered with the City to use ARPA funding to



expand broadband access to lower-income Detroiters.

DHC has Memoranda of Understanding (MOUs) with the City of Detroit to provide Housing Choice Vouchers to families whose current housing conditions require more immediate relocation due to exigent conditions, such as elevated blood levels or homeless (or at risk of homelessness) due to uninhabitability. Or with the state, Michigan state Housing and Development Agency (MSHDA), to provide housing for youth aging out of foster care or under family unification requirements.

The City of Detroit continues to support DHC in its operation of the EnVision Center. A former HUD Secretary promoted the establishment of EnVision Centers to leverage public and private resources for the benefit of individuals and families living in HUD-assisted housing. EnVision Centers offer HUD-assisted families access to support services that can help them achieve economic self-sufficiency.

### **Discussion:**

Pursuant to its authority under the Fair Housing Act, HUD has long directed program participants to undertake an assessment of fair housing issues. As the Department works to foster effective fair housing planning, goal setting, strategies, and actions, it recognizes that the people who are most familiar with fair housing issues in cities, counties, and states are the people who live there and deal with these issues on a daily basis.

The fair housing study conducted by Wayne State University revealed a need for more accessible housing in Detroit. This claim is supported by the fact that failure to accommodate a person with a disability is one of the leading causes for fair housing complaints in Detroit over the past 5-years. The focus group participants stated disability is a frequent basis for fair housing violation because it is often obvious. In cases where a person's disability is noticeable, a potential landlord is often unwilling to accommodate them. Disability is a huge barrier to housing. Funding non-profit groups such as United Community Housing Coalition and Legal Aid & Defender will assist in resolving fair housing barriers for individuals who are disabled including our seniors and veterans. We also funded Fair Housing Center of Metropolitan Detroit to continue their efforts on pushing fair housing awareness for city residents.

The City of Detroit will continue to combat issues with impediments to Fair Housing from the assessment by efforts from the Civil Rights, Inclusion and Opportunity Department's (CRIO) complaint procedures. CRIO will assist in meeting the City of Detroit statutory obligation to affirmatively further the purposes and policies of the Fair Housing Act. In addition, the CDBG will continue to fund several other non-profit groups for the purposes of furthering fair housing.



# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I) (1,2,4)

### Introduction:

HRD will continue to do its best to strategically invest funding from the four federally funded programs. CDBG funds will be used to benefit low-and-moderate income persons through various social and economic opportunities, and housing homeownership assistance programs. HOME funds will be used to provide affordable housing including new construction of multi-family rental units. HOPWA program funds will be used to serve homeless and non-homeless persons residents infected and/or affected by HIV/AIDS through Tenant based Rental Assistance (TBRA) while providing information and supportive services. Finally, ESG funds will be used for emergency shelters, warming centers, homeless prevention, rapid re-housing and street outreach.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$1,905,480
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the year(s) covered that include this Annual Action Plan. 1 year - 2023

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City investments of HOME funds will only take the forms listed in Section 92.205.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City of Detroit will not use any new proceeds from the HOME Investment Partnership Program for homebuyer assistance, new construction of owner-occupied single-family homes, or rehab of owner-occupied single-family homes. The City of Detroit will use proceeds from the Community Development Block Grant for homebuyer assistance. Proceeds from the HOME Investment Partnership Program will continue to be used for the construction and rehab of rental housing in the City of Detroit and will continue to follow the requirements as stated in 24 CFR 92.

At the request of current developers/property owners and the existing low-income rental households, the City of Detroit may convert some of the existing HOME-assisted single-family rental units into homeownership units. This will give the current low-income household, who initially occupied the home as a rental unit, the opportunity to be a homeowner. This will apply to HOME-assisted single-family units originally assisted with proceeds from the HOME Investment Partnership Program for the construction or rehab of single-family rental units. Several of these single-family rental units have past their Low-Income Housing Tax Credit (LIHTC) 15-year compliance period and are eligible (through the LIHTC program) to be converted from a rental unit to a homeownership unit.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units**

**acquired with HOME funds per 24 CFR 92.254(a)(4) are as follows:**

For the existing HOME-assisted single-family units that are being transferred from rental to ownership, the new household must qualify as a low-income family and must be the principal residence of the family throughout the period of affordability, as stated in 24 CFR 92.254(3), or be transferred to a household that is qualified as low-income (per 24 CFR 92) during the period of affordability. The home will continue to be encumbered by an affordable housing restriction throughout the period of affordability. This affordable housing restriction will be signed by the homebuyer and recorded with the Wayne County Register of Deeds and will comply with the Resale Requirements as defined in 24 CFR 92.254 (5) (i). For the duration of the affordability period, the City shall review proposed transactions to ensure that (1) the original homebuyer's down payment, the value of mortgage payments at time of sale and value of any capital improvements, (2) the home is priced affordably for a reasonable range of low-income homebuyers with a maximum purchase price of 95% of the median purchase price for Wayne County according to HUD's published HOME homeownership value limits and (3) a new homebuyer qualifies as low-income below 80% AMI and has sufficient income to support monthly housing payments. This specifically applies to HOME Assisted units that were initially funded to be used as rental units, but will be converted to home ownership units, as defined in 24 CFR 92.255.

4. **For existing HOME Assisted units that are out of compliance with the HOME Investment Partnership (see above)**
5. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City of Detroit may use HOME funds to refinance existing debt secure by multifamily housing if the following conditions are met:

1. The refinance enables the property to recapitalize through a rehabilitation.
2. The owner can demonstrate that disinvestment in the property has not occurred, and that the project is financially feasible for the length of the affordability period.
3. The owner must enter into an affordability agreement, recorded as a covenant running with the land that either preserves affordability, or creates new affordable units.
4. The property must be in the City of Detroit.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. **Include written standards for providing ESG assistance (may include as attachment)**

Written standard for providing ESG were formalized and approved by the CoC board in 2016. The written standards was updated due to system changes. These updates were completed and published in 2018 and will continue to be updated by the CoC Performance Evaluation Committee

and approved by the CoC board. (See attached policies and procedure manual for ESG)

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Detroit Continuum of Care had created a coordinated assessment system that assesses all clients seeking services with a standardized assessment tool (the VI-SPDAT) and ensures coordinated entry into shelter programs and prioritization of clients for housing and services on the basis of their assessment score. The Coordinated Assessment Model, or CAM, as it is known locally, moved from a call center to an in-person access point model in late 2017/early 2018. The CAM lead implementer for Detroit is Southwest Solutions. During 2018 and 2019, the community completed a local evaluation of the CAM lead and process to understand how well the program is serving the community and opportunities for improvement. Due to COVID-19 CAM temporarily moved to a call center model but will switch back to in-person access points once the public health threat has ceased. In addition, for the first time since 2015, a new CAM Lead Agency will be selected in 2023. All existing operations will continue with new provider.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The City continues to use its CDBG funds as part of a match for the annual ESG allocation. The City of Detroit uses a NOFA process each year to select the best qualified organizations to implement ESG activities. Since 2019-2020, the City of Detroit combined the NOFA and contracting process for ESG and CDBG which streamlined the process for both city staff and subrecipients. Organizations are required to provide proof of any required match at the time of grant award and close-out. Matching sources may include cash contributions expended for allowable costs, and non-cash contributions including, but not limited to, the value of any real property, equipment, goods, or services provided that the costs would have been allowable.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The City of Detroit adheres to homeless participation requirements at 24 CFR 576.405(a). The City of Detroit has required that all sub grantee organizations appoint one homeless or formerly homeless individual to its board of directors to be considered for ESG funding. Our purpose is to ensure the voices of those who have experienced homelessness are integrated into the service work

of these agencies. Proof of this appointment is required to be included as an attachment with NOFA submissions.

**5. Describe performance standards for evaluating ESG.**

ESG performance is evaluated from both a programmatic and financial perspective. Organizations are assessed for risk prior to grant award, and financial and programmatic monitoring is integrated into the work of the contract managers. We ensure the performance of organizations both through the utilization of HMIS data and the qualitative information obtained through file review. The City of Detroit has finalized ESG Policies and Procedures, which further detail performance expectations to increase accountability. During the 2023-24 NOFA, the City defined performance measures, established baselines, and benchmarks for organizations to meet during the coming year. This work has continued in future funding applications.

**Housing Opportunities for Persons with Aids (HOPWA)**

**Identify the method of selecting project sponsors and describe the one-year goals for HOPWA funded projects**

**1. Selection of Contractors**

The City of Detroit is the grantee for the HOPWA Program and as such provides all grant administrative functions. The City of Detroit Health Department (DHD), which administers the program, follows the City's procurement policy from the Office of Contracting and Procurement. While DHD is the program operator, there is still a need for a contractor that can write issue rental assistance and other recurring costs on a reimbursement basis. This contractor is not a Project Sponsor and therefore, makes no decisions about program design or eligibility. A summary of the procurement process for selecting such contractors are as follows:

A Request for Proposal (RFP) application is issued for potential contractors based on the contract cycle. The RFP is open and available to the community, including grassroots, faith-based and all other community organizations for proposal bids. All RFP's are advertised on the City and community websites, local and minority newspapers such as the Detroit News/Free Press and discussed at coalition and committee meetings. The evaluation and scoring for the proposals are based on the City's procurement policies and procedures.

Contractors are reviewed and evaluated on their performance. This evaluation may impact their ability to qualify for future RFPs.

**2. Goals for HOPWA funded projects**

HOPWA's goals are based on community need and prior year activities.

***GOAL: "To connect HIV positive Detroit and Wayne County residence with Tenant Based Rental Assistance (TBRA), Community Residential/Transitional Housing, and Coordinated Supportive Services."***

### **3. Tenant Based Rental Assistance (TBRA)**

HOPWA's one-year goal under TBRA is to assist 225 eligible individuals and their beneficiaries with Housing assistance which include, subsidized rental payments, case management services, and linkages to supportive services.

### **4. Supportive Services**

Supportive services, characterized as a key activity to help persons with HIV/AIDS achieve housing stability and as such are an interconnected component of the HOPWA program. HOPWA rental assistance is not intended to provide "stand alone" rental subsidy but comes with the requirement that an appropriate level of supportive services, designed to meet the program's objectives of maintaining housing stability, avoiding homelessness, and assuring access to care and support are included.

Clients enrolled in HOPWA have individualized Case Plans that include an assessment of their housing needs as well as the supportive services for them to become and remain stable in housing. This plan is updated regularly during quarterly visits with the client's assigned Housing Coordinator.

### **5. Short-Term Rent, Mortgage and Utility (STRMU)**

As STRMU is a "need-based" program; applicants must submit evidence that they do not have the resources to meet rent, mortgage or utility payments and, in the absence of this assistance, would be at risk of homelessness. The amount of assistance is determined by client's household income and monthly household expenses and HUD's recommended 30% of income toward living costs. HOPWA's goal under STRMU is to assist 50 eligible households with STRMU assistance. This assistance will operate on a fiscal year (FY) round, July 1-June 30. Clients cannot receive assistance more than 147 days/21 weeks, within the registered FY Year.

### **6. Permanent Housing Placement**

HOPWA's Goal is to assist 25 unduplicated clients with Permanent Housing Placement activities: Security Deposit, 1st Month's Rent, Last Month's Rent, application fees, credit check expenses, and one-time utility connection fees.



# APPENDICES:

# **2023-24 ACTION PLAN BUDGET**

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	AD/PLN	N/A	21A	Administration (Direct)	3,173,206.00	Administration - Direct Staff costs related to HUD community development and program management.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Development & Investments - PFR/PI Team	830,569.00	Direct Staffing Costs related to Development & Investments PFR/PI	3 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	20	Eight Mile Blvd	25,000.00	Planning activities with other local governments bordering the City of Detroit along Eight Mile Boulevard.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Fair Housing Awareness	50,000.00	Fair Housing Awareness activities for the Fair Housing Center of Metropolitan Detroit	5555 Conner St, Detroit, MI 48213	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Neighborhood & Housing Svcs - Homeless Supportive Housing	574,870.00	Direct - Staffing Costs related to CDBG/NOF and Homeless initiatives	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Neighborhood & Housing Svcs - NOF & CDBG Initiatives (Direct)	987,900.00	Direct Staffing Costs related to NOF & CDBG Initiatives	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Programmatic Operations - Policy Implementation Staffing	892,958.00	Direct Staffing costs for Policy and Implementation Division	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Programmatic Operations - Special Projects	271,649.00	Direct Staffing Costs related to Special Projects	3 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
					6,806,152.00	Subtotal AD/PLN														
CDBG	HR	LMH	14I	CDBG Lead Remediation (Lead Grant Match)	2,239,341.00	CDBG Lead remediation (also matches the Lead grant).	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A	Improve the quality of owner housing	Housing Units	60	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
CDBG	HR	LMH	14A	CDBG Housing Rehab Loan Program 0% interest	1,000,000.00	Zero interest loans to eligible low- and moderate-income homeowners for housing rehabilitation. Grant funds will be leveraged with other sources of funds to create greater impact and leveraging.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A	Improve the quality of owner housing	Housing Units	140	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	HR	LMH	14H	Single Family Housing Activity (Direct)	3,869,415.00	Direct staffing Cost related to single-family Housing including Lead	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
					7,108,756.00	Subtotal HR														
CDBG	DVLPT	LMH	14H	Multi-Family Staffing (Direct)	1,177,189.00	Direct staffing Costs related to Multi-Family Housing	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CDBG	DVLPT	LMH	14B	Housing Pre Development Rehabilitation (Affordable Housing) (14B)	3,222,201.00	Pre-development cost for the rehabilitation of multi-family residential publicly/privately owned properties for Detroit low and moderate income residents	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Housing Units	25	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
CDBG	DVLPT	LMH	14G	Housing Pre Development Rehabilitation Acquisition (Affordable Housing) (14G)	TBD	Pre-development cost involved in the acquisition of housing and rehabilitation of residential publicly/privately owned properties for Detroit low and moderate income residents	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Housing Units	25	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
CDBG	DVLPT	LMH	12	Housing Pre Development Rehabilitation Acquisition (Affordable Housing)	TBD	Pre-development (New Construction)cost for the rehabilitation of multi-family residential publicly/privately owned properties for Detroit low and moderate income residents	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Housing Units	25	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
					4,399,390.00	Subtotal Pre-development (Affordable Housing)														
CDBG	PRKS	LMA	03F	General Service Dept Parks Improvements (Hielman Park)	900,000.00	GSD Park Improvements and playground improvements (Hielman Park)	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	Public Facilities				2
CDBG	NEIGH FAC	LMA	03E	Choice Neighborhood Initiative Grant Match	2,000,000.00	5% grant match requirement of the \$30MM Choice Neighborhood Initiative to provide affordable housing and critical community improvement projects w/in the City's Greater Corktown Neighborhood area.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	Public Facilities				3

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts	
CDBG	PFR	LMA	03E	Public Facility Rehabilitation	1,000,000.00	Reserved for Public Facility Rehabilitation (TBD)	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/Accessibility	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	Public Facilities			5		5
					1,000,000.00	Subtotal PFR															
CDBG	PS	LMA	05H	Public Service - Summer Jobs Program including GYDT and Training (NRSA 1-5)	1,500,000.00	Public service program that will provide job training and employment opportunities for "at risk" and other low income youth in selected Neighborhood Revitalization Strategy areas (NRSA) through programs designed to stabilize deteriorated or deteriorating neighborhoods.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Creating Economic Opportunities	Availability/Accessibility	Improve economic opportunities for LMI persons	People	500	Public Service	Public Services	N/A		1 thru 5	N/A	N/A
CDBG	PS	LMC	05C	Accounting Aid Society	70,789.00	To provide free tax preparation and counseling assistance to Low/Mod income Detroit households; provides education in financial management.	3031 W. Grand Blvd., New Center One Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	11000	Public service activities other than low/moderate income housing benefit	Public Services	X		ALL	ALL	ALL

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05A	Bridging Communities, Inc	74,789.00	Requesting funds for senior activities; non-medical transportation to doctor's visits, nutritional support. Volunteer training to provide smallhome repairs and home chore services	6900 McGraw, Detroit, MI 48210	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	1000	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	5
CDBG	PS	LMC	05D	Brilliant Detroit	65,789.00	Building Kid Success Neighborhood in Detroit program provides literacy support, STEM programming, and educational enrichment activities to 350 children ages 0 - 8. These coordinated services will be provided in 12 of Brilliant Detroit's 18 existing neighborhood hubs, which are nestled in neighborhoods throughout the City of Detroit.	5657 Larkins Street Detroit, MI 48210	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	350	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	6
CDBG	PS	LMC	05M	Cass Community Social Services	60,789.00	To provide sustainability institute to train unemployed and underemployed adults to succeed in living wage jobs in the 21st Century Green Economy in metropolitan Detroit. The program will serve 12-13 persons monthly/25 unduplicated persons annually.	11745 Rosa Parks Detroit, MI 48206	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	25	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	
CDBG	PS	LMC	05H	Center for Employment Opportunities	78,199.00	CEO program aim to reduce recidivism and improve employment outcomes for people returning home from incarceration CEO provides services that include Workforce readiness training, Job coaching and Development, and Post-placement retention services. Plans to serve 110 unduplicated participants in the Pathway to Employment program	7310 Woodward Ave. Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	110	Public service activities other than low/moderate income housing benefit	Public Services	5	ALL	ALL	ALL
CDBG	PS	LMC	05D	Clark Park Coalition	74,789.00	Provide year-round sports, arts and arrange of Youth summer recreation programs , a winter hockey program, and youth employment opportunities.	1130 Clark Street Detroit MI 48208	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	133	Public service activities other than low/moderate income housing benefit	Public Services	N/A	2, 3	2	4, 5, 6
CDBG	PS	LMC	05D	Cody Rouge Community Action Alliance	65,789.00	Cody Rouge Youth Services Council promotes personal development of the neighborhood's youth by providing them with opportunities to engage in authentic decision-making and strong adult-youth partnerships through recreational programming.	19321 W. Chicago Detroit, MI 48228	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	188	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	7
CDBG	PS	LMC	05D	Detroit Area Pre-College Engineering Program (DAPCEP)	65,789.00	Program provides nationally recognized enrichment programs in science technology, engineering, and mathematics.	42 W. Warren Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	1600	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	ALL

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05D	Detroit Horse Power	82,199.00	Detroit Horse Power's overall goal is to equip Detroit youth with the strengths of character that will allow them to graduate high school with the choice of college or career. To achieve this goal, DHP enrolls 6th through 12th graders in afterschool, year-round programming.	8425 W. McNichols Rd. Detroit, MI 48221	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	50	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	2
CDBG	PS	LMC	05D	Detroit Phoenix Center (DPC)	78,199.00	SOAR -After School Enrichment Program SOAR program provides a safe and educational after-school experience for students in grades 8th-12th who are McKinney Vento Eligible. McKinney Vento is a federal law that guarantees equal access to public education for homeless children and youth.	1420 Washington Blvd. Ste 301 Detroit, MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	60	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	5
CDBG	PS	LMC	05A	Delray United Action Council	70,789.00	Community based programs for residents of Southwest Detroit with emphasis on the senior population, i.e. community transportation, community food distribution, senior adult day care, nutritional classes, utility assistance (THAW) for low income families, and health screenings.	275 West Grand Blvd. Detroit MI 48216	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	340	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05Z	Dominican Literacy Center	78,199.00	Adult Basic Education Program provides one to one tutoring, small group instruction, computer based learning and GED education.	5555 Conner Ave Suite 1414 Detroit, MI 48213	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	300	Public service activities other than low/moderate income housing benefit	Public Services	N/A	2	N/A	4
CDBG	PS	LMC	05H	Family Assistance for Renaissance Men	60,789.00	Provide residents with on-going fair housing education services to eliminate impediments to fair housing choice and provide equality of housing opportunities for all protected classes and ethnic groups.	18701 Grand River #173, Detroit, MI 48223	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	80	Public service activities other than low/moderate income housing benefit	Public Services	N/A	ALL	N/A	4
CDBG	PS	LMC	05D	Give Merit	78,199.00	FATE program is a cohort-based college readiness and leadership experience for high school students. The program provides project based learning, entrepreneurship, career exposure, character development, & mentorship.	10100 Grand River Detroit Michigan 48084	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improve the services for low/mod income persons	People	175	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	7
CDBG	PS	LMC	05H	(The) Greening of Detroit	65,789.00	Greening job training program works to provide new opportunities for low-income Detroiters to receive training that allows them to enter the green jobs marketplace.	13000 W. McNichols Rd. Ddtroit MI 48235	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	30	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	1
CDBG	PS	LMC	05H	International Institute of Metropolitan Detroit	90,789.00	Adult Education/WorkforceDevelopment program, the Economic Advancement, Literacy and Training Program. The program will prepare low-income Detroiters with the basic literacy, workforce preparation and training needed to advance economic mobility and eliminate prolonged barriers to self-sufficiency.	111 East Kirby Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	1332	Public service activities other than low/moderate income housing benefit	Public Services	N/A	2,3,5	2	4,5,6,7

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05I	Jefferson East Business Association	60,789.00	Support SAFE Jefferson to increase security and reduce crime within the Jefferson corridor/identify crime hot spots/auto clubs and wheel locks/10,000 residents impacted.	300 River Place Drive, Suite 5250 Detroit MI, 48207	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	5000	Public service activities other than low/moderate income housing benefit	Public Services	N/A	1	N/A	3, 4, 6
CDBG	PS	LMC	05M	Joy-Southfield CDC	60,789.00	HEART Detroit program provides free health promoting resources, preventive health education, chronic disease management, community-based wellness promotion and increased access to affordable healthy food.	18917 Joy Road Detroit MI 48228	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	2000	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	7
CDBG	PS	LMC	05E	Latin Americans for Social and Economic Development (LASED)	70,789.00	Transportation, food assistance, and help in obtaining access to other vital services and provide senior wellness.	4138 W. Vernor Hwy. Detroit MI 48209	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	1250	Public service activities other than low/moderate income housing benefit	Public Services	N/A	1	N/A	5
CDBG	PS	LMC	05A	Luella Hannan Memorial	82,200.00	Support to assist the Zena Baum Sernior Center with program activities to fund nutrition, legal, transportation and elder abuse casework.	4750 Woodward Detroit MI 48201	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	1156	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05A	Matrix Human Services	65,789.00	Providing services for casemangement for seniors, food assistance, transportation to doctor's appointments, socialization activities: attending wellness centers, shopping etc.	13560 E. Menichols Detroit MI 48205	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	450	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05D	Mercy Education Project	78,199.00	Mercy Education Project provides educational opportunities, life skills development, and cultural enrichment to help at-risk girls and women in southwest Detroit improve their quality of lives.	7310 Woodward Ave., Suite 701B Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	33	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	5
CDBG	PS	LMC	05M	My Community Dental Center (MCDC)	82,199.00	Provides free dental services, including surgery, fillings, full and partial dentures to low/mod residents, free prescriptions to low income patients in need of continuous medications.	5555 Conner St. Detroit, MI 48213	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	136	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	5
CDBG	PS	LMC	05Z	Neighborhood Legal Services (Wayne County)	65,789.00	To provide comprehensive case management services, including legal representation and appropriate referrals to victims of human trafficking.	7310 Woodward Ave. , Suite 301 Detroit MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	98	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	5
CDBG	PS	LMC	05M	Project Healthy Community	82,199.00	Family Wellness Program is to improve the health of Detroit residents through improved health literacy, health behaviors, nutrition, and exercise. The program seeks to strengthen the relationship between participants and their primary care providers.	18100 Meyer Dr. Detroit, MI 48235	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	215	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	2



## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05Z	SER Metro Detroit	70,789.00	SER ReBuild Detroit Program is an Apprenticeship Readiness Training Program which program expanded contextualized programming to low-income and unemployment residents. The program enrolls resident over 18 years old with a HS diploma/GED with with goal of increasing their math and reading skills to prepare for Workkeys test and apprenticeship training exam.	9301 Michigan Ave Detroit, MI 48210	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	60	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	1
CDBG	PS	LMC	05H	Siena Literacy Center	70,789.00	Basic adult literacy services and support to adults so they can successfully pursue personal goals, which include entering advanced/secondary education or workforce training, developing consumer skills to navigate life and society.	16888 Trinity Detroit MI 48219	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	255	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	1
CDBG	PS	LMC	05Z	Southwest Detroit Business Association (SDBA)	60,789.00	El Arte en la Clase after school program is to provide exposure and access to low-income students who might not otherwise have the opportunity to hear / play / learn music and performing arts.	7752 West Vernor Hwy. Suite 101 Detroit MI 48209	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	180	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	6
CDBG	PS	LMC	05Z	Southwest Economic Solution Corporation	70,789.00	MathUp is an accelerated GED program for adult learners that addresses the significant challenges of passing the math portion of the GED exam.	1920 25th Street, Detroit, MI 43216	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	60	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	6
CDBG	PS	LMC	05A	St. Patrick Senior Center	90,789.00	Provides nonemergency medical and basic needs transportation, operates a senior on-site medical clinic, enhanced senior fitness and an on-site full meal. Heal care benefit navigators, and classes in disease prevention and healthy living	58 Parsons Street Detroit MI 48201	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	2200	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	6
CDBG	PS	LMC	05Z	St. Vincent & Sarah Fisher Center	70,789.00	Provides preparation for successful completion of the GED exam and assist residents to become economically self-sufficient adults 18 years and older.	14061 Lappin Detroit, MI 48205	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	1100	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	3
CDBG	PS	LMC	05D	The Youth Connection	70,789.00	Train youth 14-24 for careers and develop "home-grown" heroes. Provide quality youth programming in environmental conservation, outdoor recreation, community service projects and on the job training.	4777 East Outer Drive Detroit MI 48234	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	480	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	3
CDBG	PS	LMA	05D	Urban Neighborhood Initiative	70,789.00	To support out-of-school education for youth ages 5-14/after school and summer enrichment programs/ sports/ STEM, art, computer.	8300 Longworth Detroit MI 48209	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	200	Public service activities other than low/moderate income housing benefit	Public Services	N/A	3	N/A	6

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05D	Wellspring	90,790.00	The program uses the Kumon math & reading/language arts curriculum and supplements it with such components as college prep, community service, leadership development & adventure experiences.	16742 Lamphere Detroit MI 48219	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	500	Public service activities other than low/moderate income housing benefit	Public Services	N/A	5	N/A	1
CDBG	PS	LMC	05M	World Medical Relief	74,789.00	Provides prescription medication to individuals 18 years or older in the City of Detroit who have low to moderate incomes and do not have the financial resources or insurance to pay retail prices for their medicines.	21725 Melrose Southfield MI 48075	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	1785	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	N/A
					2,552,307.00	Subtotal Public Service (Excluding NRSA PS)														
CDBG	PSHL	LMC	03T	Alternatives For Girls (ES)	\$ 100,000.00	(ES) Provides emergency shelter for female youth ages 18-24	903 West Grand Blvd. Detroit MI 48208	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03T	Cass Community Social Services Family Shelter (ES)	\$ 250,000.00	(ES) Provides emergency shelter for families	11850 Woodrow Wilson, Detroit MI 48206	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	140	Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03C	Cass Community Social Services (SO)	\$ 281,361.79	(SO) Outreach program for unsheltered households	11745 Rosa Parks Blvd. Detroit MI 48206	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Outreach	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03C	Cass Community Social Services (ES Wm Ctr)	\$ 200,000.00	(ES) Seasonal warming center for families	1534 Webb, Detroit MI 48206	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Outreach	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03C	Central United Methodist/NOAH (SO)	\$ 236,500.00	(SO) Outreach program for unsheltered households	23 East Adams Detroit MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	1500	Homeless person overnight shelter	Outreach	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03T	Coalition on Temporary Shelter (COTS) (ES)	\$ 122,193.02	(ES) Provides emergency shelter for families	26 Peterboro Detroit MI 48201	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03T	Covenant House (ES)	\$ 83,000.00	(ES) Provides emergency shelter for single youth ages 18-24	2959 MLK Blvd. Detroit MI 48208	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	50	Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03T	Detroit Rescue Mission Ministries-Woodward/ Oasis (ES)	\$ 50,000.00	(ES) Provides emergency shelter to single adults	13220 Woodward Ave Highland Park, MI 48203	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People		Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A



## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
				Total PS & PSHL	5,104,614.00															
CDBG	REPAY	N/A	19F	Book Cadillac II Note 2	716,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Book Cadillac II Note 2 (Interest)	33,267.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	19F	Fort Shelby	1,500,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226+I110:V110	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Fort Shelby (Interest)	171,615.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	19F	Garfield II - Note 1 - GREP (Principal)	780,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Garfield II - Note 1 - GREP (Interest)	62,991.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	19F	Garfield II - Note 2 East Forest Arts (Principal)	150,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Garfield II - Note 2 East Forest Arts (Interest)	29,941.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	19F	Garfield II - Note 3 Sugar Hill (Principal)	230,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Garfield II - Note 3 Sugar Hill (Interest)	174,946.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A







# **FY 2023-24 CDBG SCHEDULE A**



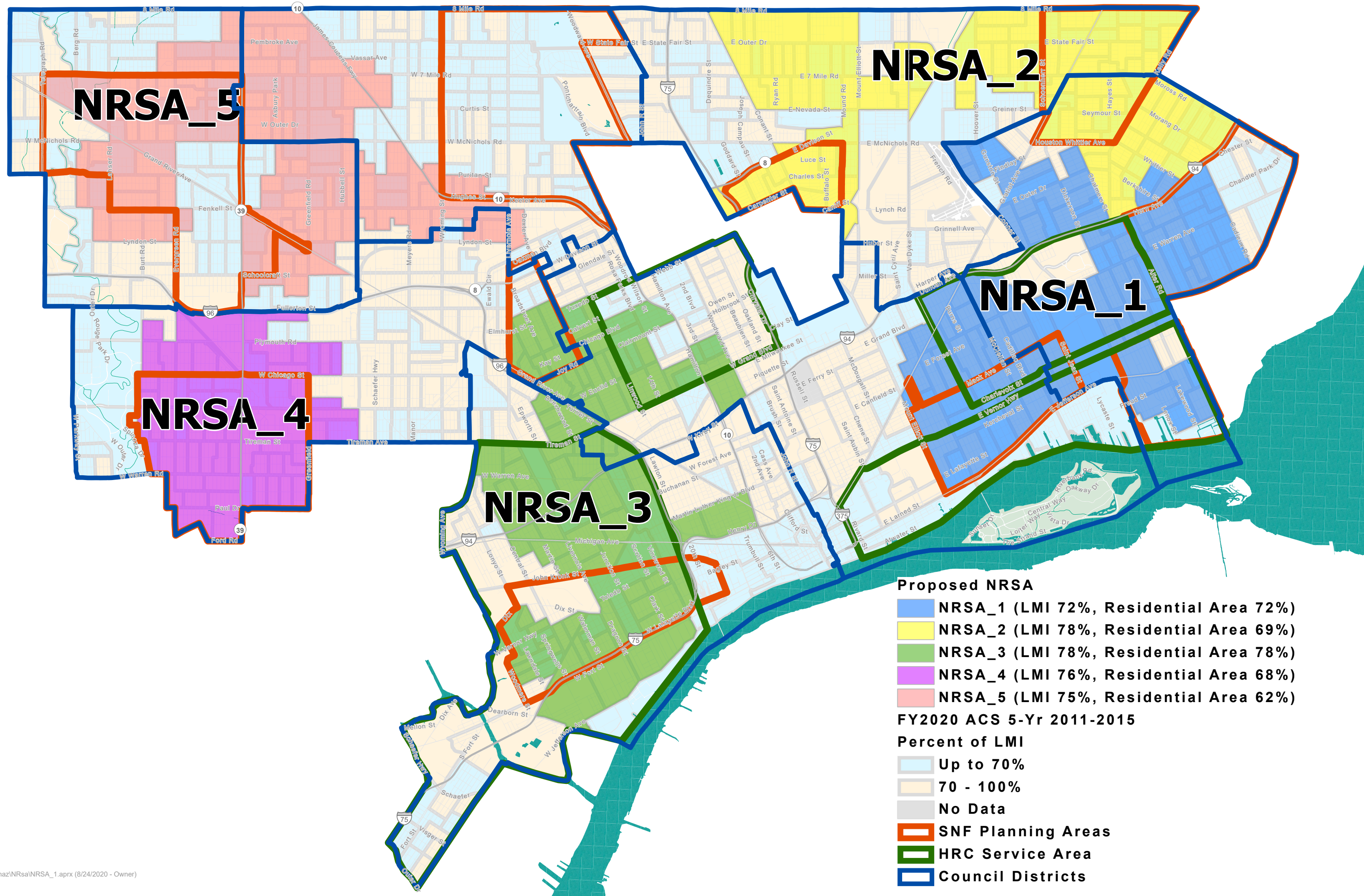
**Sched A CDBG FY 23-24 BUDGET**

Fund	Appr	Cost Center Num	Object	Program/Activity Name	Final Recommendations
2001	20234	365701	Various	HRD - Office of Administration	3,173,206.00
2001	13170	365706	Various	Neighborhood & Hsg Svcs - Homeless Supportive Hsg	574,870.00
2001	13170	365707	Various	Neighborhood & Hsg Svcs - NOF & CDBG Initiatives	987,900.00
2001	21217	365707	Various	Development & Investments - PFR/PI Team	830,569.00
2001	21218	365707	Various	Programmatic Operations - Special Projects	271,649.00
2001	21218	361111	Various	Programmatic Operations - Policy Team Staffing - CDBG	892,958.00
2001	5797	360600	626500	Eight Mile Blvd	25,000.00
2001	10355	362705	617900	Fair Housing Awareness	50,000.00
				<b>HRD ADMIN &amp; PLAN SUB-TOTAL</b>	<b>6,806,152.00</b>
				<b>PLANNING AND DEVELOPMENT</b>	
2001	14027	433110		PDD - Planning - Staffing	0.00
				<b>PDD PLANNING SUB-TOTAL</b>	<b>0.00</b>
				<b>ADMIN AND PLANNING TOTAL</b>	<b>6,806,152.00</b>
2001	13635	365004	617900	<b>GSD Parks - Hielman Park</b>	<b>900,000.00</b>
2001	21091	361111	617900	<b>CHOICE Neighborhoods Grant Match</b>	<b>2,000,000.00</b>
				<b>HOME REPAIR</b>	
2001	20636	365110	Various	Single Family Housing Activities - Staffing	3,869,415.00
2001	10409	362742	651159	CDBG Match - LEAD Grant	2,239,341.00
2001	13609	364067	651159	0% Interest Home Repair Program	1,000,000.00
				<b>HOME REPAIR TOTAL</b>	<b>7,108,756.00</b>
				<b>HOUSING DEVELOPMENT</b>	
2001	20238	365705	Various	CDBG Multi Family Staffing -Development & Investments	1,177,189.00
2001	20541	361111	651164	Pre-Development - Affordable Housing	3,222,201.00
				<b>DEVELOPMENT TOTAL</b>	<b>4,399,390.00</b>
2001	11496	364040	651161	<b>PUBLIC FACILITY REHAB</b>	<b>1,000,000.00</b>
				<b>PFR TOTAL</b>	<b>1,000,000.00</b>
				<b>HOMELESS PUBLIC SERVICE</b>	
2001	12168	364050	651147	<b>Homeless Public Services - Unassigned Projects</b>	<b>0.00</b>
				<b>EMERGENCY SHELTER</b>	
2001	11784	366005	651147	Alternatives for Girls	100,000.00
2001	11838	366310	651147	Cass Community Social Services (Oasis Project)	250,000.00
2001	11785	366010	651147	Coalition on Temporary Shelter (COTS)	122,193.02
2001	11786	366015	651147	Covenant House Michigan	83,000.00
2001	20982	361111	651147	DRMM Woodward Oasis Shelter	50,000.00
2001	21268	361111	651147	DRMM E.Grand Blvd	33,000.00
2001	11791	366040	651147	Freedom House	198,657.01
2001	12708	367175	651147	Methodist Children's Home Society of Michigan	83,000.00
2001	11800	366085	651147	Michigan Veteran's Foundation	88,546.03
2001	11801	366090	651147	Neighborhood Service Organization (NSO)	250,000.00
2001	11839	366315	651147	Operation Get Down	33,000.00
2001	13644	364101	651147	Salvation Army	110,000.00
2001	11809	366130	651147	YWCA Interim House	83,000.00
				<b>EMERGENCY SHELTER SUB-TOTAL</b>	<b>1,484,396.06</b>
				<b>WARMING CENTERS</b>	
2001	11838	366310	651147	Cass Community Social Services - Warming Center	200,000.00
2001	20339	364126	651147	DRMM Third Street -Warming Center	82,049.15
2001	11882	366880	651147	DRMM Mack Family Warming Center (formerly Gen III Fairview)	83,000.00
				<b>WARMING CENTER SUB-TOTAL</b>	<b>365,049.15</b>
				<b>STREET OUTREACH</b>	
2001	11838	366310	651147	Cass Community Social Services	281,361.79
2001	11896	366920	651147	Central United Methodist Church (NOAH Project)	236,500.00
2001	11801	366090	651147	Neighborhood Service Organization	185,000.00
				<b>STREET OUTREACH SUB-TOTAL</b>	<b>702,861.79</b>
				<b>TOTAL HOMELESS PUBLIC SERVICE</b>	<b>2,552,307.00</b>
				<b>PUBLIC SERVICE</b>	
2001	13837	365007	651147	Summer Jobs Program (NRSA)	1,500,000.00
				<b>TOTAL PUBLIC SERVICE NRSA</b>	<b>1,500,000.00</b>
2001	12945	362009		<b>Public Service - Unassigned Projects</b>	<b>0.00</b>
				<b>EDUCATION</b>	
2001	7523	360901	651147	Accounting Aid Society	70,789.00
2001	21251	361111	651147	Brilliant Detroit	65,789.00
2001	11838	366310	651147	Cass Community Social Services	60,789.00
2001	20647	361111	651147	Center for Employment Opportunities	78,199.00
2001	4139	360238	651147	DAPCEP	65,789.00
2001	21253	361111	651147	Detroit Phoenix Center (DPC)	78,199.00
2001	5983	360634	651147	Dominican Literacy	78,199.00
2001	21120	361111	651147	Family Assistance for Renaissance Men	60,789.00

**Sched A CDBG FY 23-24 BUDGET**

Fund	Appr	Cost Center Num	Object	Program/Activity Name	Final Recommendations
2001	21252	361111	651147	Give Merit	78,199.00
2001	11167	363124	651147	Greening of Detroit	65,789.00
2001	6709	360772	651147	International Institute	90,789.00
2001	11554	361741	651147	Mercy Education Project	78,199.00
2001	4898	360427	651147	Ser Metro	70,789.00
2001	20156	364116	651147	Sienna Literacy	70,789.00
2001	20954	361111	651147	Southwest Economic Solution Corporation	70,789.00
2001	10124	362635	651147	St. Vincent & Sarah Fisher Ctr.	70,789.00
2001	13562	367237	651147	The Youth Connection	70,789.00
2001	13556	367232	651147	Urban Neighborhood Initiative	70,789.00
2001	05178	360469	651147	Wellspring	90,790.00
				<b>EDUCATION SUB-TOTAL</b>	<b>1,387,042.00</b>
				<b>HEALTH</b>	
2001	12420	367156	651147	Joy-Southfield CDC	60,789.00
2001	20630	361111	651147	My Community Dental	82,199.00
2001	20792	361111	651147	Project Healthy Community	82,199.00
2001	4178	360263	651147	World Medical Relief	74,789.00
				<b>HEALTH SUB-TOTAL</b>	<b>299,976.00</b>
				<b>RECREATION</b>	
2001	11547	366996	651147	Clark Park Coalition	74,789.00
2001	20648	361111	651147	Cody Rouge Community Action Alliance	65,789.00
2001	21254	361111	651147	Detroit Horse Power	82,199.00
2001	5544	360558	651147	Southwest Detroit Business Association	60,789.00
				<b>RECREATION SUB-TOTAL</b>	<b>283,566.00</b>
				<b>PUBLIC SAFETY</b>	
2001	10620	363059	651147	Jefferson Business Association	60,789.00
2001	10663	363079	651147	Neighborhood Legal Services (Wayne County)	65,789.00
				<b>PUBLIC SAFETY SUB-TOTAL</b>	<b>126,578.00</b>
				<b>SENIORS</b>	
2001	10154	362660	651147	Bridging Communities	74,789.00
2001	6403	360705	651147	Delray United Action Council	70,789.00
2001	5662	360574	651147	LASED	70,789.00
2001	20488	361111	651147	Luella Hannan Memorial	82,200.00
2001	11893	366905	651147	Matrix Human Services	65,789.00
2001	5149	360454	651147	St. Patrick Senior Center	90,789.00
				<b>SENIORS SUB-TOTAL</b>	<b>455,145.00</b>
				<b>TOTAL PUBLIC SERVICE (EXCLUDING HOMELESS PS &amp; NRSA PS)</b>	<b>2,552,307.00</b>
				<b>TOTAL PS AND HOMELESS PS (EXCLUDING NRSA PA)</b>	<b>5,104,614.00</b>
				<b>SECTION 108 LOANS</b>	
2001	13529			<b>SECTION 108 LOANS</b>	
2001	13529	364089	704100	Book Cadillac (Principal)	716,000.00
2001	13529	364089	703300	Book Cadillac (Interest)	33,267.00
2001	13529	364090	704100	Fort Shelby (Principal)	1,500,000.00
2001	13529	364090	703300	Fort Shelby (Interest)	171,615.00
2001	13529	364087	704100	Garfield II - Note 1 GREP (Principal)	780,000.00
2001	13529	364087	703300	Garfield II - Note 1 GREP (Interest)	62,991.00
2001	13529	364087	704100	Garfield II - Note 2 - East Forest Arts (Principal)	150,000.00
2001	13529	364087	703300	Garfield II - Note 2 - East Forest Arts (Interest)	29,941.00
2001	13529	364087	704100	Garfield II - Note 3 - Sugar Hill (Principal)	230,000.00
2001	13529	364087	703300	Garfield II - Note 3 - Sugar Hill (Interest)	174,946.00
2001	13529	364087	704100	Garfield II - Note 4 - Geothermal (Principal)	100,000.00
2001	13529	364087	703300	Garfield II - Note 4 - Geothermal (Interest)	19,146.00
2001	13529	364086	704100	Mexicantown (Principal)	360,000.00
2001	13529	364086	703300	Mexicantown (Interest)	5,460.00
2001	13529	364091	704100	Woodward Garden (Principal)	642,000.00
2001	13529	364091	703300	Woodward Garden (Interest)	236,481.00
				<b>SECTION 108 TOTAL</b>	<b>5,211,847.00</b>
				<b>SUB-TOTAL HRD EXPENSES</b>	<b>34,030,759.00</b>
				<b>TOTAL CDBG</b>	<b>34,030,759.00</b>

**MAPS:**



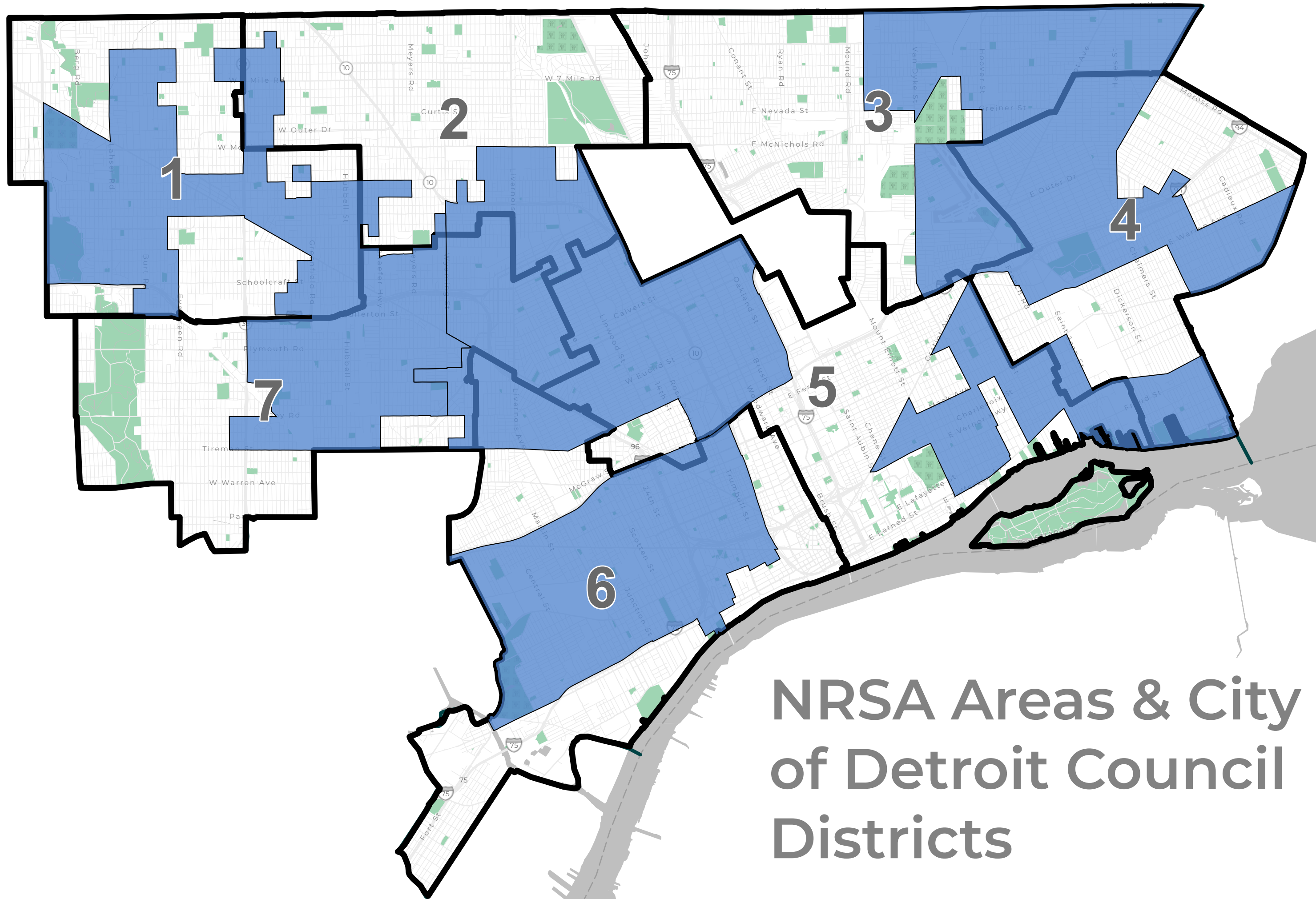
**Proposed NRSA**

- NRSA\_1 (LMI 72%, Residential Area 72%)
- NRSA\_2 (LMI 78%, Residential Area 69%)
- NRSA\_3 (LMI 78%, Residential Area 78%)
- NRSA\_4 (LMI 76%, Residential Area 68%)
- NRSA\_5 (LMI 75%, Residential Area 62%)

FY2020 ACS 5-Yr 2011-2015

**Percent of LMI**

- Up to 70%
- 70 - 100%
- No Data
- SNF Planning Areas
- HRC Service Area
- Council Districts

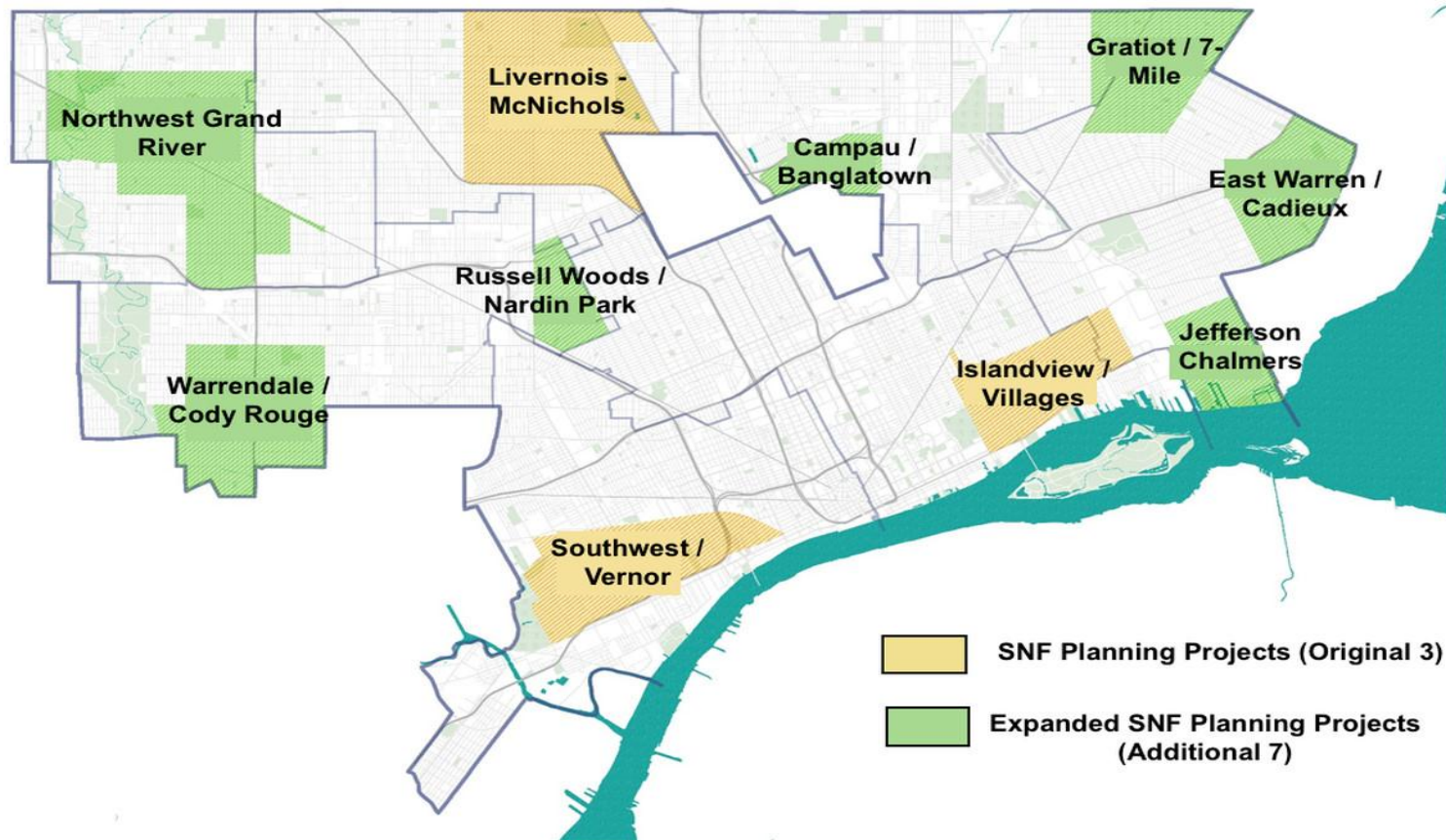


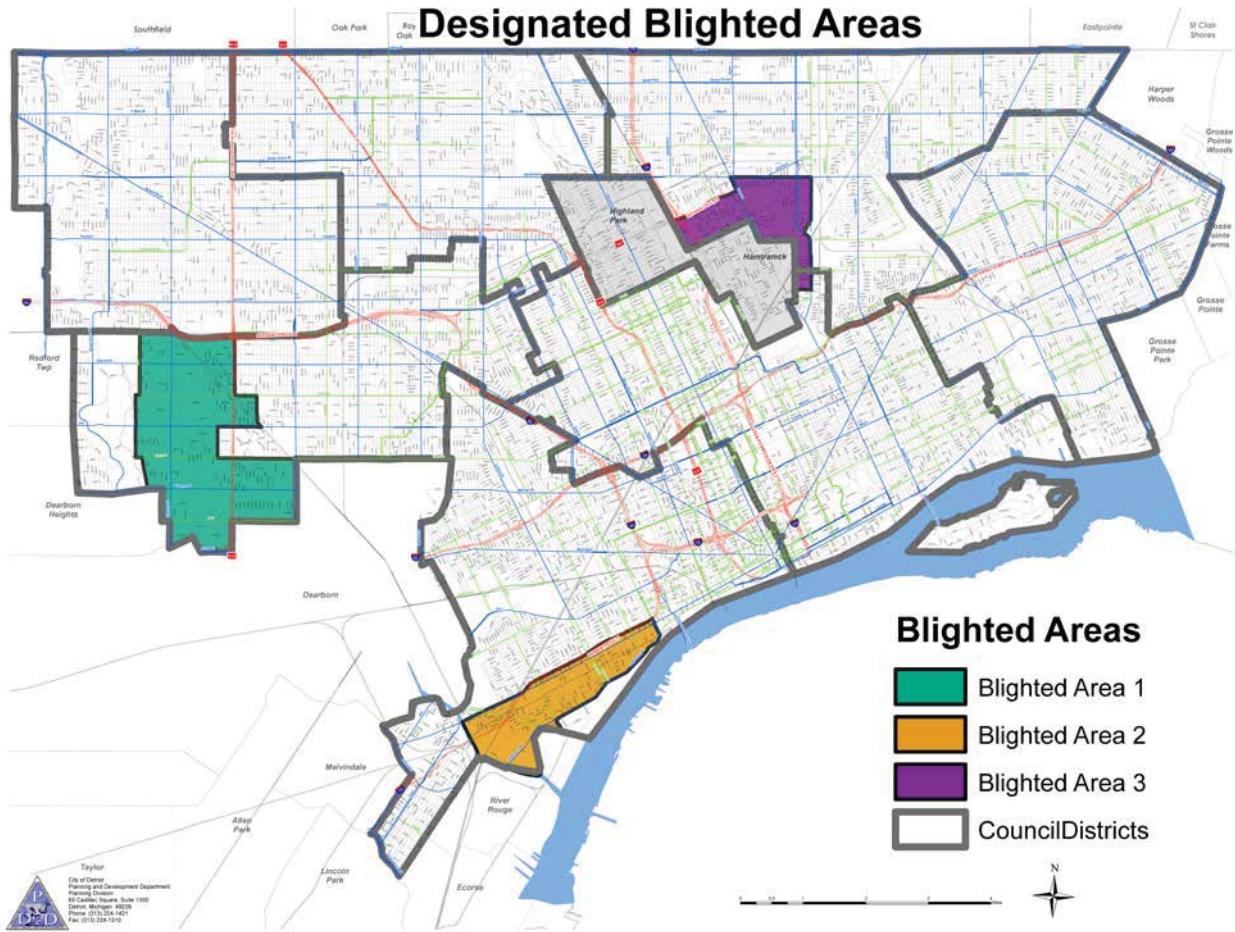
# NRSA Areas & City of Detroit Council Districts



## City of Detroit – Master Plan of Policies

### 10 Neighborhood Clusters targeted through the Strategic Neighborhood Fund (SNF)





**Designated Blight Areas Map**

2,500 units with expiring terms or that are at risk of severe obsolescence that demand more active intervention to preserve affordability. The City is focused on preserving these units as part of the overall preservation goal.

## The Development of a Preservation Action Plan

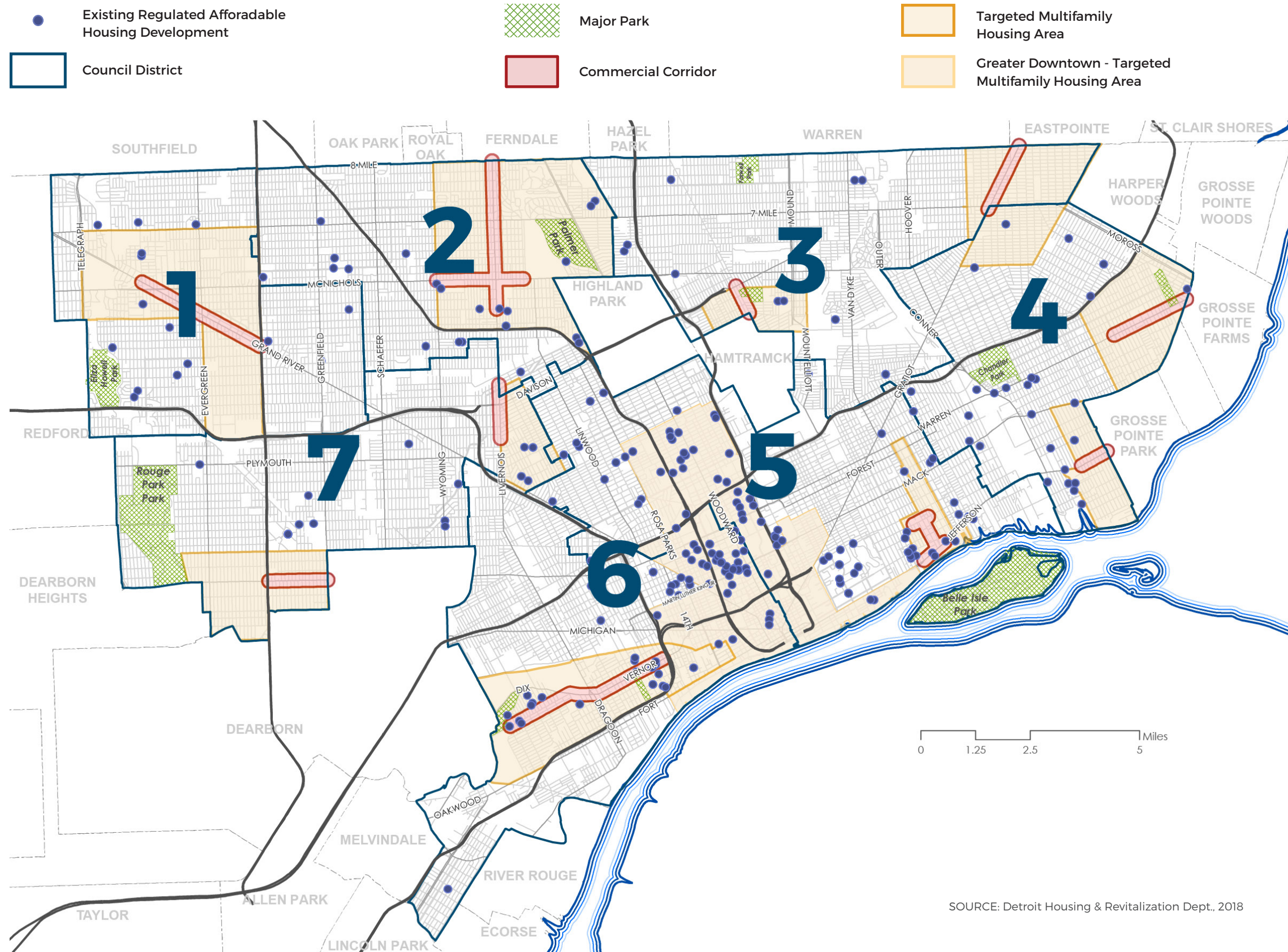
In mid-2017, the City convened and led a task force comprised of community stakeholders to develop a Preservation Action Plan that will guide preservation efforts over the next five years. The creation of this group, known as the Detroit Affordable Housing Preservation Task Force, was modeled on best practices of cities like Chicago, Washington D.C., and Cleveland, which have established task forces to coordinate efforts around securing the long-term affordability and quality of LIHTC properties.

The Task Force's work was informed by previous preservation-focused working groups, including the LIHTC Working Group led by Community Development Advocates of Detroit (CDAD), Senior Housing Preservation-Detroit (SHP-D), the Recapitalization Task Force led by the Detroit Local Initiatives Support Corporation (LISC) office, and the Community Development Financial Institution (CDFI) Coalition of Detroit. The Task Force collaborated on a Preservation Action Plan through four working groups focused on: financially sustainable regulated affordable multifamily housing, financially distressed regulated multifamily housing, naturally occurring affordable multifamily housing, and scattered-site single-family LIHTC developments (not discussed in this document, but an important part of the group's work).

Affordable housing preservation strategies that the City will pursue are based on a shared set of implementation goals:

- Prevent regulated affordable units from converting to market rate.
- Prevent the loss of public investment, specifically HOME investments and rental assistance contracts funded through federal housing assistance programs.

**Figure 7: Existing Regulated Affordable Housing Developments**







# **CITY OF DETROIT 2023 ANNUAL ACTION PLAN**

**Julie Schneider, Director  
Housing and Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226**

**Mayor, Mike Duggan**

**THIS DOCUMENT CAN BE PROVIDED IN ALTERNATIVE FORMAT & TEXT IF REQUESTED**



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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

As an “entitlement” jurisdiction, the City of Detroit (the “City”) receives formula grant funds from the U.S. Department of Housing and Urban Development (HUD) and is required to submit a Consolidated Plan (the “Con Plan”) every five years pursuant to Federal Regulations at 24CFR Part 91. The Con Plan is implemented through the preparation of an Annual Action Plan each of the five years that describes the use of annual formula grants received from HUD for activities delineated in the Con Plan. The process to develop the Con Plan is a collaborative one. The Con Plan process provides a comprehensive housing and community development vision that includes affordable housing, non-housing community development (public facilities, public improvements, infrastructure, public services, and economic development), fair housing, protection of the environment, and an avenue for extensive citizen engagement and feedback.

According to HUD guidance the overall goal of the community planning and development programs is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate-income persons. This is achieved by strengthening partnerships among all levels of government and the private sector, including for-profit and non-profit entities. The City’s FY 2020-2024 Consolidated Plan is used to assess its housing and community development needs; analyze its housing market; establish housing and community development priorities, goals and strategies to address the identified needs; identify the resources to address them; and to stipulate how funds will be allocated to housing and community development activities. Available resources are from the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) programs, as well as Program Income received and carry over funds, will be leveraged with private sector and other public sector funds to implement these strategies. The Con Plan is also designed to improve program accountability and support results-oriented management. The Con Plan covers the period from July 1, 2020 through June 30, 2025. The Con Plan was submitted to HUD Jan 2021 and received final approval in May 2021.

The City’s FY 2023-24 (fourth year) Annual Action Plan includes the strategies, goals, and objectives established in the FY 2020-2024 Consolidated Plan and is the annual funding application for the CDBG, HOME, ESG, and HOPWA programs. In addition to the Con Plan, HUD requires that cities and states receiving federal block grants take actions to “affirmatively further fair housing choice.”

For FY 2023-24, the allocation of available funding for the Annual Action is as follows:

- Community Development Block Grant (CDBG) - \$34,030,759
- HOME Investment Partnership (HOME) - \$8,003,366
- Emergency Solutions Grant (ESG) - \$3,034,444

- Housing Opportunities for Persons with HIV/AIDS (HOPWA) - \$3,577,351

The City of Detroit applied for and received the Neighborhood Revitalization Strategy Area (“NRSA”) designation from HUD for the 2020-2024 Consolidated Plan. Based on the most recent American Community Survey data, there have been some adjustments to the NRSA boundaries. As a result, the City amended the strategy including eligible activities that are new and others that are incomplete from the previous NRSA designation with a new term.

In 2015, to supplement the benefits of the NRSA in assisting some homeowners with incomes above 80% AMI and removing blighted conditions, the City of Detroit also established three Slum/Blight areas. CDBG funded home repair activities will continue in these three areas to take advantage of activities that aid in the prevention or elimination of slums or blight.

The City of Detroit serves its homeless population through its participation in the Detroit Continuum of Care (CoC). Since 1996, the Homeless Action Network of Detroit (HAND) is the lead agency for services, programs, and data for the Detroit CoC and was consulted as a part of this process. The Detroit Housing Commission (DHC) is Detroit's Public Housing Agency (PHA) administering public housing and Section 8 housing choice vouchers in the City and was consulted as part of this process.

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

### Overview:

The City of Detroit has developed its strategic plan based on an analysis of the demographic, housing, and economic development data presented in this plan and the community participation and stakeholder consultation process. Below are the objectives and outcomes that the City has identified under the FY 2020-2024 Consolidated Plan. Actual activities and outcomes may vary each Annual Action Plan year and will be based on those established during the Consolidated Plan process and the amount of the City’s annual allocation. Federal law requires that housing and community development grant funds primarily benefit low- and moderate-income persons (LMI), whose household incomes are at or below 80% of the AMI as determined and adjusted annually.

There are three main objectives of the Consolidated Plan and use of federal funds:

1. **Decent and Affordable Housing** - Activities designed to cover the wide range of housing eligible under CDBG and HOME programs.
2. **Suitable Living Environment** - Activities designed to benefit communities, families, or individuals by addressing issues in their environment.
3. **Expanded Economic Opportunities** - This objective applies to economic development, commercial revitalization, and/or job creation/retention activities.

For each objective, the following outcomes and examples of outcome indicators are provided:

- **Availability and Accessibility** - Performance Indicator: Number of Projects that Ensure Access to a Suitable Living Environment/ Number of Persons Provided with New Access to Improvements
- **Affordability** for the Purpose of Providing Decent Housing - Performance Indicator: Households Assisted, Houses Repaired.

- **Sustainability** for the Purpose of Creating Economic Opportunities -Performance Indicator:  
Number of Businesses Assisted., Number of Jobs created or retained

Through the public input and data analysis, the City has identified six priority needs and related goals to address those needs. The priority needs include: 1) Increased Affordable Housing Options (owner-occupied home repair, rental housing, homeownership assistance); 2) Expanded Economic Development Opportunities; 3) Improved Public Infrastructure and Neighborhood Services; 4) Increased community and public facilities; 5) Expanded Public Services; and 6) Improved Efforts to Prevent Homelessness. To meet these needs, we will continue pursuing the goals over the next two years of the Con Plan. These goals are as follows:

1. Preserve existing affordable housing stock and create new affordable housing for low and moderate-income families
2. Provide employment training, startup business assistance, and job creation and retention
3. Improve neighborhood conditions through water/sewer improvements, streets and sidewalk improvements, and demolition of substandard structures
4. Expanded public and community facilities especially for homeless and children
5. Increased public services especially seniors, recreation, safety, education, mental and physical health, transportation, fair housing, homeless and youth services
6. Reduce homelessness through support services, emergency shelters, permanent supportive housing, and housing for persons with HIV/AIDS

### **3. Evaluation of past performance**

As a recipient of CDBG, HOME, ESG, and HOPWA program funds, the City is required to submit a Consolidated Annual Performance and Evaluation Performance Report (CAPER) at the end of each program year. The CAPER summarizes the program year accomplishments and the progress towards the Consolidated Plan goals. As noted in the 2021 CAPER, based on the priorities established, the City continues to place emphasis on decent, safe, and affordable housing; elimination of homelessness; public services; fair housing activities; improvement of neighborhood conditions; and economic development.

The City extended its affordability period with HOME developers to preserve City-assisted affordable housing projects and allow existing residents to remain in the City while attracting new residents by negotiating partial loan payoffs and modifications. The City continued to implement its major housing rehabilitation programs throughout the city using a loan program and grants to stabilize neighborhoods. Since federal funding cannot sustain the great need for city residents, the city has added its general funding to support the single-family rehabilitation housing program primarily for seniors and the disabled. Throughout the year, several new initiatives such as the auction of publicly owned houses, sale of vacant lots, aggressive code enforcement and an expansive demolition (not its own department), efforts helped stabilize neighborhoods.

For FY 2021-22 as reported in the CAPER, the City of Detroit's performance was evaluated by staff who noted the following accomplishments and challenges:

- In 2021, activities implemented with CDBG, HOME, ESG and HOPWA funds benefited a total of 143,591 individuals.
- The City of Detroit stayed within the statutory CDBG expenditure limitations for planning and administration at 15.90 percent and public services at 12.91 percent.
- Over 70 percent (79.00%) of the City of Detroit's CDBG funds were expended on activities that benefited low and moderate-income residents (Primary Objective).
- The City was able to rehab 491 housing units over the last year including 41 rental housing and 450 owner-occupied single-family houses.
- Continued to address lead poisoning issues in housing rehabilitation by abating lead, in January 2020, the City of Detroit was awarded \$9.7 million from HUD's OLHCHH High Impact Neighborhood Grant to target 4 contiguous census tracts in Southwest Detroit (48209 zip code), this program has since expanded to 3 zip codes in Southwest Detroit (48209, 48210 and 48217). The goal is to eliminate lead-based paint hazards in single family and multi-family units, both owner-occupied and tenant occupied. The City is planning to serve up to 250 through May 2025.
- The City was awarded a Healthy Home Production (HHP) grant in April 2022 for \$2M. The funding will primarily be used to address lead hazard in the homes of eligible 0% Interest Home Repair Loan Program participants. Using the grant funds to address lead hazards will allow residents to use their loan for other high priority repairs. The goal is to assist 125 units by October 2025.
- To reduce the number of homeless citizens, the City assisted 490 households with public services and financial assistance to homeowners with the CDBG-CV activities from the CARES Act funds.
- Under the Grow Detroit's Young Talent (GDYT), Detroit Employment Solutions Corporation (DESC) leveraged over \$3.2 million and provided over 4,500 youth job placement and training services. The City has invested \$3 million over last 2 years on the Summer Youth Jobs training program in partnership with private businesses and nonprofit organizations.
- Through July 2020, the City expended all of the CDBG Disaster Recovery funding, which was used to complete several infrastructure improvement projects, which included, but was not limited to greenway and storm water management studies, solar projects, support for single-family housing strategy, park renovations, and purchase of easements resulting in 13,510 persons served.
- The Emergency Solutions Grant (ESG) provided 11,936 homeless families and individuals with shelter and meals.
- ESG provided a wide variety of services to the homeless population, including housing placement, clothing and food distribution, health care, case management, legal assistance, recreation, counseling, social service advocacy, education and job training and placement and homeless prevention.
- HOPWA grant funds assisted 222 households with rental assistance or long-term housing.
- HOPWA provided 35 households with housing subsidies.
- HOPWA provided a wide range of additional support services to 500 individuals, including housing placement, short-term emergency assistance, transportation, case management, life skills classes, health advocacy, clothing, and light housekeeping.

- In 2020, the City of Detroit received over \$30 million in Coronavirus Aid, Relief and Economic Securities (CARES) Act to aid citizens that were affected by the Coronavirus Pandemic.
- Due to the June 2021 flood, the City received \$57.5 million in CDBG-Disaster Recovery funding to support the long-term recovery efforts from the Presidential Declared Disaster Declaration.
- The City continues to meet its goal for the CDBG timeliness expenditure, reflecting less than 1.5 times the annual allocation on hand as of May 2022.

#### 4. Summary of citizen participation process and consultation process

During the development of the HUD Consolidated Plan and/or the Annual Action Plan, at least two public hearings must be held. Public hearings are held during the development of the plan and after the plan drafted up to the final approval by the City Council to maximize public input. Due to continued COVID-19 variances affecting the City’s ability to perform public meetings and focus groups; however, the City adapted and amended its citizen participation plan to include virtual meetings. There were four (4) virtual workshops held for the CDBG/NOF and Homeless public service proposals. There are two (2) planned virtual public hearings for the Annual Action Plan and two (2) City Council approval hearings for the public.

The City’s Housing and Revitalization Department (“HRD”) consulted with over 50 organizations, including City Departments and other governmental entities through interviews, email, web research, and an online questionnaire in developing the needs, priorities, and goals for the Con Plan.

#### 5. Summary of public comments

Residents and other stakeholder comments were focused on the following:

A summary of the comments will be included in the final draft.

Last year’s comments were as follows:

**Programs and their impact:** Several stakeholders sought information on the HRD Home Repair Program and the application process. Questions included funding availability for senior populations, the status on the waiting list and if the consolidated plan will continue to include funding for this type of home repair in the future.

**Infrastructure:** Community interest and concern with the city’s infrastructure regarding flooding assistance w/flood claims for city residents, homes and property were high.

**Loan Programs:** Comments and questions were received about the 0% Interest Loan Program, how to qualify, the application process, and how many applications are accepted.

**Funding:** Related to CDBG/NOF Funds, questions were received and answered about the application processes for funding, deadlines, and what type of programs will be funded.

**Other:** At the workshops, various persons asked questions and made comments. Interest consisted of developing an understanding of data collection, reimbursement process, income tax clearance, evaluation and procurement process, CDBG and HUD ESG regulations, and how to measure impact.

City officials answered questions and referred citizens to the relevant departments where applicable.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

**TBD**

## **7. Summary**

The strategy for community success must begin at the community level, using that as a catalyst for the entire City's recovery. Citizens within the City of Detroit have many needs as expressed through the comments presented and data regarding the number of vulnerable populations. Through the funds afforded the City through the Consolidated Plan/Annual Action Plan, our goal is to serve the citizens of Detroit through their communities and prepare a way out of poverty whenever possible. The City's citizen comment summaries will be included in the **final draft**.

In 2020, the City received HUD approval for the renewal of the of five (5) geographic areas as Neighborhood Revitalization Strategy Areas (NRSAs), to focus CDBG and other federal grants and leverage existing non-CDBG redevelopment initiatives and funding in these targeted areas. In 2015, the City also did a local designation of three areas as slum and blight areas that are contiguous with the NRSAs but not included in them allowing the City to provide CDBG home repair loan funds to assist some homeowners who are above 80% of area median income (AMI). The benefits of the NRSA are Job Creation/Retention on Low/Moderate Income Area Benefit, Aggregation of Housing Units to allow assistance to no more than 49% of clients served at over 80% AMI; Aggregate Public Benefit Standard Exemption; and Public Service Cap Exemption. While the strategy proved successful, resulting in NRSA investments (see chart below), the need is still great. Given the significant increase in private sector investments and public private sector collaboration in LMI neighborhoods, a renewal of the NRSA designation was needed to continue benefiting community residents in the redefined designated areas (see 2021 NRSA accomplishments chart below)



**NRSA Accomplishment Chart:**

NRSA Reporting from July 1, 2021-June 30, 2022						
	Objective	Strategy	Goal	Accomplishment in NRSA	CDBG \$\$ Spent	Non-CDBG Spent
Affordable Housing	Improve quality of housing stock	Home repair loan program	Housing units repaired	NRSA 1: 5 NRSA 2: 5 NRSA 3: 2 NRSA 4: 10 NRSA 5: 7		NRSA 1: \$60,455 NRSA 2: \$52,690 NRSA 3: \$9,749.50 NRSA 4: \$102,247 NRSA 5: \$81,310
	Help elderly households remain in their homes	Emergency repair grants	Emergency Units Repaired	NRSA 1: 25 NRSA 2: 19 NRSA 3: 12 NRSA 4: 8 NRSA 5: 42	NRSA 1: \$449,520.50 NRSA 2: \$312,080 NRSA 3: \$232,282 NRSA 4: \$128,612 NRSA 5: \$505,488.50	
	Conduct Lead abatement	Lead abatement grants	Lead Free Houses	NRSA 1: 7 NRSA 2: 4 NRSA 3: 6 NRSA 4: 2 NRSA 5: 1	NRSA 1: \$128,463 NRSA 2: \$48,180 NRSA 3: \$99,656 NRSA 4: \$21,075 NRSA 5: \$0	NRSA 1: \$252,261 NRSA 2: \$92,090 NRSA 3: \$137,613 NRSA 4: \$32,104 NRSA 5: \$13,755
Economic Development	Expand economic base in NRSA	Create jobs through small business loans	FTE jobs created or retained			
	Expand small businesses in NRSAs	Provide technical and financial assistance and workspace	No. of businesses assisted or low to moderate income individuals assisted	NRSA 1: 0 NRSA 2: 0 NRSA 3: 0 NRSA 4: 0 NRSA 5: 1	NRSA 1:\$0 NRSA 2:\$0 NRSA 3:\$0 NRSA 4:\$0 NRSA 5: \$1,000	
	Expand workforce development in NRSAs	Growing Detroit Young Talent (GDYT) and Occupational Training Program	Increase soft skills and work experience for low - to moderate - income youth located within qualifying NRSAs	NRSA 1: 927 NRSA 2: 1,158 NRSA 3: 829 NRSA 4: 642 NRSA 5: 1310	NRSA 1: \$264,210 NRSA 2:\$343,505 NRSA 3: \$247,294 NRSA 4: \$175,960 NRSA 5: \$380, 530	
Slum/Blight Removal	Neighborhood improvements	Demolish unsafe structures	Demolitions	NRSA 1: 358 NRSA 2:381 NRSA 3: 460 NRSA 4: 41 NRSA 5: 163	NRSA 1:\$65,754 NRSA 2:\$0 NRSA 3:\$0 NRSA 4:\$0 NRSA 5:\$0	NRSA 1:\$7,719,417.99 NRSA 2:\$7,241,917.36 NRSA 3:\$9,966,443.10 NRSA 4:\$703,536.89 NRSA 5:\$2,831, 326.86

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DETROIT	Housing and Revitalization Department
HOPWA Administrator	DETROIT	City of Detroit Health Department
HOME Administrator	DETROIT	Housing and Revitalization Department
ESG Administrator	DETROIT	Housing and Revitalization Department

**Table 1 – Responsible Agencies**

### Narrative

The City of Detroit Housing and Revitalization Department (HRD) is the lead agency responsible for preparing and implementing the Consolidated Plan. The Department is also responsible for administering the expenditures of federal funds received from the U. S. Department of Housing and Urban Development (HUD) and for the implementation of the priorities and goals identified in this plan. The City currently receives entitlement Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) from HUD. The Department administers the CDBG, HOME, and ESG grant programs and the Detroit Health Department administers the HOPWA program.

To accomplish the priorities and goals presented in this plan, HRD will collaborate with non-profit organizations, for-profit businesses, other City Departments, local, regional, and State of Michigan governmental units and organizations that strive to improve conditions of Detroit residents and neighborhoods. State of Michigan resources included low-income housing tax credits, and lead hazard grants. The Detroit Health Department partners with a network of hospitals, clinics, and experienced non-profit service providers to care for and treat persons living with HIV/AIDS.

### Annual Action Plan Public Contact Information

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 Coleman A. Young Municipal Center  
 2 Woodward Avenue, Suite 908  
 Detroit, MI 48226  
 313 224-6380 TTY: 711

## **AP-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

A critical part of the development of the 2020-2024 HUD Consolidated Plan and the 2023-24 Annual Action Plan involved consultations with housing providers, non-profit organizations, social service providers, and other key stakeholders that serve the communities impacted by the funding received from HUD. In the development of the Plan, the City of Detroit conducted an extensive outreach process, using community surveys and meetings to solicit input from critical stakeholders within the City and the region to assist in identifying housing and community development needs, and in developing priorities, goals, and strategies for the allocation of federal funding for the City's next fiscal year.

The City's outreach effort was designed to solicit the input of a variety of community stakeholders to fully capture the scope of needs within the City and provide a more effective and meaningful process. These stakeholders included organizations working with LMI households, other City departments, regional and local government jurisdictions, the Detroit Housing Commission, the Detroit Continuum of Care, various non-profit agencies, and fair housing and community health organizations (see Table 2 below).

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I))**

The City of Detroit is committed to collaborating with public and private housing providers and area agencies to ensure their efforts align with the City's affordable housing goals. To accomplish this, the City of Detroit Housing & Revitalization Department (HRD) works as a strategic by partnering with the Detroit Health Department and various other community mental health agencies on ways to improve coordination among agencies serving the City's LMI populations. In recent years, over seventy percent of the City's HUD funds have been targeted in geographic locations that align with investments by other stakeholders, thereby making the best use of existing community assets and advancing the restoration of distressed communities.

HRD is working with the Detroit Housing Commission (DHC) on the Path to High-Performance goal. The goal of acquiring and disposing of vacant units from the DHC's portfolio will be achieved in collaboration with the DLBA and DBA. These vacant units represent barriers to DHC's ability to revitalize distressed areas and effectively serve low income Detroiters.

HRD regularly consults with the Detroit Land Bank Authority (DLBA) on making vacant homes and properties available to LMI residents, with the Detroit Building Authority (DBA) and the newly created Demolition Department on efforts to improve housing options for low-income residents of the City on demolition and resale programs.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Since 1996, the Homeless Action Network of Detroit (HAND) has served as lead agency for the Detroit Continuum of Care (CoC). The City of Detroit works together with HAND to provide services to homeless individuals and families. HRD staff has worked extensively with HAND to develop goals and strategies for Detroit's homeless populations, and HAND staff has been involved in reviewing both ESG and CDBG proposals over the last many years. This collaboration will allow for more efficiency and better outcomes as homeless strategies and goals are implemented.

There is currently an elected and appointed Continuum of Care board tasked with making decisions on behalf of the larger community to meet the needs of those experiencing homelessness. The City of Detroit maintains three seats on the CoC Board, as well as on the various subcommittees formed to focus on specific issues such as Veterans homelessness, Chronic homeless, youth homelessness, etc.

Through participation on the CoC board, the City of Detroit is able to meet regularly with HAND to better coordinate services for homeless persons (particularly the targeted populations such as chronic, youth, veterans, etc.) and persons at risk of homelessness. Through these coordinated efforts, the City can better align the use of McKinney-Vento funding to the homeless priorities outlined in the homelessness strategy of this Consolidated Plan.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

HRD staff continue to consult with HAND in determining how best to allocate ESG funding to address the highest priority needs. The City, together with HAND and various other funders of homeless services, collaborated in the development of written performance standards and evaluation techniques for the use of ESG and other funds within the continuum. This collaboration led to the creation of a Performance and Evaluation Committee that oversees implementation of the written standards and the development of a collaborative monitoring process for all recipients of homeless funding. This will allow a "full picture" assessment of an organization's performance across programs to ensure they are achieving the desired impact to end homelessness for Detroit residents.

In addition, HAND participates in the development of HRD's CDBG and ESG Request for Proposals and participates in the application review process to ensure that applicants align their efforts with the CoC's

strategies, that the CoC strives to fund quality providers that serve HUD priority populations, and that funding applications are in agreement regarding local community needs.

**2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities.**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Detroit Housing Commission
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Strategy Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through meetings/teleconferences and review of website and materials. Detroit Housing Commission and HRD collaborates on efforts to coordinate projects within the City of Detroit w/the goal of increasing housing opportunities.
2	<b>Agency/Group/Organization</b>	Homeless Action Network of Detroit
	<b>Agency/Group/Organization Type</b>	Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronic Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Housing Needs Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HAND was consulted via email and teleconferences and is closely involved in CDBG and ESG homeless planning and implementation activities throughout the plan period. Since 1996, HAND has served as the lead entity for the Continuum of Care for the City of Detroit, although its jurisdictional responsibilities stretch to cities such as Hamtramck and Highland Park as well.
3	<b>Agency/Group/Organization</b>	Fair Housing Center of Metropolitan Detroit
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Housing Needs Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through a review of their website and their assessment of fair housing report. The Fair Housing Center (FHC) of Metropolitan Detroit conducts training, fair housing tests, and represent fair housing cases in Metro Detroit. The City will partner with the organization on training and fair housing conferences.
4	<b>Agency/Group/Organization</b>	Department of Neighborhoods
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Community Development and Blight Control
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with the Department of Neighborhoods staff to coordinate information and plan strategies on the distribution of e-blast notices and flyers to promote the Consolidated Plan virtual meetings and assist HRD regarding blight control and neighborhood conditions.
5	<b>Agency/Group/Organization</b>	Detroit Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Safety and Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with the Domestic Violence Unit via their website for information to determine how the City can assist with funding strategies for domestic violence survivors.
6	<b>Agency/Group/Organization</b>	City of Detroit Health Department
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Health Agency Child Welfare Agency Other government - Local Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HRD consulted with the Detroit Health Department via email, teleconference, and their website. This coordination will allow us to determine the best program strategy for substance abuse. Consultation was also done with the HOPWA coordinator regarding the HIV/AIDS and HOPWA programs. This coordination helps define Consolidated Plan HIV/AIDS strategies. The City of Detroit Health Department leads the Lead Safe Detroit working group that meets monthly to drives strategies around lead poisoning, and refers eligible households impacted by lead-based paint to HRD lead programs. Additionally, Agency input on target populations, services, and needs was received via an online survey and identified the need for financial resources, increased wages, and resolving of policy/board issues.
7	<b>Agency/Group/Organization</b>	Housing and Revitalization Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regular discussions with the HOME Investment Partnership team, CDBG Emergency Housing Homeless grant team, and the team with oversight for the subrecipient administered Zero percent Interest Loan program to discuss/document housing rehabilitation plans.
8	<b>Agency/Group/Organization</b>	Detroit Land Bank Authority
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Blight Control and Demolition

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Information was received from DLBA staff and their website regarding completed work and upcoming initiatives. HRD will use the information to better coordinate and report on demolition and blight control efforts.
9	<b>Agency/Group/Organization</b>	Detroit Regional Chamber
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation and research were done through website review, to determine the type and extent of economic strategies available to revitalize the City of Detroit.
10	<b>Agency/Group/Organization</b>	Demolition Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Coordination of demolition of Dangerous structures
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultations with the Demolition Coordinator occurred to understand the coordinated efforts of demolition activities between HRD, DON, and DBA and how CDBG and other non-federal resources will assist in achieving the City's demolition goals.
11	<b>Agency/Group/Organization</b>	Local Initiatives Support Corporation
	<b>Agency/Group/Organization Type</b>	Services – Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings and email were used to consult with the Detroit LISC office that is a CDBG subrecipient for administering the City's 0% interest loan program. The program is operated in the city's Neighborhood Revitalization Strategy Areas (NRSA) and the designated Slum and Blighted areas. LISC's coordinated efforts works with providing loans to low- and moderate-income persons in these designated strategy areas. Also, input on target populations, services, and needs was received via an online survey.
12	<b>Agency/Group/Organization</b>	Detroit Employment Solution Corporation
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Detroit Employment Solutions Corporation (DESC) along with City Connect Detroit are consulted to operate and provide the City's Summer Youth Employment and Job Training programs. These efforts support LMI youth living in areas designated in one of the five Neighborhood Revitalization Strategy Areas. The anticipated outcome was program renewal and alignment of new NRSA goals.
13	<b>Agency/Group/Organization</b>	Southwest Solutions
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Employment Mental Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Non-housing community development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was consulted with thorough review of plans and website. Need for greater coordination of services and housing development was identified.

14	<b>Agency/Group/Organization</b>	Civil Rights, Inclusion & Opportunity Department (CRIO)
	<b>Agency/Group/Organization Type</b>	Services – Housing Complaints Services – Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done by reviewing their website. Agency assures all City of Detroit residents, visitors, and employees enjoy a safe environment, free of discriminatory barriers, training and job opportunities on construction projects. The review revealed a greater need to increase awareness of the agency’s purpose and service.
15	<b>Agency/Group/Organization</b>	United Community Housing Coalition
	<b>Agency/Group/Organization Type</b>	Services – Housing Other – Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey and website research. The anticipated outcome is increasing awareness of the services the organization offers.
16	<b>Agency/Group/Organization</b>	Wellspring
	<b>Agency/Group/Organization Type</b>	Services - Children
	<b>What section of the Plan was addressed by Consultation?</b>	Other – Reading and Language arts Proficiency

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and addressing transportation issues for clients.
17	<b>Agency/Group/Organization</b>	Joy Southfield Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Health Agency Housing Other – Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and awareness of services
18	<b>Agency/Group/Organization</b>	Urban Neighborhood Initiatives
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Employment Housing Other – Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and technological improvements.

19	<b>Agency/Group/Organization</b>	Eastside Community Network
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Employment Services-Persons with Disabilities Housing Other – Advocacy Organization; Transportation Services; Civic Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and transportation solutions for clients to access services.
20	<b>Agency/Group/Organization</b>	Community Development Advocates of Detroit (CDAD)
	<b>Agency/Group/Organization Type</b>	Other – Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey and website research. The anticipated outcome was increasing awareness of services, increased resources, and greater coordination between service providers.
21	<b>Agency/Group/Organization</b>	Freedom House Detroit
	<b>Agency/Group/Organization Type</b>	Services – Employment Services – Persons with HIV/AIDS Services – Victims of Domestic Violence Services - Homeless Other – Transportation Services; Legal Assistance; Mental Health Services

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased knowledge and awareness of agency services, and increased resources.
22	<b>Agency/Group/Organization</b>	COTS
	<b>Agency/Group/Organization Type</b>	Services – Employment Services – Children Services – Victims of Domestic Violence Services - Homeless Other – Transportation Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, and the knowledge and awareness of agency services to better serve clients.

23	<b>Agency/Group/Organization</b>	Goodwill Industries of Greater Detroit
	<b>Agency/Group/Organization Type</b>	Services – Employment Services - Homeless Other – Transportation Services; Soup kitchens & food pantries
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey and website research. The anticipated outcome is greater coordination to encourage citizens to return to Detroit and increase the public services available particularly for young men aged 18 – 39
24	<b>Agency/Group/Organization</b>	Central Detroit Christian Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Services – Education Services – Housing Services – Children Services – Fair Housing Services – Employment Services – Homeless Other – Advocacy Organization; Soup kitchens & food pantries

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources.
25	<b>Agency/Group/Organization</b>	Detroit Future City
	<b>Agency/Group/Organization Type</b>	Housing Other – Planning Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey and website research. The agency’s anticipated outcome is greater coordination for re-purposing the glut of single-family vacant properties for productive reuse and working to prevent the exodus of local dollars to other cities

26	<b>Agency/Group/Organization</b>	Southeastern Michigan Health Association (SEMHA)
	<b>Agency/Group/Organization Type</b>	Housing Services-Education Services – Employment Services – Fair Housing Services – Victims of Domestic Violence Services – Persons with disabilities Services – Homeless Other – HIV/AIDS Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development HOPWA Strategy Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for client transportation, greater coordination, and increased resources for service delivery.
27	<b>Agency/Group/Organization</b>	World Medical Relief Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Other – Prescription Assistance; Medical Supply Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and technological improvements.
28	<b>Agency/Group/Organization</b>	Dominican Literacy Center
	<b>Agency/Group/Organization Type</b>	Other – Adult Education / Workforce Readiness



	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and resolving clients' transportation issues.
29	<b>Agency/Group/Organization</b>	Wayne County Neighborhood Legal Services/dba/Neighborhood Legal Services Michigan
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services – Education Services-Victims of Domestic Violence Services-homeless Other – Advocacy organization; Legal Assistance; Mediation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Non-Homeless Special Need Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for less restrictive program requirements to enhance services.

30	<b>Agency/Group/Organization</b>	Mercy Education Project
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services – Education Services-Victims of Domestic Violence Services-homeless Other – Advocacy organization; Legal Assistance; Mediation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and resolving clients’ transportation issues.
31	<b>Agency/Group/Organization</b>	Legal Aid and Defender Assn., Inc.
	<b>Agency/Group/Organization Type</b>	Services – Homeless Services-Victims of Domestic Violence Services – Children Services – Employment Other – Mental Health; Legal Assistance; Transportation; Advocacy Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for financial resources, volunteers and increased awareness of services provided.

32	<b>Agency/Group/Organization</b>	The NOAH Project - Central United Methodist Church of Detroit Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Services - Persons with HIV/AIDS Services – Homeless Other – Health Care Agency; Mental Health; Soup kitchens & food pantries
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources.
33	<b>Agency/Group/Organization</b>	The Yunion
	<b>Agency/Group/Organization Type</b>	Services - Persons with HIV/AIDS Services – Health Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, resolving clients’ transportation issues, and reduction in, restrictive program eligibility requirements.
34	<b>Agency/Group/Organization</b>	The Youth Connection, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Employment Services – Children
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, resolving clients’ transportation issues, and reduction in, restrictive program eligibility requirements.
35	<b>Agency/Group/Organization</b>	Detroit Area Pre-College Engineering Program, Inc. (DAPCEP)
	<b>Agency/Group/Organization Type</b>	Services - Employment Services – Children Services – Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, resolving clients’ transportation issues, and reduction in, restrictive program eligibility requirements.
36	<b>Agency/Group/Organization</b>	Community Social Services of Wayne County
	<b>Agency/Group/Organization Type</b>	Services - Education Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Homelessness Strategy Economic Development Housing Needs Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources.

37	<b>Agency/Group/Organization</b>	Cass Community Social Services
	<b>Agency/Group/Organization Type</b>	Services – Education Services - Persons with disabilities Services – Persons with HIV/AIDS Services – Homeless Other – Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need Housing Needs Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for help with increased resources.
38	<b>Agency/Group/Organization</b>	L&L Adult Day Care, Inc.
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Persons with disabilities Other – Transportation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased awareness of services provided, resources and resolving clients' transportation issues.
39	<b>Agency/Group/Organization</b>	Jefferson East, Inc.
	<b>Agency/Group/Organization Type</b>	Services – Education Services – Housing Services - Victims of domestic violence Other – Advocacy Organization; Planning Organization; Public infrastructure improvements – streets, sidewalks, parks, and recreational centers

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources, and technological improvements.
40	<b>Agency/Group/Organization</b>	Cody Rouge Community Action Alliance
	<b>Agency/Group/Organization Type</b>	Services – Education Services – Elderly Persons Services - Housing Services – Children Services - Employment Other – Advocacy organization; Planning Organization; Economic development – small business & microenterprise assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Market Analysis Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and resolving clients’ transportation issues.
41	<b>Agency/Group/Organization</b>	People's Community Services of Metropolitan Detroit
	<b>Agency/Group/Organization Type</b>	Services – Children Services - Homeless Other – Transportation; Public facilities including parks, community centers, service centers
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Housing Needs Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for increased resources and resolving clients' transportation issues.
42	<b>Agency/Group/Organization</b>	Mosaic Youth Services
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Employment Other – Advocacy Organization; Child welfare agency
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done via website review. Serving Detroit area youth ages 11 – 18, project is the expanded Mosaic Youth Ensembles tiered Creative Youth Development program, specifically the Second Stage, Main Stage, Next Stage ensembles; and Mosaic's new backstage technical theatre workforce development program, providing opportunities for youth employment and empowerment; and supporting the creation of quality artistic work. Need for increased awareness of services and coordination.
43	<b>Agency/Group/Organization</b>	My Community Dental Center
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Children Services-Persons with HIV/AIDS Other – Dental health for all ages
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need for help with clients' transportation issues, increased resources, and increased awareness of services.

44	<b>Agency/Group/Organization</b>	Matrix Human Services
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Education Services – Children Services - Employment Services-Persons with HIV/AIDS Other – Head start community center
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Non-Homeless Special Need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency input on target populations, services, and needs was received via an online survey. The consultation identified the need increased resources and awareness of services.
45	<b>Agency/Group/Organization</b>	Data Driven Detroit (D3)
	<b>Agency/Group/Organization Type</b>	Low-profit Limited Liability Corporation (L3C)
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Housing Market Analysis <input type="checkbox"/> Services - Broadband Internet Service Providers <input checked="" type="checkbox"/> Services - Narrowing the Digital Divide <input checked="" type="checkbox"/> Civic Leaders <input checked="" type="checkbox"/> Services – Addressing Climate Change Impact
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was done through email, teleconference and review of website and materials. D3 collaborates with the City of Detroit, several CDBG and HOME funded entities, and the community at large to provide housing and community development data including maps, visualizations, datasets and other tools. As well, D3 conduct workshops, trainings and presentations and free public access across Detroit to increase data literacy and address the digital divide around data. D3 works on the <a href="#">CONNECT 313 – Powered by Detroit</a> project which seeks to further equitable internet access and the Detroit Climate Strategy. See link to the website: <a href="#">Data Driven Detroit   Data Driven Detroit</a>
46	<b>Agency/Group/Organization</b>	Detroit Community Technology Project



	<b>Agency/Group/Organization Type</b>	Non-profit organization
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Housing Market Analysis <input checked="" type="checkbox"/> Civic Leaders <input checked="" type="checkbox"/> Services - Broadband Internet Service Providers <input checked="" type="checkbox"/> Services - Narrowing the Digital Divide
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The organization was consulted via email and review of website and materials. It is involved in designing, building and facilitating a healthy integration of technology into people’s lives and communities, allowing them the fundamental human right to communicate. Using community engagement, the organization is addressing the digital divide and expanding technology access to LMI communities and households. The organization works on the Connect 313 project which seeks to further equitable internet access and community digital stewards. See link to website - <a href="#">Technology Rooted in Community Needs   Detroit Community Technology Project</a></p>
47	<b>Agency/Group/Organization</b>	Detroit Department of Digital Inclusion
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Housing Market Analysis <input checked="" type="checkbox"/> Civic Leaders <input type="checkbox"/> Services - Broadband Internet Service Providers <input checked="" type="checkbox"/> Services - Narrowing the Digital Divide

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consultation was done through email, teleconference and review of website and materials. The Department’s mission is to develop and implement a <b>sustainable</b> Digital Inclusion Strategy. All Detroiters will be able access the digital world, and the opportunity that it brings through <b>internet access</b> (hot spots, low-cost internet), <b>devices</b> (computer labs, free computers), and <b>digital skills</b> (classes, tech support) especially in LMI households and communities. Collaborates with community organizations, and the community at large to increase online banking, healthcare, homework, education, workforce development and job opportunities requiring computer skills. The Department coordinates the <a href="#">CONNECT 313 – Powered by Detroit</a> Initiative. See link to website: <a href="#">Digital Inclusion Mission   City of Detroit (detroitmi.gov)</a></p>
48	<p><b>Agency/Group/Organization</b></p>	<p>Detroit Office of Sustainability</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local Grantee Department</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p><input checked="" type="checkbox"/> Agency - Managing Flood Prone Areas <input type="checkbox"/> Agency - Management of Public Land or Water Resources <input checked="" type="checkbox"/> Agency - Emergency Management</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consultation was done through a review of website and materials. The Department developed the Detroit Sustainability Action Agenda that works to achieve <b>four outcomes</b>, with <b>Healthy, Thriving People</b> placed firmly at the heart of our work and building out to include <b>Affordable, Quality Homes; Clean, Connected Neighborhoods</b>; and an <b>Equitable, Green City</b>. Across these outcomes, the City is committed to achieving <b>10 goals</b> and implementing <b>43 actions</b> to address many of the most pressing challenges facing Detroiters today. The Sustainability Agenda also focuses on addressing the vulnerability of housing occupied by low- and moderate-income households.</p>

49	<b>Agency/Group/Organization</b>	Detroit Homeland Security and Emergency Management (DHSEM)
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Agency - Managing Flood Prone Areas <input type="checkbox"/> Agency - Management of Public Land or Water Resources <input checked="" type="checkbox"/> Agency - Emergency Management
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Consultation was done through a review of website and materials. DHSEM coordinates with local, regional, state, federal, and private-sector agencies to protect the community from natural and human-made emergencies and disasters. The impact of climate change on Detroit's aging stormwater systems could lead to flooded basements and streets and sewage overflows into the Detroit River. It is important in responding to climate change and disasters that low-to-moderate income neighborhoods and housing that is most vulnerable are included and given priority.</p>
50	<b>Agency/Group/Organization</b>	Planning and Development (P&DD)
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	<input checked="" type="checkbox"/> Agency - Managing Flood Prone Areas <input checked="" type="checkbox"/> Agency - Management of Public Land or Water Resources <input type="checkbox"/>

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consultation was done through email and teleconference. P&amp;DD coordinates with HRD and Detroit Land Bank Authority to manage the city's publicly owned land. The City sells surplus property to residents, community organizations, developers, and others for a variety of uses that provide public benefit and return the properties to productive use. P&amp;DD manages neighborhood framework plans including long-term strategies for housing &amp; retail development and parks &amp; green stormwater infrastructure and the management of wetlands identified during the framework comprehensive studies.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

N/A

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Action Network of Detroit	Collaboration between HRD and HAND will continue to impact the Action Plan homeless goals.
Detroit Master Plan and Policies	City of Detroit	The Master Plan outlines local policy supporting the plan project and activity development.
Affirmatively Furthering Fair Housing (AFFH)	City of Detroit	The AFFH is coordinated with the Consolidated Plan housing strategies and goals (including affordable housing).
Detroit Multi-family Affordable Housing Strategy 2018	City of Detroit	The affordable housing strategies align with the affordable housing goals of the Con Plan and the steps to reduce barriers to affordable housing
Strategic Neighborhood Fund 2.0	Invest Detroit	The affordable housing and community revitalization activities proposed for the fund align with the Con Plan goals for addressing housing and community development needs

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Capital Agenda	City of Detroit	<a href="#">The Capital Agenda</a> identifies capital projects within the City of Detroit by city department.
Blight Task Force Report	Blight Task Force	<a href="#">The City of Detroit Blight Task Force</a> report is in line with the Mayor's 10 Point Plan that guides strategies within the Consolidated Plan
Every Neighborhood Has A Future Plans	City of Detroit	The Mayor's Neighborhood Plan guides investments within Detroit Neighborhoods including Consolidated Plan funding.
Detroit Future City Strategic Framework	Detroit Future City	Detroit Future City analyses provide vision and actions that coordinate with Consolidated Plan strategies and goals.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).**

The City of Detroit coordinates housing and community development funding and programs with the Michigan State Housing Development Organization (MSHDA) as it relates to homeless prevention and Continuum of Care (CoC) activities. The City is entering its fifth year of funding for Medicaid and Children’s Health Insurance Program (CHIP) from the Michigan Department of Health and Human Services (MDHHS). These funds are used to abate lead hazards in Detroit homes. The City also collaborates with MSHDA by providing HOME subsidies to projects receiving low-income housing tax credits from MSHDA. This consists of HOME assisted projects receiving 9% competitive tax credits and an allocation of 4% credits provided by MSHDA through the City’s Affordable Housing Leverage Fund (AHLF) which is administered by the Detroit office of Local Initiatives Support Corporation (LISC). The city works with Wayne County and other adjacent governmental entities to coordinate housing and community development initiatives.

**Narrative (optional):**

The Health Services Division is responsible for mobilizing Detroit Health Department resources and forming strategic partnerships to improve the health of children and families who live, work and play in Detroit. The Division includes the following programs/services:

1. Children’s Special Healthcare Services
2. Vision and Hearing Screening

### 3. Lead Poisoning Prevention and Intervention

- Childhood Lead Poisoning Prevention Program (CLPPP)
- Early Child Care Integrated Service Delivery Model
- Universal Lead Testing /Clinician Engagement and School Based Testing

The City of Detroit's Health Department (DHD) developed a coalition of city departments, state departments and community partners to coordinate childhood lead prevention in the City. The coalition, also known as Lead Safe Detroit, provides the following services: Provides capillary testing to children younger than 6 years of age and provides coordinated, comprehensive nursing case management services in the child's home; Maintains a data and surveillance system to track trends and better coordinate services throughout the city; Distributes lead prevention education material and provides presentations to parents, health care professionals, and rental property owners; Provides referrals to other agencies for lead hazard remediation; Ensures schools, daycares and homes have water testing; Strengthens Environmental Controls on Demolitions. In addition, Lead Safe Detroit meets on a monthly basis with multiple partners across the city and the Southeast Michigan region to work on a variety of lead prevention issues including, but not limited to, enforcement, service delivery, lead education, and lead-safe housing.

## **AP-12 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

The consultation process used several methods to involve individuals, community organizations, and local governments during information gathering. For example, to gather information and maintain communication flow with participants the following activities took place: public hearings, community survey, e-blast communication, and social media.

Participant comments were received through various means including the following: City of Detroit e-mail access, regular mail, telephone, and during public hearings. Contacts included community organizations, federal, state, and local government information gleaned from interviews and the internet (online reports, program information, strategies, and studies). Affected groups these organizations assistance include youth, elderly, the disabled, persons with HIV/ AIDS, homeless, public housing residents, housing advocates, housing developers, data analysts, other grant funders, fair housing advocates, and other special needs advocates.

As a result, citizen input influenced the City's NRSA boundary selections by ensuring eligible areas within all seven districts were included in the NRSA boundaries. Residents were given multiple opportunities to comment on the plan before and after development using a variety of methods to allow citizens to provide input on the City's housing and community development needs for the next fiscal year. Participation included virtual public meetings, social media, email correspondences, City website postings, 30-day comment period, and online surveys. Residents and other stakeholders had the following opportunities to provide input to the Consolidated Plan/Annual Action Plan:

- *CDBG/NOF 2022-23 Subrecipient Workshops were held on August 24 and September 09, 2022 – 395+ Participants*
- *ESG 2022-23 Subrecipient Workshops were held on January 19, February 08, and April 27, 2023 – 190 Participants*
- *Public Virtual Hearing Meeting #1 for the 2023-24 Annual Action Plan will be held on June 01, 2023 – TBD Participants*
- *Public Virtual Hearing Meeting #2 for the 2023-24 Annual Action Plan process was held June 08, 2023 – TBD Participants*
- *The draft FY 2023-24 Annual Action Plan was published for a 30-day comment period from June 05 – July 06, 2023, with access to printed copies at community district locations and on the City's website.*

- *A Public Virtual Hearing and review and approval of the plan at the Detroit City Council Meeting was held on TBD 2023 (for discussion) and TBD 2023 (for approval)*

### **Housing and Community Development Needs Prioritization**

Housing and community development needs were identified in the 2020-2024 Consolidated Plan/Annual Action Plan prioritized through community feedback from online surveys and meetings and the analysis of demographic and economic data provided by HUD and through the U.S. Census Bureau. Online and paper versions of a community stakeholder/resident survey and an agency survey were posted and distributed for about 3 months, longer than the standard 30 days because of delays due to the COVID-19 pandemic. The surveys requested information on housing and community development needs. There was a total of 200 responses including 157 community members (79%) and 43 agency representatives (21%).

Agencies participating in the survey provide services to 270,130 persons in the Detroit area. Of the 157-community stakeholder/resident survey respondents, 129 were residents and the remainder were business owners, landlords, community organizations, and other stakeholders. Participants were asked to rank housing and community development need categories overall and selected Housing, Businesses and Jobs, and Infrastructure as the 3 most important. On an activity level, when asked to rank activities as “High Need” or “Low Need.” High Need activities were defined as those on which federal block grants would be spent to address unmet needs. Low Need activities were those for which other government or private sector funding was available and needs were considered lower priority. The following are the activities selected as high priority needs.

- **Housing:** Owner Occupied Home Repair was selected the most as High Need, followed by Affordable Single-Family and Multi-Family Rental Housing. This was in line with data that showed 45 % of all Detroit households are housing cost burdened meaning paying more than 30% of their income on housing expenses. Additionally, Detroit’s housing stock is primarily single family, older, and more susceptible to issues such as lead paint and deferred maintenance.
- **Economic Development:** Employment Training was selected the most as High Need, followed by Job Creation/Retention and Start-Up Business Assistance. Demographic data analysis shows that education drives job access and income and only 12 % of Detroit residents have earned a bachelor’s or higher. Coupled with deindustrialization over the last 40 years resulting in high unemployment rates and the recent pandemic, economic development is imperative for the City.
- **Public Infrastructure & Neighborhood Activities:** Water/Sewer Improvements was selected the most as High Need, followed by Street and Sidewalk Improvements and Demolition of Substandard Structures. The city continues to make strides in this area but there is still more work to be done. For example, the City combats blight, estimating that 40,077 structures met the definition, but there are 80,000+ vacant housing units.



- **Community & Public Facilities:** Youth Centers were selected the most as High Need, followed by Child Care Centers and Community Centers. Data shows that Youth and Community Centers provide stability. Detroit currently has 15 Community Centers and survey respondents ranked it as a high need.
- **Public Services:** Mental Health Services were selected the most as High Need, followed by Transportation Services and Fair Housing. Overall, most public services were highly ranked demonstrating the cities need for such services. For example, Detroit's elderly population is growing and attributed to a rise of residents with disabilities, currently 20% of the population.
- **Homeless Prevention:** Support Services for Homeless Prevention was selected the most as High Need, followed by Emergency Support Services, Emergency Shelters for Homeless Persons and Families, and Permanent Housing. Data showed that Detroit's chronically homeless population increased by 31%. As mentioned in Housing many Detroit residents are cost burdened, coupled with lower incomes impacting housing affordability, these residents may be in danger of or currently experiencing homelessness.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	CDBG/NOF and 2023-24 Subrecipient Workshops	<b>Non-profits</b>	Questions centered around the application process, programs, and eligibility. 395+ participants. Meeting dates: August 24 and September 09, 2022	See Appendix Citizen Participation section	All comments were accepted	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>
2	ESG 2023-24 Subrecipient Workshops	<b>Non-profits</b>	Questions centered around the application process, programs, and eligibility. 190 participants. Meeting dates: January 19, February 08 and April 27, 2023	See Appendix Citizen Participation section	All comments were accepted	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>
3	<b>Annual Action Plan Public Hearing #1</b>  <b>6/01/23</b>	Non specified residents, community leaders	Presentation and Development of the 2023 Annual Action Plan and Action Plan Budgets, Con Plan definitions and community resources  <b>21</b> participants were in attendance	See Appendix Citizen Participation section	All comments were accepted	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	<b>Annual Action Plan Public Hearing #2</b>  6/08/23	Non-specified – residents, community leaders	Presentation on draft Annual Action Plan, Con Plan definitions 2023-24 Action Plan Budget and community Resources  <b>18</b> participants were in attendance	See Appendix Citizen Participation section	All comments were accepted	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>
5	<b>30-day public comment period</b>  06/05-07/06/2023	<b>Non-specified - citywide</b>	Draft FY 2023-24 Annual Action Plan	Covered in comment section	(See Appendix Citizen Participation section)	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>
6	<b>Public Hearing – Detroit City Council Committee (Discussion)</b>  (TBD) 2023	<b>Non-specified - citywide</b>	Draft FY 2023-24 Annual Action Plan	None	N/A	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing – Detroit City Council Committee (Approval) (TBD) 2023	Non-specified - citywide	Draft FY 2023-24 Annual Action Plan	None	N/A	<a href="https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans">https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans</a>

**Table – Citizen Participation Outreach**

# Action Plan

## AP-15 Expected Resources - 91.220(c) (1,2)

### Introduction

The anticipated expected federal resources to carry out activities and projects during the program year are from the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Person with Aids Program (HOPWA) and Emergency Solutions Grant (ESG). Although the City of Detroit is not expected to receive any loan settlements from Section 108 loan guarantees or traditional program income in the coming year, in fiscal year 2021-22, the City did receive a total of \$1,905,480 in loan settlements and \$1,391,122 CDBG Program Income. Last fiscal year, the city generated HOME Program Income in the amount of \$2,054,901. This fiscal year, the HOME Program Income is estimated at \$1,750,340 that will be available in the 2023-24 fiscal year. In addition, the city is expected to receive approximately \$1,293,964 of revolving loan proceeds from the 0% interest loan home repair program. These proceeds will be invested back into the program. The 2023-24 Fiscal Year awards are shown below:

Program	2023 Award
CDBG	\$34,030,759
HOME	\$ 8,003,366
ESG	\$3,034,444
HOPWA	\$ 3,577,351
<b>Total</b>	<b>\$48,645,920</b>

Based on the above allocations, the City of Detroit is expected to receive a total of \$48,645,920 from all HUD entitlement grant sources for the Action Plan. All funds have been allocated to meet the housing, homeless, public service and community development needs and goals identified in the Consolidated Plan. The City of Detroit plans to use these resources for the following eligible activities:

Eligible CDBG activities include: Property Acquisition, Blight Removal and Demolition, Community Development, Economic Development, Public Service, Homeless Public Services, Public Facilities and Improvement, Owner-occupied Home Repair, Homebuyer Assistance, Rehabilitation of rental housing,

Relocation, and administrative and planning

Eligible HOME projects include: New Construction and Acquisition/Rehabilitation of multifamily and single rental housing, new construction and acquisition/rehabilitation of homebuyer housing, Homebuyer down payment and closing costs assistance, and Tenant Based Rental Assistance.

Eligible HOPWA activities include: Permanent and transitional housing, supportive services, and information/referral services

Eligible ESG activities include: Rapid Re-housing, Transitional Housing, Financial Assistance, Overnight Shelter, Rental Assistance and Outreach, permanent housing

**Expected Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Historic Preservation	34,030,759	\$1,293,964	0	35,324,723	35,285,455	The CDBG funds will be used to benefit low-and-moderate income persons through various social and economic programs, assisting with housing needs and eliminating slums and blight in targeted areas. The funds will assist in restoring and restructuring distressed areas while improving population growth throughout the city. Also, funds may be designated to perform relocation activities.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	8,003,366	1,750,340	2,054,901	11,808,607	7,269,293	HOME funds will be used to provide affordable housing including multifamily, rental, new construction, rehabilitation, and homebuyer activities to families whose household income is at 80% of the Area Median Income or less. Assistance will be provided in the form of grants and/or loans to for-profit and non-profit developers as gap financing. HOME funds will be leveraged with private and public funding sources to support the development of single and multifamily units through Low Income Tax Credits, equity from Federal Historic Tax Credits, developer equity, and from other banks and lending programs.
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,577,351	0.00	0.00	3,577,351	2,903,135	The HOPWA program funds will be used to serve homeless and non-homeless persons who meet income guidelines and are infected/and or affected by HIV/AIDS through Tenant Based Rental Assistance (TBRA) while providing information and supportive services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,806,861	0.00	0.00	2,806,861	3,032,870	ESG funds will provide a 1 to 1 match with the CDBG Program and other in-kind contributions. Funds will be used for Emergency Shelters, Warming Centers, Homeless Prevention, Rapid Re-Housing and Street Outreach with the primary goal of eliminating homelessness

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Admin and Planning Rapid re-housing (rental assistance) Rental Assistance TBRA Transitional housing Other	32,035,919*	0	0	32,035,919	32,035,919	<p>The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly re-house homeless persons; promote access to and utilization of mainstream programs by homeless persons; and optimize self-sufficiency among individuals and families experiencing homelessness.</p> <p>* This amount reflects 2019 Tier 1 funding. Additional 2019 Tier 2 funding may be awarded.</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Strategic Neighborhood Fund	Private-corporate	Public facility improvements, commercial development, affordable housing development	130,000,000	0	0	130,000,000	N/A	A group of seven area banks and major corporations has pledged a total of \$35 million to fund community improvements in the City's ten (10) Strategic Neighborhood Fund areas. These funds will provide physical improvements to parks and streetscapes, commercial development, and affordable housing development through renovation of existing vacant units and new construction as needed.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Detroit Housing for Future Fund	Private-Corporate/philanthropic	Affordable housing preservation and development	N/A	0	0	65,000,000	N/A	<p>The Detroit Housing for the Future Fund (DHFF) encourages the preservation of regulated and naturally occurring affordable housing throughout the City of Detroit and the development of new mixed-income and affordable housing in targeted multi-family housing areas. DHFF is expected to contribute to the goal of preserving 10,000 units of existing affordable housing and the development of 2,000 units of new affordable housing.</p> <p>DHFF will primarily invest in existing housing that is affordable to households at or below 80% of AMI and will seek to invest in homes that are available to households below 50% and 30% of AMI.</p>

Table ## - Expected Resources

## **Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied**

### **Leveraged Resources**

It is well recognized that the amount of federal grants received is inadequate to address the housing and community development needs of the City's low- and moderate-income households and communities. The City of Detroit has pursued a deliberate strategy of seeking out other public and private sector partnerships to leverage its federal funds with private capital and other government sources to expand the impact of its grant funded activities. The various initiatives described below are how the City achieves its housing and community development goals.

#### **1. Historic Tax Credits**

The federal historic rehabilitation tax credit (HTC) program is an indirect federal subsidy to finance the rehabilitation of historic buildings with a 20 percent tax credit for qualified expenditures. These Federal tax incentives are used to stimulate private investment in the rehabilitation and reuse of historic structures.

#### **2. The Michigan Low-Income Housing Tax Credit Program (LIHTC)**

The Low-Income Housing Tax Credit Program is an investment vehicle created by the federal Tax Reform Act of 1986 to increase and preserve affordable rental housing. Administered by the Michigan State Housing Development Authority (MSHDA), this program permits investors in affordable rental housing to potentially claim a credit against their tax liability annually for a period of 10 years, bringing much needed private investment to affordable housing projects. Through the Affordable Housing Leverage Fund partnership, the city works closely with the Detroit office of the Local Initiatives Support Corporation (LISC) and the Michigan State Housing Development Authority (MSHDA) to leverage the city's finite resources to maximize the production and preservation of affordable units including projects receiving either 9% or 4% low-income housing tax credits from MSHDA. The following projects that applied for funding support from the City of Detroit in FY 2021 have also received awards of low-income housing tax credits from MSHDA: Greystone Senior (9% LIHTCs), Lee Plaza (9% LIHTCs), Benjamin O Davis Veterans (9% LIHTCs), CCSEM St. Mathew (9% LIHTCs), Orchard Village (9% LIHTCs), Grandmont Rosedale Collective II (4% LIHTCs), Merrill Place II (4% LIHTCs), Hubbard Farms (4% LIHTCs), and 5800 Michigan Avenue (4% LIHTCs).

#### **3. Strategic Neighborhood Fund (SNF)**

The Strategic Neighborhood Fund is a partnership between the City of Detroit, Invest Detroit, a local community development financial institution (CDFI), neighborhood residents, and philanthropic and corporate donors. The SNF was started with a \$35 million pledged from a group of seven area banks and major corporations to fund community improvements in the City's 10 (ten) Strategic Neighborhood Fund areas. SNF funds community-driven projects in four specific areas – park improvements, streetscape improvements, commercial corridor development, and affordable single-family home stabilization

through renovation of existing vacant units and new construction as needed. Each project begins by soliciting input from residents with support and oversight from the City's Planning and Development Department and the Department of Neighborhoods.

\$56 million in Philanthropic grants will be combined with \$59M in City funds and \$15M in State of Michigan funds for a total of \$130M. This funding commitment will attract an additional \$113M in equity and commercial debt for a grand total of \$243M in total investments to improving some of Detroit's most impacted communities.<sup>1</sup>

#### **4. The Preservation Housing Partnership**

The City of Detroit Housing & Revitalization Department (HRD) has collaborated with six housing focused organizations to preserve and improve existing affordable housing throughout the City and prevent displacement of LMI residents due to gentrification and/or conversion of affordable units to market rate. Teaming up with organizations such as Cinnaire, Enterprise Community Partners, United Community Housing Coalition, Data Driven Detroit, Community Investment Corp., and others, this effort will focus on maintaining affordable units either through renewal of existing affordability commitments or through restructured financing mechanisms and will provide necessary renovations to ensure the availability of quality, long-term affordable units.

#### **5. Detroit Housing for the Future Fund (DHFF)**

Affordable housing is central to the City's inclusive growth strategy and plays a key role in the ability to retain existing residents, attract new residents, and create mixed-income communities. To address its affordable housing needs, the City's Housing & Revitalization Department (HRD) collaborated with Detroit LISC, the Michigan State Housing Development Authority (MSHDA), along with local financial institutions and foundations to create the Detroit Housing for the Future Fund (DHFF). DHFF provides affordable housing developers and owners with streamlined access to financial products such as loans, preferred equity, and predevelopment grants that are specifically designed to address housing challenges in Detroit neighborhoods. DHFF encourages the preservation of regulated and naturally occurring affordable housing citywide and the development of new mixed-income and affordable housing in targeted multi-family housing areas.

DHFF is investing in housing that is affordable to households at or below 80% Area Median Income. Recognizing that housing cost burdens are a particularly acute challenge for Detroit residents at the lower end of the income spectrum, DHFF seeks to invest in a significant number of homes that are available to households below 50% and 30% of AMI.

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<sup>1</sup> Strategic Neighborhood Fund. Retrieved September 23, 2020. <https://investdetroit.com/an-unprecedented-effort-to-strengthen-our-neighborhoods/>

## 6. Choice Neighborhoods

Following an 18-month community engagement period with Corktown residents and application submission in December 2020, on May 25, 2021, the City of Detroit was awarded \$30MM for the Choice Neighborhoods Implementation (CNI) Grant through HUD. Also, in April 2023, Detroit was awarded an additional \$5MM supplemental amount for the CNI grant. The Choice Neighborhoods program leverages significant public and private dollars to support the implementation of a locally driven transformation plan in Greater Corktown designed to revitalize the neighborhood while preserving affordability and increasing access to opportunity for existing residents. Greater Corktown has a history of high vacancy and long-term disinvestment but has recently seen emerging development activity spurred by Ford Motor Company's investment in the former Michigan Central Station and surrounding area. The transformation plan will provide housing, amenities and direct services to residents of Clement Kern Gardens, the target housing site to be redeveloped, and will be implemented with ongoing input from resident council and community members.

To support long-term stabilization, the vision for the neighborhood involves creating 842 high-quality affordable and mixed income housing options, including 40 opportunities for homeownership across the income spectrum. 72 Housing Choice Vouchers (HCVs) have been secured through the Michigan State Housing Development Authority (MSHDA), 95 HCVs have been committed from the Detroit Housing Commission in the form of 87 tenant protection vouchers for Clement Kern Gardens residents and 7 Project Based Vouchers for the Left Field housing phase. The Housing Implementation Entity joint-venture will continue to seek additional HCVs to support the housing plan throughout the 6-year implementation period.

Targeted investments in the neighborhood, include four critical community improvements - CCIs. A Community Empowerment Center is being constructed in North Corktown to house critical people strategy supportive services and serve as a non-residential community anchor. The community hub will include neighborhood amenities such as an early childhood education (ECE) center and living lab/ outdoor classroom. Street calming, pedestrian safety, and placemaking improvements will be brought to several major corridors to create safer intersections, better circulation and landscaping. Safe pedestrian pathways will be designed that overlay art interventions along streetscape improvements that promote neighborhood identity and connectivity to new and existing neighborhoods amenities along Michigan Avenue, Bagley, and 14th Streets. Improvements will help connect families to destinations within the neighborhood and the City including Roosevelt and Wilson Centennial Parks. The 10th Street Greenway and wayfinding are designed to fulfill the neighborhood objective to create new and improved public spaces that are safer, more welcoming, and offer an array of services and amenities for residents. Residents are encouraged to spend more time outside, be more active, and increase interactions between those of different socioeconomic circumstances and racial makeup. To reduce environmental challenges such as runoff and flooding across the neighborhood and within planned housing developments green infrastructure and active landscapes will be integrated into the transformation plan.

Case management and supportive services in the areas of health, education, and economic self-sufficiency will be provided for Clement Kern Gardens households, the target housing site for the CNI grant. The



City's Housing and Revitalization and Planning and Development Departments are implementing the grant and plan to support neighborhood and housing initiatives within the plan through CDBG and HOME investments. CDBG invested in the Community Empowerment Center will help to promote a suitable living environment in Greater Corktown by addressing non housing community development needs through the creation of a new community and public facility – aligning with goal 4 in the City's 20-24 Con Plan. CDBG invested in the green infrastructure also promotes a suitable living environment in Greater Corktown through improved neighborhood conditions through water/sewer improvements, street and sidewalk improvements by bolstering public infrastructure and neighborhood activities, aligning with goals 6 and 7 in the City's 20-24 Con Plan. Much of the development taking place in North Corktown overlaps with the NRSA 3 boundaries, and investment supported by CDBG will be in place by 2024. There is potential for infrastructure investments made to support the development of housing to spur further revitalization within the Greater Corktown neighborhood.

### **Matching Requirements**

The Emergency Solutions Grant Program (ESG) requires a 100% match on each year's award amount. To aid in meeting this requirement, the City provides CDBG grants to homeless services organizations receiving ESG to fund a portion of the match requirement. The remaining ESG match requirement is met by the ESG recipients through in-kind contributions and other funding commitments.

The HOME program requires a 25% local match of funds that are expended on affordable housing. The matching requirement for HOME dollars may vary and is set annually by HUD based on criteria related to severe fiscal distress. Currently, the City of Detroit does not have a matching requirement for the HOME program and has not for several years. For FY 2021, the City of Detroit met the HUD criteria for severe fiscal distress and was granted a 100% reduction in the match requirement. This match reduction applies to FY 2022 HOME funds as well. The City will qualify for similar match reductions in future years due to recovery from severe fiscal distress.

The City of Detroit and non-profit community organizations also receive funding from other federal government agencies, the State of Michigan, philanthropic private foundations, and lending institutions as leveraging resources that may be used to assist in meeting the needs identified in this plan.

### **If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Detroit owns public libraries, community parks and recreation centers located within the City that may be used for public service activities funded under the various HUD programs.

The City of Detroit has a land bank authority that is responsible for returning the city's many blighted and vacant properties to productive and valuable use. The land bank maintains the City's publicly owned parcels and acquires additional foreclosed/abandoned property and vacant lots. The City then addresses these properties through demolition, rehabilitation, and disposition to help stabilize neighborhood

decline. For eligible properties, the land bank authority utilizes a variety of sales programs to offer homes to residents, such as the Community Partner Program, Auctions, Own-It-Now, Rehabbed & Ready and the Residential Side Lot program. Additionally, the City has some select land parcels, owned by the City of Detroit that will be sold for new housing construction projects.

Since 2019, several large philanthropic organizations, including The Erb Family Foundation, and The Kresge Foundation have awarded over \$3.1 million in much needed funding to Detroit Future City (DFC) in support of its efforts to promote the advancement of land use and sustainability, and community and economic development, including its Working With Lots program. This program provides technical assistance and grants to community-based organizations working to sustainably repurpose vacant land in Detroit residential neighborhoods. Since 2019, DFC has awarded more than \$97,000 to community groups, faith-based institutions, non-profits, and businesses to install one of 38 lot designs to activate community spaces, address stormwater concerns, and create neighborhoods that are more attractive. Adaptive reuse projects through this program make use of DFC vacant land transformation designs published in the [DFC Field Guide to Working With Vacant Lots](#).

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce homeless citizens in City of Detroit	2023	2024	Homeless	City-Wide	Increase in affordable housing options  Homeless Prevention Rental Assistance Homeless Outreach Emergency Shelter and Transitional Housing Rapid Re-housing	CDBG: \$2,552,307  ESG: \$3,806,861  CoC: \$32,035,919	Tenant-based rental assistance / Rapid Rehousing: 3,800 Households Assisted All "Extremely Low" income benefit Homeless Person Overnight Shelter: 3,100 Persons Assisted All "Extremely Low" income benefit  Overnight/Emergency Shelter/Transitional Housing Beds added: 390 Beds All "Extremely Low" income benefit  Homelessness Prevention: 3,200 Persons Assisted All "Extremely Low" income benefit  Homeless Outreach: 1100 Persons Assisted All "Extremely Low" income benefit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Rehabilitation of Existing Housing Units	2023	2024	Affordable Housing rehabilitation of existing housing units	City-Wide NRSA	Rental Assistance Production of new housing units Rehabilitation Rental units Acquisition Rehabilitation of Existing Units incl 0% loan and Sr. Home Repair programs and Lead Remediation Development of Permanent Supportive Housing	HOME: \$8,003,366 CDBG: \$1,000,000 CDBG: \$6,461,542	Rental units constructed: 215 Household Housing units  Homeowner Housing Rehabilitated: 225 Household Housing Units 10% extremely low; 35% low; 50% low/mod; 5% middle income  Rental Units rehabilitated: 250 Household Housing Unit; 20% extremely low; 40% low; 35% low/mod; 5% middle  Acquisition

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Acquisition of existing units: TBD Household Housing Units  Permanent Supportive Housing units constructed: TBD Household Housing Units
3	Homeownership Program	2023	2024	Affordable Housing	City-Wide NRSA	Down Payment Assistance  Increase Home ownership opportunities	CDBG: \$0	Loans Provided: N/A Household Housing Units
4	Public Services Activities for Citizens of Detroit	2023	2024	Public Service  Summer Youth Employment	City-Wide NRSA	Public Services Activities  Job/Job Training	CDBG: \$2,552,307  CDBG: \$1,500,000	Public Service activities: 33,931 Person assisted  500 Youth assisted
5	Econ Dev (Creation of	2023	2024	Non-Housing Community Development	City-Wide NRSA Areas	Economic Development Jobs/Small Business	CDBG: \$0	Businesses assisted: TBD Jobs created and/or retained

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Jobs/Small Businesses)							
6	Sustain Infrastructure and Public Improvements	2023	2024	Non-Housing Community Development	City-Wide	Public Improvement & Infrastructure	CDBG: \$2,747,567	Other: TBD residents of LMA served
7	Public Facilities and Improvements	2023	2024	Non-Housing Community Development	City-Wide	Public Facilities	CDBG: \$1,000,000	Other: TBD Public Facilities TBD residents of LMA served  TBD community benefit
8	Econ Dev (Commercial Rehab)	2023	2024	Non-Housing Community Development	City-Wide	Jobs/Small Business	CDBG: \$0	Businesses assisted: 0 Commercial Façade/Businesses Assisted
9	Blight removal and demolition	2023	2024	Demolition	City-Wide	Demolition Clearing Acquisition of Existing Units	CDBG: \$0	Buildings Demolished: TBD Structures (includes schools, commercial and residential properties)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Section 108 Repayment	2023	2024	Non-Housing Community Development	City-Wide	Economic Development	CDBG: \$5,211,847	Businesses assisted: 5 Businesses Assisted
11	Help those with special needs (non-homeless)	2023	2024	Non-Homeless Special Needs	City-Wide	Public Services Homeless Prevention	HOPWA: \$3,577,351	HIV/AIDS Housing Operations including Tenant-based rental assistance: 250 Household Housing Units
12	Other: Relocation	2023	2024	Non-Housing Community Development	City-Wide	Relocation of Displacement residents	CDBG: 0	These outcomes will be determined based on Annual Action Plan goals and funding
13	Other: Residential Historic Preservation	2023	2024	Housing Rehabilitation	City-Wide	Rehabilitation of Existing Units	CDBG: \$0	Number of individuals or households TBD Persons or Households Assisted
14	Other: Interim Assistance	2023	2024	Non-Housing Community Development	City-Wide	Emergency conditions threatening health and safety	CDBG: TBD	Number of individuals or households TBD

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	CDBG Planning and Administration	2023	2024	Affordable Housing  Homeless Non-Homeless Special Needs  Non-Housing Community Development	City-Wide	N/A	CDBG: 6,806,152	Other
16	CDBG Housing Rehabilitation Activity Delivery Cost	2023	2024	Affordable Housing	City-Wide	Rehabilitation of existing owner-occupied units  Increase in affordable rental housing options  Increased homeownership opportunities	CDBG: 3,869,415	Other

## AP-20 Annual Goals and Objectives

### Goals Summary Information



Table – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Reduce homeless citizens in City of Detroit
	<b>Goal Description</b>	<p>Tenant-based rental assistance / Rapid Rehousing: 3,800 Households Assisted All <b>“Extremely Low”</b> income benefit Homeless Person Overnight Shelter: 3,100 Persons Assisted All <b>“Extremely Low”</b> income benefit.</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 390 Beds All <b>“Extremely Low”</b> income benefit</p> <p>Homelessness Prevention: 3,200 Persons Assisted All <b>“Extremely Low”</b> income benefit</p> <p>Homeless Outreach: 1,100 Persons Assisted All <b>“Extremely Low”</b> income benefit</p>
2	<b>Goal Name</b>	Rehabilitation of Existing Affordable Housing
	<b>Goal Description</b>	<p>Affordable Housing units; rehabilitation of existing units</p> <p>Rental assistance, production of new units. Rehabilitation of existing units, rapid re-housing. Zero percent interest loan program, SEHR, Lead</p> <p>Rental units constructed: 215 Household Housing units</p> <p>Homeowner Housing Rehabilitated:</p> <p>225 Household Housing Units: <b>10% extremely low; 35% low; 50% low/mod; 5% middle income</b></p> <p>Rental Units rehabilitated: 250 Household Housing Unit: <b>20% extremely low; 40% low; 35% low/mod; 5% middle</b></p> <p>Acquisition of existing units: TBD Household Housing Units</p> <p>Development of Permanent Supportive Housing: TBD Household Housing Units</p>
3	<b>Goal Name</b>	Homeownership Program
	<b>Goal Description</b>	Homeownership Down Payment Assistance Loans Provided: 0 Household Housing Units assisted;
4	<b>Goal Name</b>	Public Services Activities for Citizens of Detroit
	<b>Goal Description</b>	Public services activities to benefit Citizens of City of Detroit.

5	<b>Goal Name</b>	Econ Dev (Creation of Jobs/Small Businesses)
	<b>Goal Description</b>	Small business help and retain/creation of jobs and provide necessary goods and services to low-income neighborhoods
6	<b>Goal Name</b>	Sustain Infrastructure and Public Improvements
	<b>Goal Description</b>	Public Improvement & Infrastructure
7	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	Public facilities and improvements for citizens of the City of Detroit.
8	<b>Goal Name</b>	Econ Dev (Commercial Façade Rehab)
	<b>Goal Description</b>	Facade treatment/ business building rehabilitation
9	<b>Goal Name</b>	Blight removal and demolition
	<b>Goal Description</b>	Blight removal within the City of Detroit. Demolition of abandoned and dangerous structures including commercial and residential structures.
10	<b>Goal Name</b>	Section 108 Repayment
	<b>Goal Description</b>	Repayment of Section 108 loans on development Projects
11	<b>Goal Name</b>	Help those with special needs (non-homeless)
	<b>Goal Description</b>	Help those with special needs
12	<b>Goal Name</b>	Address relocation of displaced residents
	<b>Goal Description</b>	Relocation of displaced residents
13	<b>Goal Name</b>	Residential Historic Preservation
	<b>Goal Description</b>	Rehabilitation of Existing Units
14	<b>Goal Name</b>	Provide interim assistance to address emergency conditions

	<b>Goal Description</b>	The City will provide funding for interim assistance to address emergency conditions that threaten public health and safety or to stop physical deterioration when immediate action is necessary
15	<b>Goal Name</b>	CDBG Planning and Administration
	<b>Goal Description</b>	Planning and Administration for staff costs related to the implementation of CDBG activities
16	<b>Goal Name</b>	CDBG Housing Rehabilitation Activity Delivery Cost
	<b>Goal Description</b>	CDBG Housing Rehabilitation Activity Delivery Cost for staff costs related to Housing rehabilitation activities
17	<b>Goal Name</b>	Construction of Housing
	<b>Goal Description</b>	Construction of Housing affordable housing units
18	<b>Goal Name</b>	Debt Service Reserve
	<b>Goal Description</b>	Debt Service Reserve for Section 108 escrow account
19	<b>Goal Name</b>	Clean up of Contaminated Sites
	<b>Goal Description</b>	Clean up of Contaminated Sites
20	<b>Goal Name</b>	Privately Owned Utilities
	<b>Goal Description</b>	Privately Owned Utilities

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Affordable housing services are provided to extremely low-income, low-income, and moderate-income families living in the City of Detroit, with priority given to strategic areas and other Investment Strategy initiatives (see Annual Goals and Objective chart above for percentages). These initiatives draw on market information and physical conditions analysis embedded in Detroit Future City's Framework Zones to help guide investment of limited resources and identify areas with the greatest potential for sustainability and reinvestment.

HRD's overall housing objectives include lead hazard reduction, home repair, new housing units, and rental. Under the HOME Investor Loan program, we anticipate 160 rental units will be developed.

## **AP-35 Projects – 91.220(d)**

### **Introduction**

The activities described in the 2023 Action Plan, reflect the City's highest priorities and goals. Housing Development, including Single-Family Home Rehabilitation, Public Facility Rehabilitation, Public Services and Non-Housing Special Needs are critical community needs that will be addressed by investing HUD funds wisely and strategically. The plan is a culmination of data analysis, prioritization of resources, collaboration between the Mayor and City Council, and partnerships with community groups and other stakeholders to revitalize Detroit neighborhoods.

Over seventy percent of HUD funds are targeted in geographic locations that aligns with other investments, taking advantage of community assets and advancing the restoration of distressed communities. It is a strategy born of necessity. In Detroit, the demand for services far exceeds available funding levels, and almost all Census tracts in Detroit are over 51 percent low to moderate income. Accordingly, the Action Plan and Public Housing Assistance used geographic targeting to be more strategic in making investments that will benefit low- and moderate-income people throughout the city. For Fiscal Year 2023-24, the projects are listed below:

### **Projects**

<b>#</b>	<b>Project Name</b>
<b>1</b>	<b>ADMINISTRATION AND PLANNING (ADM/PLN)</b>
<b>2</b>	<b>HOUSING REHABILITATION HOME REPAIR (HR) &amp; LEAD REMEDIATION</b>

#	Project Name
3	HOUSING PRE-DEVELOPMENT COSTS (AFFORDABLE HOUSING) AND DIRECT HOMEOWNER ASSISTANCE
4	PUBLIC FACILITY REHABILITATION AND PUBLIC IMPROVEMENT (PFR)
5	PARK IMPROVEMENTS AND NEIGHBORHOOD FACILITIES (PRK/NEIGH)
6	PUBLIC SERVICE (PS)
7	SECTION 108 LOANS (REPAY)
8	HOMELESS PUBLIC SERVICE (HPS)
9	CONSTRUCTION OF HOUSING
10	DEBT SERVICE RESERVE
11	RELOCATION
12	CLEANUP OF CONTAMINATED SITES
13	PRIVATELY OWNED UTILITIES
14	ECONOMIC DEVELOPMENT
15	HOME Assisted Housing (HOME) (2023)
16	ESG23 Detroit (2023)
17	HOPWA 2023 City of Detroit MIH23F001
18	CDBG HOUSING ACTIVITY DELIVERY

**Table - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:**

Analysis of consultations, plans, studies, and surveys were used to establish priorities. These priorities were also based on projects submitted during the City's CDBG proposal process, department recommendations, on-going and new development activities in the City, as well as priorities developed and considered during the review process. In addition, other Consolidated Plan programs (HOME, ESG and HOPWA) prioritized investment based on a combination of needs, development activities, and the ability to carry out projects. For fiscal year 2023-24, priorities are listed below:

\* Housing Rehabilitation

- 0% interest loan program
- Home Repair
- Lead Hazard Reduction Programs

\*Public Service

- Education
- Seniors
- Health
- Public Safety
- Recreation

\* Homeless Public Service

- Street Outreach
- Emergency Shelter Services
- Rapid Re-housing
- Homelessness Prevention

\* Public Facility Rehabilitation

\* Economic Development

\* Section 108

\* Administration/Planning

\* Residential Historic Preservation

\* Homeownership Assistance

\* Relocation

\* Cleanup of Contaminated Sites

(A complete list of the City's priorities is indicated in 2020-24 Consolidated Plan, SP-25 Priority Needs)

As discussed in the 2020-2024 Consolidated Plan, lack of resources is a primary obstacle to meeting underserved needs in the City of Detroit. The City has used federal grants to address the obstacle of decreasing resources and will continue seeking grant funds to meet underserved needs. The City has also committed its grant funds to areas with active, effective community organizations and community development corporations in the belief that local community efforts will increase the effectiveness of City activities in improving neighborhoods.

In addition, there were other challenges addressing underserved needs due to the declining population, vacant and abandoned structures, and the increase costs of providing services to the city's residents.



## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	ADMINISTRATION AND PLANNING (ADM/PLN)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	CDBG Planning and Administration
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities Expand economic development opportunities Increased employment training - public services Increase Public Improvement & Infrastructure Increased Community and Public Facilities Increased Public Services Homeless Prevention Emergency Shelter and Transitional Housing Rapid Re-housing Permanent Housing
	<b>Funding</b>	CDBG: \$6,806,152
	<b>Description</b>	Planning and Administration for staff costs related to the implementation of CDBG activities
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A

<b>2</b>	<b>Project Name</b>	HOUSING REHABILITATION HOME REPAIR (HR) & LEAD REMEDIATION
	<b>Target Area</b>	City-Wide NRSA Areas Slums and Blight Designation
	<b>Goals Supported</b>	Rehabilitation of Existing Affordable Housing
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units
	<b>Funding</b>	CDBG: \$3,239,341
	<b>Description</b>	Zero interest loans to eligible low- and moderate-income homeowners including service delivery staff cost for housing rehabilitation that will be leveraged with other sources of funds to create greater impact and leveraging. Also, includes emergency home repair grants for seniors, lead remediation and Acquisition Rehabilitation. The amount includes P.I. from 0% interest loan in the amt of \$1,293,964 that will be invested back into the program
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	415 low and low-moderate families
	<b>Location Description</b>	City Wide, NRSA and Slums and Blighted
	<b>Planned Activities</b>	see above
<b>3</b>	<b>Project Name</b>	HOUSING PRE-DEVELOPMENT COSTS (AFFORDABLE HOUSING) AND DIRECT HOMEOWNER ASSISTANCE
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Rehabilitation of Existing Affordable Housing Homeownership Program CDBG Housing Rehabilitation Activity Delivery Cost Construction of Housing Clean up of Contaminated Sites
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities

	<b>Funding</b>	CDBG: \$3,222,201
	<b>Description</b>	Pre-development cost for the rehabilitation and new construction of publicly/privately owned properties for Detroit low and moderate income residents, including affordable housing direct homeownership assistance
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 Low and moderate families
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	see above
<b>4</b>	<b>Project Name</b>	PUBLIC FACILITY REHABILITATION AND PUBLIC IMPROVEMENT (PFR)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Increase in Public Facilities and Improvements Residential Historic Preservation
	<b>Needs Addressed</b>	Increase Public Improvement & Infrastructure
	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	Public Facility Rehabilitation of Public Facilities buildings that operates Public Service activities. Also, including Public Improvements/Parks and sustain infrastructure
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	see above
<b>5</b>	<b>Project Name</b>	PARK IMPROVEMENTS AND NEIGHBORHOOD FACILITIES (PRK/NEIGH)

	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Sustain Infrastructure and Public Improvements Increase in Public Facilities and Improvements
	<b>Needs Addressed</b>	Increase Public Improvement & Infrastructure
	<b>Funding</b>	CDBG: \$2,900,000
	<b>Description</b>	5% grant match requirement of the \$30MM Choice Neighborhood Initiative to provide affordable housing and critical community improvement projects w/in the City's Greater Corktown Neighborhood area/ GSD Park Improvements and playground improvements (TBD)
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	city-wide
	<b>Planned Activities</b>	see above
6	<b>Project Name</b>	PUBLIC SERVICE (PS)
	<b>Target Area</b>	City-Wide NRSA Areas
	<b>Goals Supported</b>	Public Services Activities for Citizens of Detroit
	<b>Needs Addressed</b>	Increased employment training - public services Increased Public Services
	<b>Funding</b>	CDBG: \$4,052,307
	<b>Description</b>	Public Service activities including NRSA Summer Youth Employment
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	24,431 individuals

	<b>Location Description</b>	City-wide and NRS
	<b>Planned Activities</b>	see above
<b>7</b>	<b>Project Name</b>	SECTION 108 LOANS
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Section 108 Repayment
	<b>Needs Addressed</b>	Expand economic development opportunities
	<b>Funding</b>	CDBG: \$5,211,847
	<b>Description</b>	Repayment of Section 108 Loans
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	see above
<b>8</b>	<b>Project Name</b>	HOMELESS PUBLIC SERVICE (HPS)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Reduce homeless citizens in City of Detroit Provide interim assistance to address emergency
	<b>Needs Addressed</b>	Homeless Prevention Emergency Shelter and Transitional Housing Rapid Re-housing Permanent Housing
	<b>Funding</b>	CDBG: \$2,552,307 ESG: \$3,034,444 Continuum of Care: \$26,137,973
	<b>Description</b>	Public Service programs for the homeless
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,898 low and extremely low families
	<b>Location Description</b>	city-wide
	<b>Planned Activities</b>	see above
9	<b>Project Name</b>	CONSTRUCTION OF HOUSING
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Construction of housing
	<b>Needs Addressed</b>	Increase in affordable rental housing options Increased homeownership opportunities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Construction of Housing affordable housing units
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	see description
10	<b>Project Name</b>	DEBT SERVICE RESERVE
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Debt Service Reserve
	<b>Needs Addressed</b>	Expand economic development opportunities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Debt Service Reserve for Section 108 repayment activities
	<b>Target Date</b>	N/A

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	CITY-WIDE
	<b>Planned Activities</b>	see description above
11	<b>Project Name</b>	RELOCATION
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Address relocation of displaced residents
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Address relocation of displaced residents
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above
12	<b>Project Name</b>	CLEANUP OF CONTAMINATED SITES
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Blight removal and demolition Cleanup of Contaminated Sites
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Cleanup of contaminated sites for rehabilitation projects
	<b>Target Date</b>	N/A

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above description
13	<b>Project Name</b>	PRIVATELY OWNED UTILITES
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Privately Owned Utilities
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Remove or reconstruct privately owned utilities for rehabilitation projects
	<b>Target Date</b>	N/A
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above
14	<b>Project Name</b>	ECONOMIC DEVELOPMENT
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Econ Dev (Creation of Jobs/Small Business Asst.) Econ Dev (Commercial Facade Rehabilitation)
	<b>Needs Addressed</b>	Expand economic development opportunities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Economic development activities
	<b>Target Date</b>	N/A



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above
15	<b>Project Name</b>	HOME Assisted Housing (HOME) (2023)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Rehabilitation of Existing Affordable Housing
	<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities
	<b>Funding</b>	HOME: \$8,003,366
	<b>Description</b>	Affordable housing rehabilitation including rental units constructed. The amount includes estimated Home Program Income for FY 2023-24 \$1,750,340.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	125
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above description
16	<b>Project Name</b>	ESG23-Detroit (2023)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Reduce homeless citizens in the City of Detroit
	<b>Needs Addressed</b>	Homeless Prevention Emergency Shelter and Transitional Housing Rapid Re-housing Permanent Housing
	<b>Funding</b>	ESG: \$3,034,444

	<b>Description</b>	ESG Activities includes Administration, Emergency Shelter, Outreach, Rapid Re-housing, Homeless Prevention and Data Collection.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5,950 extremely low-income families
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	see above
17	<b>Project Name</b>	HOPWA 2023 City of Detroit MIH23F001
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Assist special needs (non-homeless) populations
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	\$3,577,351
	<b>Description</b>	HOPWA administration and short-term emergency/transitional housing including rental assistance, supportive/informational services for clients who may or may not be medically fragile but who have and HIV/AIDS diagnosis.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350 presumed benefit families
	<b>Location Description</b>	CITY-WIDE
	<b>Planned Activities</b>	see above
18	<b>Project Name</b>	CDBG HOUSING ACTIVITY DELIVERY
	<b>Target Area</b>	City-Wide NRSA Areas Slums and Blight Designation
	<b>Goals Supported</b>	Rehabilitation of Existing Affordable Housing CDBG Housing Rehabilitation Activity Delivery Cost

<b>Needs Addressed</b>	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options
<b>Funding</b>	\$3,869,415
<b>Description</b>	CDBG housing rehabilitation activity delivery staffing costs
<b>Target Date</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	N/A
<b>Planned Activities</b>	see above

# Affordable Housing

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Detroit received approval from HUD for the renewal of five areas as Neighborhood Revitalization Strategy Areas (NRSAs) to focus its investment on neighborhoods that meet the NRSA criteria. The NRSA Plan is designed to use Community Development Block Grant funds in new ways. The plan includes strategies intended to build market confidence in Detroit neighborhoods by stabilizing housing stock, increasing home values, growing small businesses, preparing our youth for future employment, and building wealth for Detroit families. The following is a description of the five NRSAs within the City of Detroit:

### **NRSA 1**

Located on the City's Southeast side. While there is an increase in near-term and long-term investment, NRSA 1 shares a 75 percent LMI rate. NRSA1 is home to the FCA Mack Engine Plant, the Marina District and NRSA1 makes up three (3) SNF neighborhoods, which include the Jefferson Chalmer neighborhood, East Warren/Cadieux, and Islandview/Greater Villages neighborhoods. In addition, two (2) Housing Resource Centers are currently working within the NRSA 1 boundaries. The boundaries are Mt. Elliott, McNichols, Cadieux, and Gratiot Ave.

### **NRSA 2**

Located on the City's Northeast side. This NRSA includes the Jane Lasky Park and Recreation Center, Regent Park, and the Osborne Neighborhood. This NRSA includes two expanded SNF neighborhoods, which include the Gratiot/7-Mile SNF neighborhood and the Campau/Banglatown neighborhood. The City intends to invest in the following near-term projects over the next 3-5 years, including but not limited to: housing rehabilitation and small businesses. The boundaries are: 8 Mile Road, Moross, Edsel Ford Freeway, I-75 Freeway, and Caniff St.

### **NRSA 3**

Located in Southwest Detroit. NRSA 3 contains several historic neighborhoods such as Virginia Park, and the southern portion of the Boston Edison neighborhood. In addition, the area includes the Springwell neighborhood and Mexicantown. The Southwest Vernor SNF is also nestled within this NRSA. Substantial investment, both long-term and near-term include park renovations to Clark Park, multi-family construction, streetscape improvements and demolition. Additionally, two (2) Housing Resource Centers are currently located within the NRSA 3 boundaries. The boundaries are Jefferson Ave., Springwells St., Elmhurst and Woodward Ave.

#### **NRSA 4**

Located in the southeastern part of Detroit. This area includes the Warrendale/Cody Rouge SNF neighborhood and is close in proximity to the Rouge Park. The City intends to leverage both private and public funds into greenway projects that will connect neighborhoods to the Rouge Park. The boundaries are Jeffries Freeway, Trinity St., Ford Road and Hubbell St.

#### **NRSA 5**

Located on the City's Northwest side. NRSA 5 makes up a 72 percent LMI rate and includes the Northwest Grand River SNF neighborhood, the Livernois – McNichols neighborhood and the historic Grandmont-Rosedale neighborhood. Population numbers for the Northwest Detroit area have declined – however, rates of loss are slowing down. Between 2010 – 2014, Northwest Detroit showed a population rate decrease of over 1.6 percent; however, projections show a rate of .90 percent predicted for 2016-2021. The City's near-term investment plans for this area includes adaptive reuse, historic preservation, streetscape & mobility improvement, and commercial corridor revitalization. The boundaries are: 8 Mile Road, Livernois Ave, I-96 Freeway and the east near Livernois Ave.

#### **Slum and Blight Area**

There are three (3) slum and blighted areas that meets HUD criteria.

**Area 1** - Located on the west side of Detroit. Cody Rouge and Warrendale - Bounded by Rouge Park, Fullerton/I-96 to the North, Southfield Freeway (incl. east of Southfield freeway at Tireman), and the City boundaries to the South.

**Area 2**- Located on the southwest side of Detroit. Delray - Bounded by I-75 North, E. Grand Blvd, Jefferson, and Rouge River.

**Area 3**- Located on the east side of Detroit. Conant-Davison - Bounded by Davison and McNichols to the North, Mt Elliot, and City boundary with Hamtramck/Highland Park to the South and West.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-Wide	93
NRSA's	6
Slum and Blight Areas	1

## Table - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Most Detroit's targeted investments will benefit low- and moderate-income people or low- and moderate-income areas. City-wide targeting considers that 83 percent of the City's block groups have 51 percent or more low- and moderate-income residents. Renewal of the NRSAs are complete. Benefits include:

- Job Creation/Retention and as Low/Moderate Income Area Benefit: Job creation/retention and training activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208 (a)(1)(vii) and (d)(5)(i));
- Aggregation of Housing Units: Housing units can be part of a single structure for the purposes of applying the low-and moderate- income national objective criteria. If 51% or more of all the assisted units provide a LMI benefit, all units are considered as meeting a national objective; therefore, allowing assistance to housing occupied by non-LMI households. All eligible housing assistance such as home repair, new construction through a CBDO and home purchase assistance are allowed. (24 CFR 570.208(a)(3) and (d)(5)(ii)).
- Aggregate Public Benefit Standard Exemption: Economic development activities carried out under the strategy may, at the grantee's option, may be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209 (b) (2)(v)(L) and (M)); and
- Public Service Cap Exemption: Public services carried out in the NRSA by a Community Based Development Organization (CBDO) are exempt from the 15% public service cap allowing more services in the NRSA and better leveraging of public service funding. (24 CFR 570.204(b)(2)(ii)).

Major NRSA projects include the following:

- Youth Employment: This year the City will invest CDBG funds totaling \$1.5 million for Summer Jobs training program for Detroit youth. The program will provide job training, skill building, and employment opportunities for "at risk" and low-income youth to help them gain valuable workplace experience. Funds will be leveraged with a corporate match.
- Zero Interest Loan Program: Grant funds of 1 million will be leveraged with other sources of funds to create greater impact & leveraging. In addition to loan funds available City-wide, CDBG funds is available for housing rehabilitation loans in NRSA's

- Motor City Match/Restore program is vital to Detroit small businesses with funds over 1.5 million (funded from the City's general fund). The program assists businesses with technical assistance, improving facade exteriors/landscaping. It is increased economic opportunities with job growth within the city and NRSA's

The City of Detroit launched Investment Strategy Initiatives designed to revitalize declining areas within the City. Three areas meet the CDBG slum and blight "area basis" description. These areas met the following requirements:

1. The definition of a slum, blighted, deteriorating or deteriorated area under state or local law or ordinance. The area met one or both conditions of "a" or "b" below:
  - a) At least 25% of the properties in the area experience one or more of the following conditions: physical deterioration of buildings or improvements; abandonment of properties; chronic high occupancy turnover rates or chronic high vacancy rates in commercial/industrial buildings; significant declines in property values or abnormally low property values relative to other areas in the community; known or suspected environmental contamination, b) The public improvements in the area are in a general state of deterioration.

## **Discussion**

Target area activities will primarily benefit low/moderate income citizens or areas within the city where at least 51 percent or more Detroit residents are low/moderate income. This year at least 82 percent of investments will benefit low- and moderate-income citizens or low- and moderate-income areas within the City (exceeding the minimum threshold for the primary objective [1]).

Geographic allocations will be targeted using a plan based on the Detroit Future Cities strategic plan, NRSA plan, and Slum and Blight designations. 83 percent of Detroit block groups have 51 percent or more low/moderate income residents. Accordingly, resources available in this Action Plan, DHC, Detroit Housing for the Future Fund (DHFF), and Strategic Neighborhood Fund (SNF) were geographically targeted to benefit as many low- and moderate-income residents as possible. HOME projects also target low- and moderate-income residents and targets specific geographic areas according to the HOME Notice of Funding Availability (NOFA). The HOME NOFA is scheduled for completion later this year.

City-wide activities provide services to the entire City, overlapping NRSA and Slum and Blight areas. City-wide allocations include CDBG and ESG organizations providing shelter, outreach, and services for the homeless and those at risk for homelessness. In addition, many housing programs such as HOPWA and CDBG (housing rehabilitation activities) are available city-wide. See Maps (in the Appendices) for NRSA and Slum & Blight areas.

## **AP-55 Affordable Housing – 91.220(g)**

### **Introduction**

Providing decent, safe, and affordable housing is a critical step to revitalizing many of Detroit's neighborhoods. It is also an important anti-poverty strategy. The City is committed to ensuring that existing housing is in good condition and new housing is built in areas targeted for growth, and that a path to housing is available for individuals and families who are homeless or at risk of homelessness or are low to moderate income. By doing so, the City can help keep at-risk populations from becoming homeless and prevent housing costs from becoming an overwhelming burden to low- and moderate-income households.

The City uses a combination of Community Development Block Grant (CDBG), Community Development Block Grant CARES Act (CDBG-CV), HOME Investment Partnership Program (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds to assist the most vulnerable populations in our community including homeless and low/moderate income housing needs. CDBG, CDBG-CV and ESG funds help prevent homelessness and assist those that are already homeless with shelter and supportive services. HOPWA funding addresses affordable housing needs faced by those struggling with an HIV/AIDS diagnosis. HOME, CDBG, CDBG-CV and 108 Loan funds are used to build rental housing, help with down payments and rehabilitate homes for low- and moderate-income persons/families in Detroit. HOME funds will be used primarily for Rental Housing projects. The City may use a portion of HOME funds to assist with tenant-based rental assistance to combat the growing dislocation problem.

HRD, in partnership with community partners and local Community Development Financial Institutions (CDFI), funds the Zero Percent Interest Home Repair Loan Program with CDBG funds, providing loans up to \$25,000 to assist Detroit homeowners with home repairs. HRD also funds the Senior Emergency Home Repair Program with CDBG and, in some instances, with General Funds. These funds are used to serve low income seniors who own their home with emergency repair needs such as roofs, furnaces and hot water heaters. In addition, the City of Detroit funds multiple Lead Hazard Reduction Programs serving low-to-moderate income households with children under the age of 6. This includes funding from HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) as well as CDBG funds.

In 2018, the City began receiving \$1.2 million annually with a goal of serving between 25 and 30 units annually with lead-based paint hazard reduction in the City's top six zip codes (recently expanded to 16 zip codes) with children with elevated blood lead levels (EBLL). This program is funded through the Michigan Department of Health and Human Services (MDHHS) through the Medicaid Children's Health



Insurance Program (CHIP).

The City of Detroit was awarded \$4.1 million (\$3.5M in Lead Hazard Reduction (LHR), \$600,000 in Healthy Homes Supplemental) from the HUD's OLHCHH in January of 2019. Implementation of the program began in July 2019. These funds are addressing lead-based paint hazards in up to 150 single-family owner-occupied and rental units; it is targeted to 8 zip codes and will close out in September 2023.

In January 2020, the City of Detroit was awarded \$9.7 million from HUD's OLHCHH High Impact Neighborhood Grant to target 4 contiguous census tracts in Southwest Detroit (48209 zip code), this program has since expanded to 3 zip codes in Southwest Detroit (48209, 48210 and 48217). The goal is to eliminate lead-based paint hazards in single family and multi-family units, both owner-occupied and tenant occupied. The City is planning to serve up to 250 through May 2025.

The City was awarded a Healthy Home Production (HHP) grant in April 2022 for \$2M. The funding will primarily be used to address lead hazard in the homes of eligible 0% Interest Home Repair Loan Program participants. Using the grant funds to address lead hazards will allow residents to use their loan for other high priority repairs. The goal is to assist 125 units by October 2025.

The City received an additional \$5.65M from HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) in December 2022 which will be used over the next 4 years to address lead hazards and healthy homes hazards.

In FY 2023-2024 the City will use a clear and consistent application process to evaluate and select housing rehabilitation and new construction projects to meet the established program goals (for example in geographically targeted areas of the City). HRD will continue to utilize the Targeted Multifamily Housing Areas Map to assist in making 2023-2024 HOME NOFA investment decisions. The City will seek to leverage HOME, HOME-ARP, CDBG, CDBG-CV and other local funds with other funding sources such as Low-Income Housing Tax Credits, Historic Tax Credits, grants and federal and state affordable housing financing programs and support projects that will create and enhance stable communities where other services are provided.

Goals for investing in rehabilitated and newly constructed housing in 2023-2024 include:

- Promoting and supporting sustainable, safe, and healthy homes and neighborhoods in the City of Detroit through housing rehabilitation and lead hazard control services
- Reducing distressed housing conditions and supporting blight reduction in neighborhoods
- Establishing formal criteria that can be used to make informed geographically targeted investment decisions.
- The preservation of existing multifamily affordable housing, the creation of new multifamily affordable housing for extremely low-income, very low-income, low-income and moderate income households and the renovation of homes for purchase by low-income and moderate

income households.

Other long-term plans are underway to select the most appropriate grant subrecipients for target area work. Matching subrecipient strengths with priority rehabilitation and strategic goals may soon increase housing output.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	45
Non-Homeless	915
Special-Needs	350
Total	1310

**Table - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	395
The Production of New Units	380
Rehab of Existing Units	510
Acquisition of Existing Units	25
Total	1310

**Table - One Year Goals for Affordable Housing by Support Type**

## Discussion

**1. HOME, CDBG, CDBG-CV, and HOME-ARP:** In the 2023-2024 fiscal year, HOME, CDBG, CDBG-CV, and HOME-ARP funds will be targeted to strategic areas in the City through a Notice of Funding Availability (NOFA) process. In addition to the priorities discussed above, these funds will also be prioritized to create or maintain affordability for projects in areas with lower vacancy, strong real estate markets and areas located near local employment districts or transit. New construction will be limited to areas where there is clear demand and long-term housing viability. Under the Housing Rehabilitation and Development Program HRD expects to complete the rehabilitation of 95 units and the construction of another 380 rental units for low-income, very low-income, extremely low-income, and moderate income households. HRD also expects 25 existing units will be acquired by low-income households. The completed projects will include funding from other sources such as Low-Income Housing Tax Credits, Historic Tax Credits, private equity, grants and local, federal and state affordable housing financing programs to accomplish over 11 times the amount of development activity for each dollar of support provided by the Housing Rehabilitation and Development Program. Also, HRD expects the rehabilitation of an additional 155 units and construction of another 1065 rental units for low-income, very low-income, extremely low-income, and moderate income households will be in process during the 2023-2024 fiscal year. These projects will also leverage the other funding sources indicated above to accomplish over 11 times the amount of development activity for each dollar of funds invested in supporting the projects.

**2. CDBG Rehabilitation:** HRD's 2022-2023 Housing Rehabilitation Program will focus on the following:

- Eliminating lead-based paint hazards
- Repairing deteriorated building components affecting occupant's health and safety
- Reducing home energy losses

Detroit is making progress against residential blight by repairing homes in both "NRSA" and "Slum and Blight" designated areas. In 2023-2024, the City of Detroit's Senior Emergency Home Repair Program, currently administered by HRD, continues to assist low income senior residents with emergency home repair grants. In addition to using CDBG funds, the City will leverage private capital investment to increase home repair dollars to residents of the City of Detroit through the Zero Percent Interest Home Repair Loan Program. The following details how each method will serve low- and moderate-income homeowners:

- Senior Emergency Home Repair Grant – These CDBG funds, in addition to General Funds, when available, and CDBG-CV funds are targeted to low- and moderate-income Senior Detroit homeowners. The grant is used to provide emergency replacement and repair of roofs, furnaces, porches, plumbing, and electrical concerns affecting the immediate health and safety of occupants. An estimated 170 homeowners will be assisted with an approximate expenditure of \$15,000 per home.
- Zero Percent Interest Home Repair Loan Program - These privately leveraged CDBG funds will provide zero percent interest home repair loans, to low- and moderate-income

homeowners. In addition, those areas designated NRSA areas and Slum and Blight areas will allow residents who are above 80 percent of area median income to participate in the program. An estimated 55 homes will be assisted with an average CDBG expenditures of \$12,500, with a match of leveraged private capital, per home.

These improvements will be made in areas with market viability, density, and future housing demand.

**3. CDBG Direct Homeownership Assistance Program:** Under this pilot program, 54 low-to-moderate income persons in four neighborhoods will be helped with down payment and closing costs assistance, also rehabilitation of 25 units of low- and moderate-income rental units.

**4. Lead Hazard Reduction Program Grant:** HRD has multiple active LHR grants, with a total award of \$21.45M. The programs are at different stages of implementation, however across the four programs HRD anticipates assisting 150 units with lead hazard reduction over the next year. CDBG funds are used to match the three HUD OLHCHH grants as well as provide emergency repairs as needed to ensure the long-term integrity of the lead repairs.

**5. Healthy Homes Production (HHP) Grant:** HRD was awarded \$2M to address healthy homes hazards, including lead hazard reduction. HRD anticipates assisting 40 units over the next year and 125 units through the life of the grant.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The basic need of public housing residents is for decent, safe, affordable housing. To meet this need, the Detroit Housing Commission (DHC) does the following:

- Owns and operates 13 family and elderly public housing developments totaling approximately 3,400 units
- Completed development activities for Four (4) federally funded HOPE VI revitalization projects (Woodbridge Estates, Cornerstone Estates, The Villages at Parkside (off-site component Emerald Springs) and Gardenview Estates that provide rental and homeowner opportunities. These projects were completed a decade or more ago and are ready for repositioning. Woodbridge and Gardenview Estates will be refinanced under HUD's Rental Assistance Demonstration (RAD) program. Developers are being sought to redevelop The Villages at Parkside.
- Administers approximately 6,000 Housing Choice Vouchers under the Rental Assistance Housing Program
- Encourages homeownership and self-sufficiency through several different programs, including Jobs Plus, Family Self-Sufficiency and Youth Build

### **Actions planned during the next year to address the needs to public housing**

The Detroit Housing Commission's (DHC) planned efforts to address the needs of public housing comprehensively and effectively will be executed in the following manner:

- DHC completed a new Capital Needs Assessment (CNA) to be used as the foundation for a comprehensive Capital Improvement Plan that addresses the needs of its properties based on the guidance received from Physical Needs Assessments, input from DHC staff and its residents. The Plan complies with HUD guidance and regulations. DHC continues to expend and administer CFP funds received to improve and preserve DHC properties. During the past year and coming forward, DHC worked with a real estate consultancy to develop a comprehensive plan to reposition all DHC assets, using either Section 18 or RAD programs. While DHC will continue to develop and implement a Capital Improvement Plan to improve the quality of life for DHC's residents, it is clear that DHC's annual appropriation of operating subsidy and capital grant funds cannot be relied upon to make significant improvements in the public housing portfolio.
- The Detroit Housing Commission has successfully been awarded an Emergency Safety and Security Grants in the past and will continue to see new opportunities to increase revenues or decrease expenses to improve its operations and ability to serve the community in need of affordable housing.
- DHC creates and follows a new Five-Year Action Plan with an emphasis on ADA compliance, energy efficiency upgrades, vacancy reduction and the overall improvement of the physical condition of

#### DHC's ACC inventory

- DHC explores opportunities to collaborate with governmental agencies, non-profit community organizations, and developer partners to further the acquisition, development and preservation of affordable housing in the City of Detroit
- DHC will identify sources of financing to leverage its ability to increase affordable housing with the goal of increasing the total Annual Contributions Contract (ACC) Inventory to reach the PHA limits set in The Faircloth Amendment
- DHC has and will continue to form partnerships with developers to provide Project Based Vouchers (PBV) rental assistance to further affordable housing in the City
- DHC will look to reposition its Public Housing properties to further affordable housing and increase our ability to serve current and future residents. These actions may include partnering with entities to develop or provide services at properties and seek tax-credits to aid in its redevelopment efforts
- DHC may consider converting some or all public housing properties to voucher assisted housing through the RAD program as approved and as determined to be beneficial to DHC and its residents
- DHC will seek out self-development as well as new development opportunities to assist with affordable housing initiatives
- DHC, with HUD national staff, has opened and will be expanding the Envision Center to promote family self-sufficiency through educational and economic development
- DHC through its HUD-awarded grants continues to expand workforce development and job training efforts

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The ongoing participation of the Resident Advisory Board as well as DHC's Resident Advocates covering 11 of 16 Communities is of the utmost importance as means of information sharing and provides the PHA and its residents with a forum to communicate, collaborate and participate in the Agency's Annual Plan process and ongoing programming at each property location.

In compliance with Section 511 of the United States Housing Act and regulations in 24 CFR part 903, the DHC has an established Resident Advisory Board (RAB) that is an integral part of the PHA Annual Plan process. The DHC's RAB membership is comprised of resident members of all communities that are assisted by the PHA. The role of the RAB is to assist the PHA in developing the PHA Plan and in making any significant amendment or modification to the Plan which includes, but is not limited to, Capital Improvement plans, Development plans, and policy or process changes to both the Low Income Public Housing and Housing Choice Voucher programs.

Regardless of the applicable year, DHC encourages the public to comment on the draft throughout the

45-day comment period. For FY2020 and FY2021, pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136), HUD waived the regulatory requirement under the Public Housing Program for a Public Hearing for the Annual PHA Plan. In lieu of that process, all Active DHC PHA families received notification of any significant changes applicable to the PHA Plan.

DHC changed its process in FY 2022 and FY 2023, convening a virtual public hearing. The public, in particular public housing residents, were notified of the meeting with instructions on how to call in via print and social media, as well as flyers at DHC properties and offices.

The Detroit Housing Commission has partnered with several HUD certified non-profit organizations to assist in the preparation of residents to become Home Ownership ready. These programs and services include, but are not limited to, credit counseling, basic home maintenance, financial assistance and education. Additionally, the Detroit Housing Commission offers the Housing Choice Voucher Homeownership Program exclusive to DHC voucher participants to address the needs of the public housing residents.

**If the PHA is designated as troubled, describe the way financial assistance will be provided or other assistance**

The Detroit Housing Commission is designated as a standard performer in Housing Choice Voucher program, troubled in the public housing program. The public housing designation is tied directly to lowered rent collections, vacancies and late annual recertifications – all as a result of the pandemic. DHC continues to move toward the goal of achieving better than standard performer status through concrete efforts in streamlining and improving its business systems, customer service delivery, performance and accountability measures.

## **AP-65 Homeless & Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Detroit addresses the needs of its most vulnerable citizens by working with local partners to fund and/or implement CDBG, ESG, CDBG-CV, ESG-CV and other activities to prevent homelessness, provide shelter, and supportive services. Homelessness funding is also used to support the Coordinated Access Model (CAM) and the Homeless Management Information System (HMIS). The CAM system is Detroit's implementation of coordinated entry system, used to assess those experiencing homelessness and match them to resources. HMIS is the database which allows the CoC lead agency, the Homeless Action Network of Detroit, to track program and system performance.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Detroit is an active participant in an annual unsheltered Point in Time Count to assess progress toward ending homelessness. During the last several years, we have seen a significant reduction in the overall number. As an unsheltered count was not conducted in 2023 however it will occur in January 2024. Specific to the unsheltered populations, the provider network is focused on:

- Ensuring the safety of residents who are unsheltered during dangerous weather conditions through the funding of street outreach and seasonal warming centers.
- Coordinating access to permanent housing for those unsheltered as a high priority population.
- Connecting each unsheltered chronically homeless individual with a Housing Navigator to ensure individuals move as quickly as possible into permanent housing.
- Utilizing ARPA funding to expand street outreach hours to ensure as close to 24-7 coverage as possible.
- Coordinating with the Detroit Police Department when they encounter an unsheltered household to connect them with street outreach services

During the 2023-2024 year, Detroit will continue to implement the coordinated assessment process that has been in place since early 2014. This coordinated assessment process reaches out to and assesses persons experiencing homelessness and is required per the HEARTH Act. Locally, this system is referred to as the Coordinated Assessment Model (CAM). The intent of CAM is to provide a streamlined process by which people who are homeless or at-risk of homelessness are assessed for the most appropriate intervention to meet their needs, and to be able to access those resources.

Through the CAM, households experiencing homelessness, who are either residing in shelters or are unsheltered, receive an assessment using our community's common assessment tool--the Service Prioritization Decision Assistance Tool (SPDAT). The SPDAT assigns a numeric value to help determine what type of intervention a household is best suited for: either that the person will be able to end their



homelessness on their own; shorter-term assistance such as Rapid Re-Housing (RRH); or longer-term, more intensive assistance such as permanent supportive housing. These assessments are completed at CAM access points or through the phone line. Once the assessment has been made, the household will be referred to a service provider to provide the assistance.

The City of Detroit increased coordination among outreach providers that are both federally and private funded. This level of collaboration begun in 2020 because of COVID-19 and has allowed outreach efforts to provide a more streamlined response to assist both the clients and the providers. In addition, the creation of a chronic by-name list has ensured outreach providers are focused on completing assessments on persons who are unsheltered. These street outreach teams canvass the streets and known locations where unsheltered persons reside. In addition to outreach and engagement, these teams “navigate” the unsheltered to supportive housing by helping them compile the necessary documents to qualify for and be matched to supportive housing.

An essential role of CAM is the referral of households to emergency shelter, Rapid Re-Housing, and Permanent Supportive Housing. In 2022, most emergency shelter and permanent supportive housing (PSH) referrals were for single adults. While single adults made up 62% of referrals to shelter, they comprised 56% of referrals to PSH. This is largely because PSH is prioritized for chronically homeless households, and single adults are more likely to be chronically homeless than other population types. There was a 5% decrease between the number of PSH referrals in 2022 compared to 2021.

In 2022 there were 585 households referred to Rapid Rehousing, which is a large decrease of RRH referrals compared to 2021 (805 referrals). In 2021 ESG-CV funds allowed the City to bring on additional RRH programs which ultimately were ramped down in the next year as the funding ended.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

### Addressing emergency shelter needs

In 2023-2024 Detroit will address the emergency housing needs of homeless persons in the following ways:

- Improving services to those in shelter. The City of Detroit published its Shelter Policies and Procedures as well as a training series designed to ensure standardization across programs and help shelter staff assist residents to obtain permanent housing.
- Work with shelter providers to create Emergency Shelter Community Standards to create uniformed services and guidelines for clients.
- Utilize ARPA funding to allow for a limited number of shelters to operate during the daytime hours while providing increased case management.
- Warming Centers: During the winter additional seasonal emergency shelter programs opened to provide shelter space for persons during the cold weather months. It is estimated there will be at three Warming Centers operating during the winter of 2023-2024.

- The City of Detroit will continue to support a highly successful shelter diversion program. This program, coordinated through the shelter access points, identifies persons seeking emergency shelter who could be diverted to an alternative housing setting with mediation support. In 2021, a total of **1,106 households were diverted including:**
  - a. 50% of total Single Adults
  - b. 7% of Unaccompanied Youth
  - c. 35% of adult families presenting
  - d. 8% of Parenting Youth presenting
- The City will continue placing greater emphasis on housing outcomes for shelter providers through a performance-based NOFA process which integrates performance metrics into scoring.
- Incorporate additional data metrics into future NOFAs

#### Addressing transitional housing needs

The Continuum of Care has reduced its inventory of transitional housing through strategic reallocations. In 2023-2024, the focus will be providing high quality transitional housing for individuals and families who express a desire to live in these settings and keeping side doors closed to entry to ensure referrals come through the coordinated entry system. The number of referrals (69 households) was similar to 2021. A higher share of referrals (56%) went to parenting youth than in previous years.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Chronically Homeless Individuals and Families - Permanent Supportive Housing (PSH) provides a permanent rental subsidy and wrap-around services for persons who have significant barriers to housing. The Detroit CoC currently has focused its recent efforts around ensuring that supportive housing is going to the households who need it most, through the creation of a by-name list of those experiencing chronic homelessness and the preferencing of those who are unsheltered, chronically homeless and have a high level of vulnerability as determined by the Full SPDAT for available units of supportive housing.

Veterans and Their Families – The City of Detroit participates in Community Solution’s Built for Zero campaign and the U.S. Department of Veterans Affairs 38,000 Permanent Housing Placement National Challenge to improve our community’s response to Veteran homelessness in the hopes of ending Veteran homelessness in Detroit. Veteran housing progress towards housing is tracked through an extensive by name list process. Through this process we have successfully reduced the number of

Veterans experiencing homelessness by 29% in 2022. We continue to monitor our progress through regular leadership team meetings and by name list meetings. As of March 2023, there were 133 Veterans experiencing homelessness in Detroit. In working on Veteran homelessness, we deploy the following tools to address Veteran needs:

- Supportive Services for Veteran Families (SSVF): SSVF provides both RRH and prevention assistance for veterans (both single veterans and families with Veteran head of households). RRH provides short- to medium-term rental assistance and services to quickly move people from a homeless situation back into housing. Prevention assistance helps persons at-risk of homelessness by using funds to pay rental or utility arrearages, or security deposits and limited rental assistance going forward for persons who need to move to a new housing unit. There are currently three SSVF programs operating in Detroit. Due to COVID-19, Veterans that were considered high risk for the virus were placed in hotels using SSVF funding. This initiative helped keep Veterans out of congregate settings during the global pandemic.
- HUD-VASH: HUD-VASH is a permanent supportive housing program funded by both HUD and the Veterans Administration (VA). Veterans receive a voucher for housing that is partnered with case management to ensure a successful transition from homelessness to housed.
- Grant Per Diem Transitional Housing (GPDTH): GPDTH beds provide transitional housing assistance to veterans experiencing homelessness, the majority of whom are single males. The intent of the GPDTH programs is to move these individuals into permanent housing. There are 140 GPDTH beds in the City of Detroit.

Families with Children - The needs of families with children will be addressed by:

- A portion of the emergency shelter beds in Detroit will be specifically targeted to families with children
- Families with children will be eligible for ESG-funded RRH and prevention programs
- Linking families to Housing Choice Vouchers provided by Detroit Housing Commission or the Michigan State Housing Development Authority

Unaccompanied Youth - In July 2021, Detroit applied for a grant opportunity known as the Youth Homelessness Demonstration Program (YHDP). YHDP is a federal funding opportunity made available to communities through the Department of Housing and Urban Development (HUD). The ultimate goal of the YHDP is to reduce youth homelessness.

The program aims to support selected award recipients in the development and implementation of a coordinated community approach. The hope is that the awarded communities will then share that experience with and help mobilize communities around the country towards the same end. The population to be served by the demonstration program is youth experiencing homelessness up to age 24.

Applications were considered for the following project types: Permanent Supportive Housing (PSH), Joint Component Transitional Housing Rapid Rehousing (TH-RRH), Rapid Rehousing (RRH) portion of the joint component program, and Crisis Mental Health. At the end of a comprehensive planning process, we

chose three organizations that best represented our collective vision and had extensive experience serving youth.

After more than a year of planning, HAND selected YHDP grant recipients: Ruth Ellis Center, Permanent Supportive Housing (PSH); Methodist Children's Home Society (MCHS) and Detroit Phoenix Center, Joint Component Transitional Housing Rapid Rehousing (TH-RRH); and Methodist Children's Home Society (MCHS), Crisis Mental Health.

In addition, the following funded resources will be available:

- There will be at least two emergency shelters that are specifically for youth.
- There will be one transitional housing programs specifically targeted to youth that can also serve pregnant/parenting teens.
- There will be an organization that specifically provides outreach, counseling, and supportive services to homeless youth who identify as Lesbian, Gay, Bisexual, Transgender, or Questioning (LGBTQ).
- There will be one funded organization that provide Rapid Re-Housing specifically to youth aged 18-24.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Providing Financial Assistance - One key strategy for the 2023-2024 year will be to provide short-term leasing assistance and utility and/or rental arrears payments. Detroit will do this by using Emergency Solutions Grant (ESG) funds via RRH.

Preventing discharges into homelessness: Within the Detroit CoC, there are State mandated policies that prevent a person from being discharged from one of these institutions of care into homelessness:

- Foster care
- Mental health care
- Correctional facilities

Additionally, providers within the CoC actively coordinate with these systems to help ensure that persons who have resided in each of them for longer than 90 days are not discharged into homelessness. For households that need affordable housing resources in order to avoid entry into homelessness, resources are provided by homelessness prevention providers, through State Emergency Relief provided by MI Department of Health and Human Services (MDHHS), as well as the safety net social service agencies that provide housing as support services to different subpopulations.

Providing supportive services: Through other federal programs such as the American Rescue Plan, persons who are at-risk of homelessness will be able to access an array of supportive services to help stabilize a person experiencing a housing crisis, including mediation of landlord/tenant disputes, other legal assistance, and case management.

Expanding affordable housing opportunities and Landlord Engagement: Detroit works to increase the availability of rental subsidies for low-income individuals and families and expand the use of Housing Choice Vouchers for those at risk of homelessness. When these opportunities are unavailable case managers often attempt to negotiate with landlords to make rents affordable. In 2022, the City of Detroit's Housing and Revitalization Department launched a website called Detroit Home Connect Detroit, a new City service that centralizes available rental units based and can be tailored based on the household's affordability and needs. Households can understand eligibility for rental units by exploring options based on family size, age, and income. This work stemmed from previous landlord engagement initiatives with the ultimate goal of creating a standard landlord engagement and housing program that can significantly increase our landlord pool.

Increased coordination with the local workforce investment board: The City of Detroit is working to help connect programs such as homelessness prevention to provide "warm handoffs" for individuals seeking employment. The homeless system is increasing the level of collaboration through a formal partnership with Detroit at Work that includes a referral process connecting households experiencing homelessness with Detroit at Work at the time of entry into emergency shelter. This immediate referral allows families to quickly connect with employment services as it is often a critical component to ending a household's homelessness.

## **Discussion**

For 2023-2024 year, CDBG funds totaling approximately \$2.5M will support the following homeless activities:

- Street Outreach
- Emergency Shelter Services (Shelter and Essential Services)
- Rapid Re-housing (Financial Assistance/Short Term Case Management, Housing Navigation, Housing Search and Placement & Housing Relocation Stabilization Services)
- Warming Centers
- Coordinated Entry

CDBG homeless funds are also used to meet the 2023-2024 ESG match. ESG regulations require a 100 percent match for every dollar received from HUD. During 2023-2024, CDBG funds will match approximately 90 percent of the 2023 ESG award. The remaining 10 percent match will be met by community organizations receiving ESG funding. Community organizations traditionally meet the match through in-kind contributions and other award commitments. The match is documented in their contracts.

**AP-70 HOPWA Goals – 91.220 (I)(3)**

<b>One-year goals for the number of households to be provided housing using HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	250
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Short Term Rental, Mortgage, and Utility Assistance	50
Permanent Housing Placement Activities	50
Total	350

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Detroit is committed to increasing affordable housing opportunities for low- and moderate-income households. The City makes efforts to remove policy and market barriers to the development and preservation of affordable housing and to implement policies and programs to proactively encourage affordable housing. As identified in the development of the Multi-Family Affordable Housing Strategy in 2018, the key barriers to affordable housing in Detroit include tax policies, access to capital for affordable housing, and making land available for the development of affordable housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

To ameliorate barriers to affordable housing, the City of Detroit is taking the following actions:

Tax Abatement Streamlining—Due to high tax rates within the City of Detroit, tax abatements including the Payment in Lieu of Taxes (PILOT) are necessary tools to make affordable and mixed income housing feasible. The process for securing tax abatements has been difficult for developers to navigate, so the City of Detroit is developing a tax abatement portal to bring efficiency and transparency to the process. The City is in the final stages of procurement to secure a contractor to develop the tax abatement portal.

Access to Capital—The City has collaborated with philanthropic investors and the Local Initiative Support Corporation to develop a private affordable housing loan and equity investment tool to compliment and augment public investment in affordable housing. This tool was launched in fall the 2020 and has grown to \$65 million in fund capacity. Additional private funds are currently being sought to increase the capacity of the fund.

Technical Assistance for Preservation—The City has brought on staff to provide assistance to affordable housing owners and to facilitate access to technical assistance to affordable housing owners to assist in the navigation of public funding, private preservation tools, and incentives.

Inclusionary Housing Ordinance—The City continues to administer an inclusionary housing ordinance that requires affordable housing agreements to be executed in conjunction with certain public land sales, tax abatements, or public financing. The ordinance also creates the Affordable Housing Development and Preservation Fund to transfer 40% of public commercial land sale proceeds to

affordable housing activities.

Access to Land in Prime Locations for Affordable Housing—The City utilizes several mechanisms to prioritize affordable housing in prime locations. The City is working with philanthropic and nonprofit partners to make significant public and private investments into comprehensive neighborhood and commercial corridor plans, an initiative called the Strategic Neighborhood Fund. As part of the site selection for catalytic development projects, the City is identifying sites that are conducive to affordable housing and prioritizing development proposals that include affordable units. The City also releases RFPs for publicly owned land and has prioritized parcels that would be competitive in the State of Michigan’s Low Income Housing Tax Credit application process.

Streamlining Approval Processes for Affordable Housing—The City is pursuing a plan to decrease the time and cost of securing City approvals for affordable housing developments. A review of the current process identified potential efficiencies including budling of approvals by City Council. A policy consultant has been procured to assist with finalizing process streamlining.

**Discussion:**

The City of Detroit consistently engages with affordable housing developers to identify needs and opportunities to improve the process of bringing affordable housing to market. The City of Detroit Housing and Revitalization Department has a Public Private Partnerships division that assists developers navigate city processes from site selection through construction completion including the navigation of permitting, public financing, incentives, site plan review.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

A variety of collaborations, programs and initiatives that encourage job growth and provide services to those in need take place within the City of Detroit. Detroit has been hit hard by the foreclosure crisis, the 2008 economic downturn, population loss, bankruptcy, and now the Coronavirus pandemic, the 2021 Flood and other challenges experienced by older industrial cities. As such, demand for services, programs, and activities supported by federal funds have increased significantly thus the need for coordination, leveraging funds, collaborating on projects, and strategically targeting funds is imperative.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Detroit is focused on addressing obstacles to meet underserved needs by leveraging our funding with other government funding streams and private resources. The City of Detroit will continue to work with our federal, state, and local partners to develop new housing options for poverty level families through such programs as the Affordable Housing Leverage Fund or the Low-Income Housing Tax Credits (LIHTC). In addition, the City will continue to pursue opportunities presented on the federal level and will work with the Michigan State Housing Development Authority to fund LIHTC projects in target areas. The City of Detroit will continue to focus efforts on addressing the needs of households who are experiencing housing insecurity, whether they be homeowners or renters, through a variety of innovative programs.

**Home-ARP:** The American Rescue Plan (ARP) will provide approximately \$26.5 million through the HOME Investment Partnerships Program to the City of Detroit. The funding will be used to make targeted, strategic investments in housing and other assistance for people experiencing homelessness. This funding was approved by HUD in late 2022. The City will use HOME-ARP to assist with the development of permanent supportive housing, creation of a non-congregate shelter, supportive services, and non-profit assistance to carry out HOME-ARP activities.

**ARPA Prevention and Diversion:** The Department of Treasury awarded the City of Detroit funding through the American Rescue Plan Act (ARPA). A portion of this funding, three million dollars, will be used to assist efforts in preventing and/or diverting episodes of housing insecurity (homelessness). ARPA funding will support two core initiatives providing key stop-gap measures to reduce the number of Detroit households entering emergency shelter: diversion and homeless prevention for doubled up households. Both programs will serve single adults and families who reside in the City of Detroit with an annual income at or below 60% AMI. The first initiative, Prevention, targets households staying with friends or family, often referred to as “doubled up”, who need to leave their housing because it is either overcrowded or unstable. Prevention activities include limited case management which focuses on identifying a new housing unit while connecting clients to mainstream resources and client level financial assistance for security deposits and rental assistance. This funding will be used coordination with the ESG Prevention funding that can serve households doubled up or facing eviction. The second initiative, Diversion, targets households that are in immediate need of

emergency shelter and contacts the front door of the homeless system, referred to as the Coordinated Assessment Model (CAM). Diversion activities include engagement and financial assistance. Engagement focuses on planning and problem solving to assist clients with either staying in their current unit or moving in with other family or friends (assistance could be monetary or in the form of mediation). The Diversion program may also assist clients with finding a new unit and first month's rent/security deposit.

Due to COVID-19, **Emergency Rental Assistance Program (ERA)** was made available through the U.S Department of Treasury to the State of Michigan through the Homeless Action Network of Detroit and directly to the City of Detroit. Emergency rental assistance was available to landlords and their renters who had been financially impacted by the pandemic. This grant provided another level of assistance for households that do not qualify for ESG prevention funds. The total award was approximately \$305 million dollars for program administration, case management and direct financial assistance for rent, utility and internet support. Between March 15, 2021-March 30, 2023, the ERA program approved just over 33,600 applications for a total of \$273.3 million dollars in direct rent and utility assistance.

In situations where renters were losing their home due to nonpayment of taxes, the Right of Refusal program, which was launched in 2018 in pilot form, could be used. Using funds raised by public-private partnership, the City acquires tax foreclosed homes through the City's right of first refusal from Wayne County. These homes are occupied by renters whose landlords failed to pay their property taxes, victims of property scams, those with solvable probate issues, and owners who would have qualified for property tax reductions. Then, the City passed these homes to a nonprofit partner (United Community Housing Coalition) at no additional cost, and UCHC worked with the individual renters and homeowners, allowing them to acquire the property with monthly payments set at an affordable rate. Funds collected will be held by UCHC for use in future purchases. Since the program's inception, 1,157 households have participated in Make it Home.

Lastly, the City is working to establish clear guidelines in all circumstance to address potential displacement in properties where affordability requirements are expiring, or when formerly naturally occurring affordable housing (NOAH) properties are sold and renovated, resulting in rental increases. The City has already supported efforts to help tenants facing displacement but intends to expand these efforts in the coming year. We believe the diverse activities described above will help the City sustain healthy neighborhoods for all Detroit residents.

### **Housing Services**

At the end of September 2022, no protections remained in place through state or federal interventions to assist renters still dealing with financial and health challenges related to housing emergencies. The City of Detroit aims to establish a program to prevent Detroiters from experiencing homelessness that were previously being served by Covid-19 resources. As part of the 7-point, 203 million dollar affordable housing plan, the American Rescue Plan (ARP) will provide approximately \$20 million to the new Detroit Housing Services Office (DHS) in the Housing & Revitalization Department. The Detroit Housing Services Office is structured to meet a range of housing relocation needs faced by residents and tenants through an internal continuum of services – as a participant's housing needs change, so does the type of services available to them within the program.

A hotline will offer assistance for those looking to avoid housing displacement, emergency response for those facing immediate homelessness, and connections to additional housing resources. Resident eligible for case management services will receive 1:1 case management and housing navigation support to gain permanent housing. The target goal is to place 2,000 residents in permanent housing at the conclusion of ARP funding.

### **Actions planned to foster and maintain affordable housing**

The City of Detroit plans the following actions to foster and maintain affordable housing and advance the City's goal of developing 2,000 units and preserving 10,000 units of affordable housing by the end of 2023: (1) Deploy federal and local affordable housing subsidies through a bi-annual Notice of Funding Availability process. The Housing & Revitalization Dept. continues to make funds available for the development and preservation of affordable housing, utilizing HOME, CDBG, and locally derived sources; (2) Continue to partner with a local CDFI to deploy a private housing leverage fund. In partnership with Local Initiative Support Corporation, the City launched the Detroit Housing for the Future Fund, a \$65 million private affordable housing fund that offers low-interest debt, preferred equity, and predevelopment grants to increase affordable housing production and preservation; and (3) Advance strategy to preserve existing affordable housing through risk monitoring, technical assistance, and financial assistance.

### **Actions planned to reduce lead-based paint hazards**

The 2019 American Community Survey (ACS), reports that approximately 89% of Detroit's occupied housing units were built before 1978, with 29% built before 1940. Given the age of the City of Detroit's housing stock, there is significant concern of lead-based paint hazards in residential units. The City of Detroit, through its Housing & Revitalization Department (HRD), is committed to seeking funding for reducing lead hazards and providing prevention information and educational awareness on the various learning disabilities and other significant health issues among children living in affected homes.

Through HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH), funds are competitively awarded to help units of local government make homes lead safe. These funds are used in conjunction with CDBG home repair dollars to identify and remediate lead-based paint hazards in privately owned rental or owner-occupied housing. In addition, these OLHCHH grants will also identify and address, where feasible, other health and safety issues by performing a Healthy Homes Assessment.

HRD has multiple active LHR grants, with a total award of \$21.45M. The programs are at different stages of implementation, however across the four programs HRD anticipates assisting 150 units with lead hazard reduction over the next year. CDBG funds are used to match the three HUD OLHCHH grants as well as provide emergency repairs as needed to ensure the long-term integrity of the lead repairs.

HRD was awarded \$2M Healthy Homes Production Grant to address healthy homes hazards, including lead hazard reduction. HRD anticipates assisting 40 units over the next year and 125 units through the life of the grant.

## **Actions planned to reduce the number of poverty-level families**

Housing, education, transportation, and job opportunities are all important aspects of Detroit's anti-poverty strategy. Housing: See Affordable Housing section AP 55 for detail on HRD's efforts to reduce the number of poverty level families by making decent, safe, and affordable housing available for those in need. For households experiencing homelessness, 1,203 referrals were made in 2022 to either Rapid Re-Housing (585) or Permanent Supportive Housing (618) according to the Southwest Solutions Coordinated Entry 2022 Data Report. These programs provide subsidized rental assistance along with case management to assist households with increasing their self-sufficiency and increasing their income.

### Education:

Educational attainment is one key to bringing individuals out of poverty. According to the winter 2015, Michigan Economic and Workforce Indicators and Insights, "The effects of increased levels of education attainment are evident when looking at the labor force participation and unemployment rates for the population 25 and over. There is a clear negative relationship between educational attainment and the jobless rate. It is also apparent that additional education enhances workforce participation." The Detroit Public Schools Community District approved a Community Education Commission, which will grade public schools and provide information to parents to help improve the district's overall performance. While there is still much work to do, teacher vacancies in the district have reduced by more than half, and salaries have increased by more than \$5,000 annually. In addition, the Detroit Promise Scholarship program offers Detroit High School graduates a tuition-free path to trade, two-year and four-year credentials at 26 Michigan colleges/universities. CDBG funding for educational programs continues to be a city priority. For FY 2023-24, CDBG Neighborhood Opportunity Fund will support approximately \$1.3 million in funding educational programs.

### Transportation:

Transportation is the key to all Detroiters being able to access employment opportunities. Over the last four years, DDOT have invested in new buses and routes, and improved operations. Transportation priorities include: Increasing economic opportunity and reducing poverty by delivering a high-quality transit service and providing more ways for people to access every neighborhood in Detroit; Improving public safety by reducing traffic injuries and fatalities and making everyone feel safe walking, biking, and taking transit to their destination; Introducing the new DDOT Bus Tracker where individuals can track their bus via text message or by going to myddotbus.com on an internet browser; Strengthening city functionality by bringing our infrastructure and operations into a state of good repair and having the right systems in place to deliver on our promises. The DDOT will make reasonable accommodations for

individuals with disabilities to fully use the transit services.

### Employment:

A significant cause of poverty is the lack of employment opportunities for residents. Detroit at Work is a program that was launched in February 2017. This program is a collaboration with the Detroit Employment Solutions Corporation (DESC), who is the appointed workforce development agency for the City. DESC is a nonprofit agency dedicated to training and opportunities to match Detroiters to jobs. Detroit at Work is a single point of entry to jobs and training opportunities within the City of Detroit. Some highlights of recent workforce initiatives include: Grow Detroit's Young Talent (GDYT), a program that provides youth (ages 14-24) with both soft and hard skills and then matches them with over 200 employers to provide on-the job training between July and September.

### **Actions planned to develop institutional structure**

The City of Detroit has developed its institutional structure by establishing partnerships with City departments and agencies, public housing, private institutions, non-profit organizations and continuum of care providers. When implementing the plan and to carry-help the objectives in the Consolidated Plan and Annual Action Plan, the City will continue to coordinate and collaborate with its partners. Included in the partnership structure are the expertise of contractors, service providers and others with the specialized knowledge needed to carry out programs and projects. The Consolidated Plan programs are usually accomplished through (carry out) the Housing and Revitalization Department, contracts with subrecipients, Community Based Development Organizations (CBDO), HOME program developers, Community Housing Development Organizations (CHDOs) and other City departments. Our entity partners, entity type and roles are described: City Departments and Agencies: Planning & Development Department (P&DD) is responsible for Historic designation advisory, historic review clearances, planning studies, site plan review, city master plan, zoning district boundaries approvals, and development plans; Detroit Building Authority (DBA) is responsible for managing large scale capital construction projects and space planning of city-owned facilities, and a portfolio of commercial real estate properties; Detroit Land Bank Authority is responsible for returning the city's blighted and vacant properties to productive use by utilizing a variety of sales programs to make homeownership and land purchases accessible to Detroiters; Department of Neighborhoods is responsible for helping residents form block clubs and community associations; drive community engagement on neighborhood planning projects and other initiatives; resolve citizens' complaints; and educate residents on a broad range of City programs and policies; Detroit Health Department is responsible for providing programs/services, through The Housing Opportunities for Persons with AIDS (HOPWA) grant programs; and Tenant Based Rental Assistance (TBRA) and Housing Supportive Services; Building Safety Engineering and Environmental Department (BSEED) is responsible for lead hazard inspection for a rental property; rental housing compliance; Detroit Department of Transportation (DDOT) is responsible for public transportation operator of city bus service in Detroit; and Wayne Metropolitan Community Action Agency (WMCAA) is responsible for homeless programs and services: WMCAA provides essential services, and community

resources to low and moderate income individuals and families throughout all of Wayne County. The services include the following: Housing placement, moving, utility assistance, health care, weatherization, transportation and food. Public Housing Authority (PHA): Detroit Housing Commission (DHC) is responsible for public housing. The DHC manages the following program: Section 8 Low-income public housing. Redevelopment Authority: Detroit Economic Growth Corp is responsible for economic development. Private Industry: Local Initiatives Support Corporation (LICS) is responsible for the Zero Percent Home Repair Loan (homeowners program). In addition, to investing in affordable housing, growing businesses, safer streets, high-quality education and programs that connect people with financial opportunity. Continuum of Care: Homeless Action Network of Detroit (HAND) is responsible for homelessness, non-homeless special needs, public housing, rental and public services. Non-profit organizations: Fair Housing Center of Metropolitan Detroit is responsible for housing discrimination public services; Detroit Area of Aging Agency (DAAA) is responsible for senior public services and homelessness; Detroit Housing Coalition is responsible for foreclosure prevention public services and homelessness.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Detroit Housing Commission will continue in its efforts to create more affordable housing opportunities in the City of Detroit, pursuant to the Mayor's Affordable Housing Plan, announced in 2022. Further, DHC is working to streamline and improve its business systems to increase efficiency in its delivery of services to Detroiters who use the services it provides.

The City also supports DHC's efforts to create a more robust array of supportive and social services to its residents in both the public housing and Housing Choice Voucher programs. Beginning several years ago, the EnVision Center was established to leverage public and private resources for the benefit of individuals and families, residing in federally assisted housing, interested in achieving economic independence through better educational opportunities and employment training.

Toward this end, DHC continues to receive HUD grants for Resident Opportunities Self-Sufficiency (ROSS) and Family Self-Sufficiency (FSS) and was most recently awarded Jobs Plus and YouthBuild. DHC has brought together several public and private services stakeholders, creating a menu of programs and a referral network serving public housing and voucher holders beginning at the age of 18.

For youth whose families participate in our rental assistance programs, DHC continues to work with the city to bring broadband access to the city's most economically challenged citizens. Specifically, DHC is partnered with private organizations who have donated and continue to donate laptops for school-age young people, also providing furniture to families leasing units and clothing for those getting ready to enter/re-enter the world of work. In addition, DHC is partnered with the City to use ARPA funding to

expand broadband access to lower-income Detroiters.

DHC has Memoranda of Understanding (MOUs) with the City of Detroit to provide Housing Choice Vouchers to families whose current housing conditions require more immediate relocation due to exigent conditions, such as elevated blood levels or homeless (or at risk of homelessness) due to uninhabitability. Or with the state, Michigan state Housing and Development Agency (MSHDA), to provide housing for youth aging out of foster care or under family unification requirements.

The City of Detroit continues to support DHC in its operation of the EnVision Center. A former HUD Secretary promoted the establishment of EnVision Centers to leverage public and private resources for the benefit of individuals and families living in HUD-assisted housing. EnVision Centers offer HUD-assisted families access to support services that can help them achieve economic self-sufficiency.

### **Discussion:**

Pursuant to its authority under the Fair Housing Act, HUD has long directed program participants to undertake an assessment of fair housing issues. As the Department works to foster effective fair housing planning, goal setting, strategies, and actions, it recognizes that the people who are most familiar with fair housing issues in cities, counties, and states are the people who live there and deal with these issues on a daily basis.

The fair housing study conducted by Wayne State University revealed a need for more accessible housing in Detroit. This claim is supported by the fact that failure to accommodate a person with a disability is one of the leading causes for fair housing complaints in Detroit over the past 5-years. The focus group participants stated disability is a frequent basis for fair housing violation because it is often obvious. In cases where a person's disability is noticeable, a potential landlord is often unwilling to accommodate them. Disability is a huge barrier to housing. Funding non-profit groups such as United Community Housing Coalition and Legal Aid & Defender will assist in resolving fair housing barriers for individuals who are disabled including our seniors and veterans. We also funded Fair Housing Center of Metropolitan Detroit to continue their efforts on pushing fair housing awareness for city residents.

The City of Detroit will continue to combat issues with impediments to Fair Housing from the assessment by efforts from the Civil Rights, Inclusion and Opportunity Department's (CRIO) complaint procedures. CRIO will assist in meeting the City of Detroit statutory obligation to affirmatively further the purposes and policies of the Fair Housing Act. In addition, the CDBG will continue to fund several other non-profit groups for the purposes of furthering fair housing.





# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I) (1,2,4)

### Introduction:

HRD will continue to do its best to strategically invest funding from the four federally funded programs. CDBG funds will be used to benefit low-and-moderate income persons through various social and economic opportunities, and housing homeownership assistance programs. HOME funds will be used to provide affordable housing including new construction of multi-family rental units. HOPWA program funds will be used to serve homeless and non-homeless persons residents infected and/or affected by HIV/AIDS through Tenant based Rental Assistance (TBRA) while providing information and supportive services. Finally, ESG funds will be used for emergency shelters, warming centers, homeless prevention, rapid re-housing and street outreach.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$1,905,480
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the year(s) covered that include this Annual Action Plan. 1 year - 2023

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City investments of HOME funds will only take the forms listed in Section 92.205.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City of Detroit will not use any new proceeds from the HOME Investment Partnership Program for homebuyer assistance, new construction of owner-occupied single-family homes, or rehab of owner-occupied single-family homes. The City of Detroit will use proceeds from the Community Development Block Grant for homebuyer assistance. Proceeds from the HOME Investment Partnership Program will continue to be used for the construction and rehab of rental housing in the City of Detroit and will continue to follow the requirements as stated in 24 CFR 92.

At the request of current developers/property owners and the existing low-income rental households, the City of Detroit may convert some of the existing HOME-assisted single-family rental units into homeownership units. This will give the current low-income household, who initially occupied the home as a rental unit, the opportunity to be a homeowner. This will apply to HOME-assisted single-family units originally assisted with proceeds from the HOME Investment Partnership Program for the construction or rehab of single-family rental units. Several of these single-family rental units have past their Low-Income Housing Tax Credit (LIHTC) 15-year compliance period and are eligible (through the LIHTC program) to be converted from a rental unit to a homeownership unit.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units**

**acquired with HOME funds per 24 CFR 92.254(a)(4) are as follows:**

For the existing HOME-assisted single-family units that are being transferred from rental to ownership, the new household must qualify as a low-income family and must be the principal residence of the family throughout the period of affordability, as stated in 24 CFR 92.254(3), or be transferred to a household that is qualified as low-income (per 24 CFR 92) during the period of affordability. The home will continue to be encumbered by an affordable housing restriction throughout the period of affordability. This affordable housing restriction will be signed by the homebuyer and recorded with the Wayne County Register of Deeds and will comply with the Resale Requirements as defined in 24 CFR 92.254 (5) (i). For the duration of the affordability period, the City shall review proposed transactions to ensure that (1) the original homebuyer's down payment, the value of mortgage payments at time of sale and value of any capital improvements, (2) the home is priced affordably for a reasonable range of low-income homebuyers with a maximum purchase price of 95% of the median purchase price for Wayne County according to HUD's published HOME homeownership value limits and (3) a new homebuyer qualifies as low-income below 80% AMI and has sufficient income to support monthly housing payments. This specifically applies to HOME Assisted units that were initially funded to be used as rental units, but will be converted to home ownership units, as defined in 24 CFR 92.255.

4. **For existing HOME Assisted units that are out of compliance with the HOME Investment Partnership (see above)**
5. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City of Detroit may use HOME funds to refinance existing debt secure by multifamily housing if the following conditions are met:

1. The refinance enables the property to recapitalize through a rehabilitation.
2. The owner can demonstrate that disinvestment in the property has not occurred, and that the project is financially feasible for the length of the affordability period.
3. The owner must enter into an affordability agreement, recorded as a covenant running with the land that either preserves affordability, or creates new affordable units.
4. The property must be in the City of Detroit.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. **Include written standards for providing ESG assistance (may include as attachment)**

Written standard for providing ESG were formalized and approved by the CoC board in 2016. The written standards was updated due to system changes. These updates were completed and published in 2018 and will continue to be updated by the CoC Performance Evaluation Committee

and approved by the CoC board. (See attached policies and procedure manual for ESG)

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Detroit Continuum of Care had created a coordinated assessment system that assesses all clients seeking services with a standardized assessment tool (the VI-SPDAT) and ensures coordinated entry into shelter programs and prioritization of clients for housing and services on the basis of their assessment score. The Coordinated Assessment Model, or CAM, as it is known locally, moved from a call center to an in-person access point model in late 2017/early 2018. The CAM lead implementer for Detroit is Southwest Solutions. During 2018 and 2019, the community completed a local evaluation of the CAM lead and process to understand how well the program is serving the community and opportunities for improvement. Due to COVID-19 CAM temporarily moved to a call center model but will switch back to in-person access points once the public health threat has ceased. In addition, for the first time since 2015, a new CAM Lead Agency will be selected in 2023. All existing operations will continue with new provider.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

The City continues to use its CDBG funds as part of a match for the annual ESG allocation. The City of Detroit uses a NOFA process each year to select the best qualified organizations to implement ESG activities. Since 2019-2020, the City of Detroit combined the NOFA and contracting process for ESG and CDBG which streamlined the process for both city staff and subrecipients. Organizations are required to provide proof of any required match at the time of grant award and close-out. Matching sources may include cash contributions expended for allowable costs, and non-cash contributions including, but not limited to, the value of any real property, equipment, goods, or services provided that the costs would have been allowable.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The City of Detroit adheres to homeless participation requirements at 24 CFR 576.405(a). The City of Detroit has required that all sub grantee organizations appoint one homeless or formerly homeless individual to its board of directors to be considered for ESG funding. Our purpose is to ensure the voices of those who have experienced homelessness are integrated into the service work

of these agencies. Proof of this appointment is required to be included as an attachment with NOFA submissions.

**5. Describe performance standards for evaluating ESG.**

ESG performance is evaluated from both a programmatic and financial perspective. Organizations are assessed for risk prior to grant award, and financial and programmatic monitoring is integrated into the work of the contract managers. We ensure the performance of organizations both through the utilization of HMIS data and the qualitative information obtained through file review. The City of Detroit has finalized ESG Policies and Procedures, which further detail performance expectations to increase accountability. During the 2023-24 NOFA, the City defined performance measures, established baselines, and benchmarks for organizations to meet during the coming year. This work has continued in future funding applications.

**Housing Opportunities for Persons with Aids (HOPWA)**

**Identify the method of selecting project sponsors and describe the one-year goals for HOPWA funded projects**

**1. Selection of Contractors**

The City of Detroit is the grantee for the HOPWA Program and as such provides all grant administrative functions. The City of Detroit Health Department (DHD), which administers the program, follows the City's procurement policy from the Office of Contracting and Procurement. While DHD is the program operator, there is still a need for a contractor that can write issue rental assistance and other recurring costs on a reimbursement basis. This contractor is not a Project Sponsor and therefore, makes no decisions about program design or eligibility. A summary of the procurement process for selecting such contractors are as follows:

A Request for Proposal (RFP) application is issued for potential contractors based on the contract cycle. The RFP is open and available to the community, including grassroots, faith-based and all other community organizations for proposal bids. All RFP's are advertised on the City and community websites, local and minority newspapers such as the Detroit News/Free Press and discussed at coalition and committee meetings. The evaluation and scoring for the proposals are based on the City's procurement policies and procedures.

Contractors are reviewed and evaluated on their performance. This evaluation may impact their ability to qualify for future RFPs.

**2. Goals for HOPWA funded projects**

HOPWA's goals are based on community need and prior year activities.

***GOAL: "To connect HIV positive Detroit and Wayne County residence with Tenant Based Rental Assistance (TBRA), Community Residential/Transitional Housing, and Coordinated Supportive Services."***

### **3. Tenant Based Rental Assistance (TBRA)**

HOPWA's one-year goal under TBRA is to assist 225 eligible individuals and their beneficiaries with Housing assistance which include, subsidized rental payments, case management services, and linkages to supportive services.

### **4. Supportive Services**

Supportive services, characterized as a key activity to help persons with HIV/AIDS achieve housing stability and as such are an interconnected component of the HOPWA program. HOPWA rental assistance is not intended to provide "stand alone" rental subsidy but comes with the requirement that an appropriate level of supportive services, designed to meet the program's objectives of maintaining housing stability, avoiding homelessness, and assuring access to care and support are included.

Clients enrolled in HOPWA have individualized Case Plans that include an assessment of their housing needs as well as the supportive services for them to become and remain stable in housing. This plan is updated regularly during quarterly visits with the client's assigned Housing Coordinator.

### **5. Short-Term Rent, Mortgage and Utility (STRMU)**

As STRMU is a "need-based" program; applicants must submit evidence that they do not have the resources to meet rent, mortgage or utility payments and, in the absence of this assistance, would be at risk of homelessness. The amount of assistance is determined by client's household income and monthly household expenses and HUD's recommended 30% of income toward living costs. HOPWA's goal under STRMU is to assist 50 eligible households with STRMU assistance. This assistance will operate on a fiscal year (FY) round, July 1-June 30. Clients cannot receive assistance more than 147 days/21 weeks, within the registered FY Year.

### **6. Permanent Housing Placement**

HOPWA's Goal is to assist 25 unduplicated clients with Permanent Housing Placement activities: Security Deposit, 1st Month's Rent, Last Month's Rent, application fees, credit check expenses, and one-time utility connection fees.

# APPENDICES:

# **2023-24 ACTION PLAN BUDGET**



## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	AD/PLN	N/A	21A	Administration (Direct)	3,173,206.00	Administration - Direct Staff costs related to HUD community development and program management.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Development & Investments - PFR/PI Team	830,569.00	Direct Staffing Costs related to Development & Investments PFR/PI	3 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	20	Eight Mile Blvd	25,000.00	Planning activities with other local governments bordering the City of Detroit along Eight Mile Boulevard.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Fair Housing Awareness	50,000.00	Fair Housing Awareness activities for the Fair Housing Center of Metropolitan Detroit	5555 Conner St, Detroit, MI 48213	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Neighborhood & Housing Svcs - Homeless Supportive Housing	574,870.00	Direct - Staffing Costs related to CDBG/NOF and Homeless initiatives	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Neighborhood & Housing Svcs - NOF & CDBG Initiatives (Direct)	987,900.00	Direct Staffing Costs related to NOF & CDBG Initiatives	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Programmatic Operations - Policy Implementation Staffing	892,958.00	Direct Staffing costs for Policy and Implementation Division	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
CDBG	AD/PLN	N/A	21A	Programmatic Operations - Special Projects	271,649.00	Direct Staffing Costs related to Special Projects	3 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
					6,806,152.00	Subtotal AD/PLN														
CDBG	HR	LMH	14I	CDBG Lead Remediation (Lead Grant Match)	2,239,341.00	CDBG Lead remediation (also matches the Lead grant).	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A	Improve the quality of owner housing	Housing Units	60	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
CDBG	HR	LMH	14A	CDBG Housing Rehab Loan Program 0% interest	1,000,000.00	Zero interest loans to eligible low- and moderate-income homeowners for housing rehabilitation. Grant funds will be leveraged with other sources of funds to create greater impact and leveraging.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A	Improve the quality of owner housing	Housing Units	140	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	HR	LMH	14H	Single Family Housing Activity (Direct)	3,869,415.00	Direct staffing Cost related to single-family Housing including Lead	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
					7,108,756.00	Subtotal HR														
CDBG	DVLPT	LMH	14H	Multi-Family Staffing (Direct)	1,177,189.00	Direct staffing Costs related to Multi-Family Housing	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CDBG	DVLPT	LMH	14B	Housing Pre Development Rehabilitation (Affordable Housing) (14B)	3,222,201.00	Pre-development cost for the rehabilitation of multi-family residential publicly/private owned properties for Detroit low and moderate income residents	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Housing Units	25	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
CDBG	DVLPT	LMH	14G	Housing Pre Development Rehabilitation Acquisition (Affordable Housing) (14G)	TBD	Pre-development cost involved in the acquisition of housing and rehabilitation of residential publicly/private owned properties for Detroit low and moderate income residents	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Housing Units	25	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
CDBG	DVLPT	LMH	12	Housing Pre Development Rehabilitation Acquisition (Affordable Housing)	TBD	Pre-development (New Construction)cost for the rehabilitation of multi-family residential publicly/private owned properties for Detroit low and moderate income residents	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Decent Housing	Availability/A ccessibility	Improve the quality of owner housing	Housing Units	25	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
					4,399,390.00	Subtotal Pre-development (Affordable Housing)														
CDBG	PRKS	LMA	03F	General Service Dept Parks Improvements (Hielman Park)	900,000.00	GSD Park Improvements and playground improvements (Hielman Park)	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	Public Facilities				2
CDBG	NEIGH FAC	LMA	03E	Choice Neighborhood Initiative Grant Match	2,000,000.00	5% grant match requirement of the \$30MM Choice Neighborhood Initiative to provide affordable housing and critical community improvement projects w/in the City's Greater Corktown Neighborhood area.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	Public Facilities				3

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts	
CDBG	PFR	LMA	03E	Public Facility Rehabilitation	1,000,000.00	Reserved for Public Facility Rehabilitation (TBD)	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	Public Facilities			5		5
					1,000,000.00	Subtotal PFR															
CDBG	PS	LMA	05H	Public Service - Summer Jobs Program including GYDT and Training (NRSA 1-5)	1,500,000.00	Public service program that will provide job training and employment opportunities for "at risk" and other low income youth in selected Neighborhood Revitalization Strategy areas (NRSA) through programs designed to stabilize deteriorated or deteriorating neighborhoods.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	Creating Economic Opportunities	Availability/A	Improve economic opportunities for LMI persons	People	500	Public Service	Public Services	N/A		1 thru 5	N/A	N/A
CDBG	PS	LMC	05C	Accounting Aid Society	70,789.00	To provide free tax preparation and counseling assistance to Low/Mod income Detroit households; provides education in financial management.	3031 W. Grand Blvd., New Center One Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	11000	Public service activities other than low/moderate income housing benefit	Public Services	X		ALL	ALL	ALL

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05A	Bridging Communities, Inc	74,789.00	Requesting funds for senior activities; non-medical transportation to doctor's visits, nutritional support. Volunteer training to provide smallhome repairs and home chore services	6900 McGraw, Detroit, MI 48210	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	1000	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	5
CDBG	PS	LMC	05D	Brilliant Detroit	65,789.00	Building Kid Success Neighborhood in Detroit program provides literacy support, STEM programming, and educational enrichment activities to 350 children ages 0 - 8. These coordinated services will be provided in 12 of Brilliant Detroit's 18 existing neighborhood hubs, which are nestled in neighborhoods throughout the City of Detroit.	5657 Larkins Street Detroit, MI 48210	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	350	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	6
CDBG	PS	LMC	05M	Cass Community Social Services	60,789.00	To provide sustainability institute to train unemployed and underemployed adults to succeed in living wage jobs in the 21st Century Green Economy in metropolitan Detroit. The program will serve 12-13 persons monthly/25 unduplicated persons annually.	11745 Rosa Parks Detroit, MI 48206	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	25	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	
CDBG	PS	LMC	05H	Center for Employment Opportunities	78,199.00	CEO program aim to reduce recidivism and improve employment outcomes for people returning home from incarceration CEO provides services that include Workforce readiness training, Job coaching and Development, and Post-placement retention services. Plans to serve 110 unduplicated participants in the Pathway to Employment program	7310 Woodward Ave. Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	110	Public service activities other than low/moderate income housing benefit	Public Services	5	ALL	ALL	ALL
CDBG	PS	LMC	05D	Clark Park Coalition	74,789.00	Provide year-round sports, arts and arrange of Youth summer recreation programs , a winter hockey program, and youth employment opportunities.	1130 Clark Street Detroit MI 48208	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	133	Public service activities other than low/moderate income housing benefit	Public Services	N/A	2, 3	2	4, 5, 6
CDBG	PS	LMC	05D	Cody Rouge Community Action Alliance	65,789.00	Cody Rouge Youth Services Council promotes personal development of the neighborhood's youth by providing them with opportunities to engage in authentic decision-making and strong adult-youth partnerships through recreational programming.	19321 W. Chicago Detroit, MI 48228	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	188	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	7
CDBG	PS	LMC	05D	Detroit Area Pre-College Engineering Program (DAPCEP)	65,789.00	Program provides nationally recognized enrichment programs in science technology, engineering, and mathematics.	42 W. Warren Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	1600	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	ALL

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05D	Detroit Horse Power	82,199.00	Detroit Horse Power's overall goal is to equip Detroit youth with the strengths of character that will allow them to graduate high school with the choice of college or career. To achieve this goal, DHP enrolls 6th through 12th graders in afterschool, year-round programming.	8425 W. McNichols Rd. Detroit, MI 48221	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	50	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	2
CDBG	PS	LMC	05D	Detroit Phoenix Center (DPC)	78,199.00	SOAR -After School Enrichment Program SOAR program provides a safe and educational after-school experience for students in grades 8th-12th who are McKinney Vento Eligible. McKinney Vento is a federal law that guarantees equal access to public education for homeless children and youth.	1420 Washington Blvd. Ste 301 Detroit, MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	60	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	5
CDBG	PS	LMC	05A	Delray United Action Council	70,789.00	Community based programs for residents of Southwest Detroit with emphasis on the senior population, i.e. community transportation, community food distribution, senior adult day care, nutritional classes, utility assistance (THAW) for low income families, and health screenings.	275 West Grand Blvd. Detroit MI 48216	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	340	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05Z	Dominican Literacy Center	78,199.00	Adult Basic Education Program provides one to one tutoring, small group instruction, computer based learning and GED education.	5555 Conner Ave Suite 1414 Detroit, MI 48213	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	300	Public service activities other than low/moderate income housing benefit	Public Services	N/A	2	N/A	4
CDBG	PS	LMC	05H	Family Assistance for Renaissance Men	60,789.00	Provide residents with on-going fair housing education services to eliminate impediments to fair housing choice and provide equality of housing opportunities for all protected classes and ethnic groups.	18701 Grand River #173, Detroit, MI 48223	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	80	Public service activities other than low/moderate income housing benefit	Public Services	N/A	ALL	N/A	4
CDBG	PS	LMC	05D	Give Merit	78,199.00	FATE program is a cohort-based college readiness and leadership experience for high school students. The program provides project based learning, entrepreneurship, career exposure, character development, & mentorship.	10100 Grand River Detroit Michigan 48084	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improve the services for low/mod income persons	People	175	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	7
CDBG	PS	LMC	05H	(The) Greening of Detroit	65,789.00	Greening job training program works to provide new opportunities for low-income Detroiters to receive training that allows them to enter the green jobs marketplace.	13000 W. McNichols Rd. Ddtroit MI 48235	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	30	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	1
CDBG	PS	LMC	05H	International Institute of Metropolitan Detroit	90,789.00	Adult Education/WorkforceDevelopment program, the Economic Advancement, Literacy and Training Program. The program will prepare low-income Detroiters with the basic literacy, workforce preparation and training needed to advance economic mobility and eliminate prolonged barriers to self-sufficiency.	111 East Kirby Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	1332	Public service activities other than low/moderate income housing benefit	Public Services	N/A	2,3,5	2	4,5,6,7

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05I	Jefferson East Business Association	60,789.00	Support SAFE Jefferson to increase security and reduce crime within the Jefferson corridor/identify crime hot spots/auto clubs and wheel locks/10,000 residents impacted.	300 River Place Drive, Suite 5250 Detroit MI, 48207	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	5000	Public service activities other than low/moderate income housing benefit	Public Services	N/A	1	N/A	3, 4, 6
CDBG	PS	LMC	05M	Joy-Southfield CDC	60,789.00	HEART Detroit program provides free health promoting resources, preventive health education, chronic disease management, community-based wellness promotion and increased access to affordable healthy food.	18917 Joy Road Detroit MI 48228	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	2000	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	7
CDBG	PS	LMC	05E	Latin Americans for Social and Economic Development (LASED)	70,789.00	Transportation, food assistance, and help in obtaining access to other vital services and provide senior wellness.	4138 W. Vernor Hwy. Detroit MI 48209	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	1250	Public service activities other than low/moderate income housing benefit	Public Services	N/A	1	N/A	5
CDBG	PS	LMC	05A	Luella Hannan Memorial	82,200.00	Support to assist the Zena Baum Sernior Center with program activities to fund nutrition, legal, transportation and elder abuse casework.	4750 Woodward Detroit MI 48201	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	1156	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05A	Matrix Human Services	65,789.00	Providing services for casemangement for seniors,food assistance, transportation to doctor's appointments, socialization activities: attending wellness centers, shopping etc.	13560 E. Menichols Detroit MI 48205	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	450	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05D	Mercy Education Project	78,199.00	Mercy Education Project provides educational opportunities, life skills development, and cultural enrichment to help at-risk girls and women in southwest Detroit improve their quality of lives.	7310 Woodward Ave., Suite 701B Detroit, MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	33	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	5
CDBG	PS	LMC	05M	My Community Dental Center (MCDC)	82,199.00	Provides free dental services, including surgery, fillings, full and partial dentures to low/mod residents, free prescriptions to low income patients in need of continuous medications.	5555 Conner St. Detroit, MI 48213	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	136	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	5
CDBG	PS	LMC	05Z	Neighborhood Legal Services (Wayne County)	65,789.00	To provide comprehensive case management services, including legal representation and appropriate referrals to victims of human trafficking.	7310 Woodward Ave. , Suite 301 Detroit MI 48202	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	98	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	5
CDBG	PS	LMC	05M	Project Healthy Community	82,199.00	Family Wellness Program is to improve the health of Detroit residents through improved health literacy, health behaviors, nutrition, and exercise. The program seeks to strengthen the relationship between participants and their primary care providers.	18100 Meyer Dr. Detroit, MI 48235	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	215	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	2

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Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05Z	SER Metro Detroit	70,789.00	SER ReBuild Detroit Program is an Apprenticeship Readiness Training Program which program expanded contextualized programming to low-income and unemployment residents. The program enrolls resident over 18 years old with a HS diploma/GED with with goal of increasing their math and reading skills to prepare for Workkeys test and apprenticeship training exam.	9301 Michigan Ave Detroit, MI 48210	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	60	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	1
CDBG	PS	LMC	05H	Siena Literacy Center	70,789.00	Basic adult literacy services and support to adults so they can successfully pursue personal goals, which include entering advanced/secondary education or workforce training, developing consumer skills to navigate life and society.	16888 Trinity Detroit MI 48219	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	255	Public service activities other than low/moderate income housing benefit	Public Services	N/A	N/A	N/A	1
CDBG	PS	LMC	05Z	Southwest Detroit Business Association (SDBA)	60,789.00	El Arte en la Clase after school program is to provide exposure and access to low-income students who might not otherwise have the opportunity to hear / play / learn music and performing arts.	7752 West Vernor Hwy. Suite 101 Detroit MI 48209	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	180	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	6
CDBG	PS	LMC	05Z	Southwest Economic Solution Corporation	70,789.00	MathUp is an accelerated GED program for adult learners that addresses the significant challenges of passing the math portion of the GED exam.	1920 25th Street, Detroit, MI 43216	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	60	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	6
CDBG	PS	LMC	05A	St. Patrick Senior Center	90,789.00	Provides nonemergency medical and basic needs transportation, operates a senior on-site medical clinic, enhanced senior fitness and an on-site full meal. Heal care benefit navigators, and classes in disease prevention and healthy living	58 Parsons Street Detroit MI 48201	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	2200	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	6
CDBG	PS	LMC	05Z	St. Vincent & Sarah Fisher Center	70,789.00	Provides preparation for successful completion of the GED exam and assist residents to become economically self-sufficient adults 18 years and older.	14061 Lappin Detroit, MI 48205	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	1100	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	3
CDBG	PS	LMC	05D	The Youth Connection	70,789.00	Train youth 14-24 for careers and develop "home-grown" heroes. Provide quality youth programming in environmental conservation, outdoor recreation, community service projects and on the job training.	4777 East Outer Drive Detroit MI 48234	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	480	Public service activities other than low/moderate income housing benefit	Public Services	X	N/A	N/A	3
CDBG	PS	LMA	05D	Urban Neighborhood Initiative	70,789.00	To support out-of-school education for youth ages 5-14/after school and summer enrichment programs/ sports/ STEM, art, computer.	8300 Longworth Detroit MI 48209	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	200	Public service activities other than low/moderate income housing benefit	Public Services	N/A	3	N/A	6

## 2023-24 HUD Annual Action Plan Budgeted Activities

Program Name	Activity	National Objective	Matrix Code	Sponsor Name (Activity Name)	Recommended Amount	Project Description	Site Address	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	Priority Need	City wide	NRSA	Slum Blight	City Districts
CDBG	PS	LMC	05D	Wellspring	90,790.00	The program uses the Kumon math & reading/language arts curriculum and supplements it with such components as college prep, community service, leadership development & adventure experiences.	16742 Lamphere Detroit MI 48219	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	500	Public service activities other than low/moderate income housing benefit	Public Services	N/A	5	N/A	1
CDBG	PS	LMC	05M	World Medical Relief	74,789.00	Provides prescription medication to individuals 18 years or older in the City of Detroit who have low to moderate incomes and do not have the financial resources or insurance to pay retail prices for their medicines.	21725 Melrose Southfield MI 48075	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	Improve the services for low/mod income persons	People	1785	Public service activities other than low/moderate income housing benefit	Public Services	X	ALL	ALL	N/A
					2,552,307.00	Subtotal Public Service (Excluding NRSA PS)														
CDBG	PSHL	LMC	03T	Alternatives For Girls (ES)	\$ 100,000.00	(ES) Provides emergency shelter for female youth ages 18-24	903 West Grand Blvd. Detroit MI 48208	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03T	Cass Community Social Services Family Shelter (ES)	\$ 250,000.00	(ES) Provides emergency shelter for families	11850 Woodrow Wilson, Detroit MI 48206	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	140	Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03C	Cass Community Social Services (SO)	\$ 281,361.79	(SO) Outreach program for unsheltered households	11745 Rosa Parks Blvd. Detroit MI 48206	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Outreach	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03C	Cass Community Social Services (ES Wm Ctr)	\$ 200,000.00	(ES) Seasonal warming center for families	1534 Webb, Detroit MI 48206	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Outreach	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03C	Central United Methodist/NOAH (SO)	\$ 236,500.00	(SO) Outreach program for unsheltered households	23 East Adams Detroit MI 48226	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	1500	Homeless person overnight shelter	Outreach	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03T	Coalition on Temporary Shelter (COTS) (ES)	\$ 122,193.02	(ES) Provides emergency shelter for families	26 Peterboro Detroit MI 48201	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03T	Covenant House (ES)	\$ 83,000.00	(ES) Provides emergency shelter for single youth ages 18-24	2959 MLK Blvd. Detroit MI 48208	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	50	Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A
CDBG	PSHL	LMC	03T	Detroit Rescue Mission Ministries-Woodward/ Oasis (ES)	\$ 50,000.00	(ES) Provides emergency shelter to single adults	13220 Woodward Ave Highland Park, MI 48203	7/1/2023	6/30/2024	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People		Homeless person overnight shelter	Emergency shelter and transitional housing	X	N/A	N/A	N/A





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				Total PS & PSHL	5,104,614.00															
CDBG	REPAY	N/A	19F	Book Cadillac II Note 2	716,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Book Cadillac II Note 2 (Interest)	33,267.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	19F	Fort Shelby	1,500,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226+I110:V110	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Fort Shelby (Interest)	171,615.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	19F	Garfield II - Note 1 - GREP (Principal)	780,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Garfield II - Note 1 - GREP (Interest)	62,991.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	19F	Garfield II - Note 2 East Forest Arts (Principal)	150,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Garfield II - Note 2 East Forest Arts (Interest)	29,941.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	19F	Garfield II - Note 3 Sugar Hill (Principal)	230,000.00	Repayment of Section 108 Loan	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A
CDBG	REPAY	N/A	24A	Garfield II - Note 3 Sugar Hill (Interest)	174,946.00	Repayment of Section 108 Loan - Interest	2 Woodward CAYMC, Detroit, MI 48226	7/1/2023	6/30/2024	N/A	N/A	N/A	Other	N/A	N/A	Other	N/A	N/A	N/A	N/A







# **FY 2023-24 CDBG SCHEDULE A**

**Sched A CDBG FY 23-24 BUDGET**

Fund	Appr	Cost Center Num	Object	Program/Activity Name	Final Recommendations
2001	20234	365701	Various	HRD - Office of Administration	3,173,206.00
2001	13170	365706	Various	Neighborhood & Hsg Svcs - Homeless Supportive Hsg	574,870.00
2001	13170	365707	Various	Neighborhood & Hsg Svcs - NOF & CDBG Initiatives	987,900.00
2001	21217	365707	Various	Development & Investments - PFR/PI Team	830,569.00
2001	21218	365707	Various	Programmatic Operations - Special Projects	271,649.00
2001	21218	361111	Various	Programmatic Operations - Policy Team Staffing - CDBG	892,958.00
2001	5797	360600	626500	Eight Mile Blvd	25,000.00
2001	10355	362705	617900	Fair Housing Awareness	50,000.00
				<b>HRD ADMIN &amp; PLAN SUB-TOTAL</b>	<b>6,806,152.00</b>
				<b>PLANNING AND DEVELOPMENT</b>	
2001	14027	433110		PDD - Planning - Staffing	0.00
				<b>PDD PLANNING SUB-TOTAL</b>	<b>0.00</b>
				<b>ADMIN AND PLANNING TOTAL</b>	<b>6,806,152.00</b>
2001	13635	365004	617900	<b>GSD Parks - Hielman Park</b>	900,000.00
2001	21091	361111	617900	<b>CHOICE Neighborhoods Grant Match</b>	2,000,000.00
				<b>HOME REPAIR</b>	
2001	20636	365110	Various	Single Family Housing Activities - Staffing	3,869,415.00
2001	10409	362742	651159	CDBG Match - LEAD Grant	2,239,341.00
2001	13609	364067	651159	0% Interest Home Repair Program	1,000,000.00
				<b>HOME REPAIR TOTAL</b>	<b>7,108,756.00</b>
				<b>HOUSING DEVELOPMENT</b>	
2001	20238	365705	Various	CDBG Multi Family Staffing -Development & Investments	1,177,189.00
2001	20541	361111	651164	Pre-Development - Affordable Housing	3,222,201.00
				<b>DEVELOPMENT TOTAL</b>	<b>4,399,390.00</b>
2001	11496	364040	651161	<b>PUBLIC FACILITY REHAB</b>	1,000,000.00
				<b>PFR TOTAL</b>	<b>1,000,000.00</b>
				<b>HOMELESS PUBLIC SERVICE</b>	
2001	12168	364050	651147	<b>Homeless Public Services - Unassigned Projects</b>	0.00
				<b>EMERGENCY SHELTER</b>	
2001	11784	366005	651147	Alternatives for Girls	100,000.00
2001	11838	366310	651147	Cass Community Social Services (Oasis Project)	250,000.00
2001	11785	366010	651147	Coalition on Temporary Shelter (COTS)	122,193.02
2001	11786	366015	651147	Covenant House Michigan	83,000.00
2001	20982	361111	651147	DRMM Woodward Oasis Shelter	50,000.00
2001	21268	361111	651147	DRMM E.Grand Blvd	33,000.00
2001	11791	366040	651147	Freedom House	198,657.01
2001	12708	367175	651147	Methodist Children's Home Society of Michigan	83,000.00
2001	11800	366085	651147	Michigan Veteran's Foundation	88,546.03
2001	11801	366090	651147	Neighborhood Service Organization (NSO)	250,000.00
2001	11839	366315	651147	Operation Get Down	33,000.00
2001	13644	364101	651147	Salvation Army	110,000.00
2001	11809	366130	651147	YWCA Interim House	83,000.00
				<b>EMERGENCY SHELTER SUB-TOTAL</b>	<b>1,484,396.06</b>
				<b>WARMING CENTERS</b>	
2001	11838	366310	651147	Cass Community Social Services - Warming Center	200,000.00
2001	20339	364126	651147	DRMM Third Street -Warming Center	82,049.15
2001	11882	366880	651147	DRMM Mack Family Warming Center (formerly Gen III Fairview)	83,000.00
				<b>WARMING CENTER SUB-TOTAL</b>	<b>365,049.15</b>
				<b>STREET OUTREACH</b>	
2001	11838	366310	651147	Cass Community Social Services	281,361.79
2001	11896	366920	651147	Central United Methodist Church (NOAH Project)	236,500.00
2001	11801	366090	651147	Neighborhood Service Organization	185,000.00
				<b>STREET OUTREACH SUB-TOTAL</b>	<b>702,861.79</b>
				<b>TOTAL HOMELESS PUBLIC SERVICE</b>	<b>2,552,307.00</b>
				<b>PUBLIC SERVICE</b>	
2001	13837	365007	651147	Summer Jobs Program (NRSA)	1,500,000.00
				<b>TOTAL PUBLIC SERVICE NRSA</b>	<b>1,500,000.00</b>
2001	12945	362009		<b>Public Service - Unassigned Projects</b>	0.00
				<b>EDUCATION</b>	
2001	7523	360901	651147	Accounting Aid Society	70,789.00
2001	21251	361111	651147	Brilliant Detroit	65,789.00
2001	11838	366310	651147	Cass Community Social Services	60,789.00
2001	20647	361111	651147	Center for Employment Opportunities	78,199.00
2001	4139	360238	651147	DAPCEP	65,789.00
2001	21253	361111	651147	Detroit Phoenix Center (DPC)	78,199.00
2001	5983	360634	651147	Dominican Literacy	78,199.00
2001	21120	361111	651147	Family Assistance for Renaissance Men	60,789.00

**Sched A CDBG FY 23-24 BUDGET**

Fund	Appr	Cost Center Num	Object	Program/Activity Name	Final Recommendations
2001	21252	361111	651147	Give Merit	78,199.00
2001	11167	363124	651147	Greening of Detroit	65,789.00
2001	6709	360772	651147	International Institute	90,789.00
2001	11554	361741	651147	Mercy Education Project	78,199.00
2001	4898	360427	651147	Ser Metro	70,789.00
2001	20156	364116	651147	Sienna Literacy	70,789.00
2001	20954	361111	651147	Southwest Economic Solution Corporation	70,789.00
2001	10124	362635	651147	St. Vincent & Sarah Fisher Ctr.	70,789.00
2001	13562	367237	651147	The Youth Connection	70,789.00
2001	13556	367232	651147	Urban Neighborhood Initiative	70,789.00
2001	05178	360469	651147	Wellspring	90,790.00
				<b>EDUCATION SUB-TOTAL</b>	<b>1,387,042.00</b>
				<b>HEALTH</b>	
2001	12420	367156	651147	Joy-Southfield CDC	60,789.00
2001	20630	361111	651147	My Community Dental	82,199.00
2001	20792	361111	651147	Project Healthy Community	82,199.00
2001	4178	360263	651147	World Medical Relief	74,789.00
				<b>HEALTH SUB-TOTAL</b>	<b>299,976.00</b>
				<b>RECREATION</b>	
2001	11547	366996	651147	Clark Park Coalition	74,789.00
2001	20648	361111	651147	Cody Rouge Community Action Alliance	65,789.00
2001	21254	361111	651147	Detroit Horse Power	82,199.00
2001	5544	360558	651147	Southwest Detroit Business Association	60,789.00
				<b>RECREATION SUB-TOTAL</b>	<b>283,566.00</b>
				<b>PUBLIC SAFETY</b>	
2001	10620	363059	651147	Jefferson Business Association	60,789.00
2001	10663	363079	651147	Neighborhood Legal Services (Wayne County)	65,789.00
				<b>PUBLIC SAFETY SUB-TOTAL</b>	<b>126,578.00</b>
				<b>SENIORS</b>	
2001	10154	362660	651147	Bridging Communities	74,789.00
2001	6403	360705	651147	Delray United Action Council	70,789.00
2001	5662	360574	651147	LASED	70,789.00
2001	20488	361111	651147	Luella Hannan Memorial	82,200.00
2001	11893	366905	651147	Matrix Human Services	65,789.00
2001	5149	360454	651147	St. Patrick Senior Center	90,789.00
				<b>SENIORS SUB-TOTAL</b>	<b>455,145.00</b>
				<b>TOTAL PUBLIC SERVICE (EXCLUDING HOMELESS PS &amp; NRSA PS)</b>	<b>2,552,307.00</b>
				<b>TOTAL PS AND HOMELESS PS (EXCLUDING NRSA PA)</b>	<b>5,104,614.00</b>
				<b>SECTION 108 LOANS</b>	
2001	13529			<b>SECTION 108 LOANS</b>	
2001	13529	364089	704100	Book Cadillac (Principal)	716,000.00
2001	13529	364089	703300	Book Cadillac (Interest)	33,267.00
2001	13529	364090	704100	Fort Shelby (Principal)	1,500,000.00
2001	13529	364090	703300	Fort Shelby (Interest)	171,615.00
2001	13529	364087	704100	Garfield II - Note 1 GREP (Principal)	780,000.00
2001	13529	364087	703300	Garfield II - Note 1 GREP (Interest)	62,991.00
2001	13529	364087	704100	Garfield II - Note 2 - East Forest Arts (Principal)	150,000.00
2001	13529	364087	703300	Garfield II - Note 2 - East Forest Arts (Interest)	29,941.00
2001	13529	364087	704100	Garfield II - Note 3 - Sugar Hill (Principal)	230,000.00
2001	13529	364087	703300	Garfield II - Note 3 - Sugar Hill (Interest)	174,946.00
2001	13529	364087	704100	Garfield II - Note 4 - Geothermal (Principal)	100,000.00
2001	13529	364087	703300	Garfield II - Note 4 - Geothermal (Interest)	19,146.00
2001	13529	364086	704100	Mexicantown (Principal)	360,000.00
2001	13529	364086	703300	Mexicantown (Interest)	5,460.00
2001	13529	364091	704100	Woodward Garden (Principal)	642,000.00
2001	13529	364091	703300	Woodward Garden (Interest)	236,481.00
				<b>SECTION 108 TOTAL</b>	<b>5,211,847.00</b>
				<b>SUB-TOTAL HRD EXPENSES</b>	<b>34,030,759.00</b>
				<b>TOTAL CDBG</b>	<b>34,030,759.00</b>



# **CITIZENS PARTICIPATION**

**City of Detroit  
Housing & Revitalization Department  
Public Hearing 1  
2023-2024 Annual Action Plan  
Record of Public Hearing**

Purpose: To receive citizen comments on the 2023-24 Annual Action Plan

Participants: **Housing & Revitalization Department, Grants Management Section**  
Warren T. Duncan  
Marlene Robinson  
Jennifer Mahone  
Tamra Hardy

**CITIZEN PARTICIPANTS**  
18 Individuals

Location: Virtual Community Engagement

Date & Time: June 1, 2023, 6:00 pm – 7:00 pm

**Summary:**

The Housing & Revitalization Department (HRD) staff conducted the virtual public hearing. Mr. Duncan presented the Consolidated Plan and the Annual Action Plan process, the 2023-24 Annual Action Plan CDBG Budget, program descriptions and Neighborhood Revitalization Strategy Area (NRSA) areas. All citizens had the opportunity to comment and present their opinions and questions regarding the 2023-2024 Annual Action Plan. The HRD website has a draft copy of the 2023-2024 Annual Action Plan for public review. Citizens can make comments at [www.ConPlancomments@detroitmi.gov](mailto:www.ConPlancomments@detroitmi.gov). Ms. Mahone presented local community resources. Ms. Robinson presented an overview of citizen participation, comment period and HRD community outreach goals. Ms. Fountaine presented the Neighborhood Beautification Program Grant and NOF ARPA program. There were 18 individual citizens and HRD staff in attendance. There were 4 citizens that had questions/comments.

**Question/Comment 1:**

As it relates to the Neighborhood Beautification Program, I wanted to know about the clean-up of the alleyways. Are you able to rent small front loaders or high loads to get rid of the debris or to get rid of all the clean-up trash?

**Response:**

You may contact the Neighborhood Beautification Program Managers for detailed information about the type of containers or front loaders to use to get rid of debris. In addition, the program managers can provide you with details if funding can be used for that.

**Question/Comment 2:**

Will the funding for domestic violence be available during the same time as the Neighborhood Beautification Program?

**Response to Question/Comment 2:**

You can apply for domestic violence funding either under the CDBG program or the NSR program. Both of those funds are within the category that falls under public safety. The CDBG/NOF workshops will be in July 2023. The flyer for the NOF workshops is located on HRD website [www.detroitmi.gov/HRD](http://www.detroitmi.gov/HRD).

**Question/Comment 3:**

Is there a lot licensing program available for someone who wants to maintain and clean a vacant land for a few years and then purchase it later?

**Response to Question/Comment 3:**

You can contact the Detroit Land Bank Authority (DLBA). They have creative project program where they will allow you to purchase vacant lots specifically for the neighborhood beautification program.

**Question/Comment 4:**

Will the Public Facility Rehabilitation (PFR) Program applications be coming out this year?

**Response to Question/Comment 4:**

Applications will be available this year or the beginning of next year. We have reworked the PFR program to try to help nonprofits develop master rehab plans. In addition, we are trying to improve the budgeting process to help smaller organizations compete with larger organizations for the PFR funds.

**City of Detroit**  
**Housing & Revitalization Department**  
**Public Hearing 2**  
**2023-2024 Annual Action Plan**  
**Record of Public Hearing**

Purpose: To receive citizen comments on the 2023-24 Annual Action Plan

Participants: **Housing & Revitalization Department, Grants Management Section**  
Warren T. Duncan  
Marlene Robinson  
Jennifer Mahone  
Tamra Hardy

**CITIZEN PARTICIPANTS**

15 Individuals

Location: Virtual Community Engagement

Date & Time: June 7, 2023, 6:00 pm – 7:00 pm

**Summary:**

The Housing & Revitalization Department (HRD) staff conducted the virtual public hearing. Mr. Duncan presented the Consolidated Plan and the Annual Action Plan process, the 2023-24 Annual Action Plan CDBG Budget, program descriptions and Neighborhood Revitalization Strategy Area (NRSA) areas. All citizens had the opportunity to comment and present their opinions and questions regarding the 2023-2024 Annual Action Plan. The HRD website has a draft copy of the 2023-2024 Annual Action Plan for public review. Citizens can make comments at [www.ConPlancomments@detroitmi.gov](mailto:www.ConPlancomments@detroitmi.gov). Ms. Mahone presented local community resources. Ms. Robinson presented an overview of citizen participation, comment period and HRD community outreach goals. Ms. Fontaine presented the Neighborhood Beautification Program Grant and NOF ARPA program. There were 15 individual citizens and HRD staff in attendance. There were 6 citizens that had questions/comments.

**Question/Comment 1:**

Does citizens comments change anything that has already been proposed in the annual action plan?

**Response to Question/Comment 1**

Your comments will be a part of the Action Plan. HUD will read all comments during their review of our Action Plan. The Mayor and the City Council has already approved the funding for this year. The City's leadership will also review the action plan and they will see your comments there.

**Question/Comment 2:**

Is the next Consolidated Plan application due in 2025 or 2024? When does the public or citizen participation process began?

**Response to Question/Comment 2:**

The fifth-year Annual Action Plan (2020-2024) will start next year in 2024 or later this year. In 2024, around this time, we will have our public hearing or start the process of our public hearings. The next 5-year Consolidated Plan will start in year 2025. We will start the process in 2024 by developing the budgets. Throughout the year, we will start developing the action plan annually.

**Question/Comment 3:**

My question is related to the Action Plan budget pie chart presentation. It appears that HRD is using one seventh of the budget to pay back loans that were issued on projects many years ago. Those projects are supposed to pay HUD back, but they're not. More money could go into things like public service. Who decides who gets Section 108 loans?

**Response to Question/Comment 3:**

We have received payments back from some developers. Last year, HRD collected over \$1,000,000.00. However, we're still pursuing the developers and paying back their loans. The actual projects names are listed in the action plan budget.

**Question/Comment 4:**

How can we make sure this doesn't keep happening in the future?  
Why would we give loans to developers that we know probably can't pay them back or the project can't pay them back or we shouldn't call them loans, I guess.

**Response to Question/Comment 4:**

Please put your email in the chat. We will send you a contact person for you to ask the questions on the history of the section 108 loans and how that process works.

**Question/Comment 5:**

Where can I go for more information on the HIV AIDS funding

**Response to Question/Comment 5:**

The Housing Opportunity with Person with AIDS (HOPWA) program ran by the Detroit Health Department.

**Question/Comment 6:**

Are there any existing relationships with banks or lending companies or any plans to build those relationships in the future for citizens that would like to renovate properties in the city?

**Response to Question/Comment 6:**

Most of our programs are for larger multifamily type developments. Some other City departments may be working on some of those relationships because it is a focus of ours to certainly renovate and reoccupy homes throughout the city. Please leave your contact information and we can try to get back with you on that as quickly as possible.

**City of Detroit**  
**Housing & Revitalization Department**  
**Public Meeting**  
**2023-2024 Neighborhood Opportunity Fund (NOF) Application**  
**Record of Public Meetings**

Purpose: To receive responses on process improvements and provide technical CDBG subrecipients.

Participants: **Housing & Revitalization Department**  
Tamra Hardy  
Gordon Pearson  
Mandy Valentine  
Kerry Baitinger

**CITIZEN PARTICIPANTS**  
395 Individuals

Location: Virtual Community Engagement

Date and Time: August 24, 2022, at 10:00 am, and September 7, 2022, at 1:00 pm

**Summary:**

The Housing & Revitalization Department (HRD) staff conducted the CDBG proposal and technical assistance workshops. Neighborhood residents, block clubs and community organizations who wish to participate in the development and implementation of CDBG projects; and apply for funding are invited to the workshops. The workshops focused on data collection, reimbursement procedure, clearances, best practices, and the proposal evaluation procurement processes.

**Questions/Comments:**

At the workshops various persons asked questions and made comments. Interest consisted of developing an understanding of application process, data collection, reimbursement process, income tax clearance, evaluation, and procurement process; and how to measure impact.

**Response to Question/Comment:**

During each specific workshop there is a question and answer (Q & A) session. HRD staff responded to all questions.

**City of Detroit**  
**Housing & Revitalization Department**  
**Public Meeting**  
**2023-2024 Emergency Solutions Grant (ESG) Application**  
**Record of Public Meetings**

Purpose: To receive responses on process improvements and provide technical ESG subrecipients.

Participants: **Housing & Revitalization Department**  
Terra Linzner  
Lauren Licata

**CITIZEN PARTICIPANTS**  
190 Individuals

Location: Virtual Community Engagement

Date and Time: January 19, 2023, and February 8, 2023, at 11:00 am

**Summary:**

The Housing & Revitalization Department (HRD) staff conducted the ESG proposal and technical assistance workshops. Community organizations who wish to participate in the development and implementation of ESG projects; and apply for funding are invited to the workshops. The workshops focused on the application process, data collection, reimbursement procedure, clearances, best practices, and the proposal evaluation procurement processes.

**Question/Comment:**

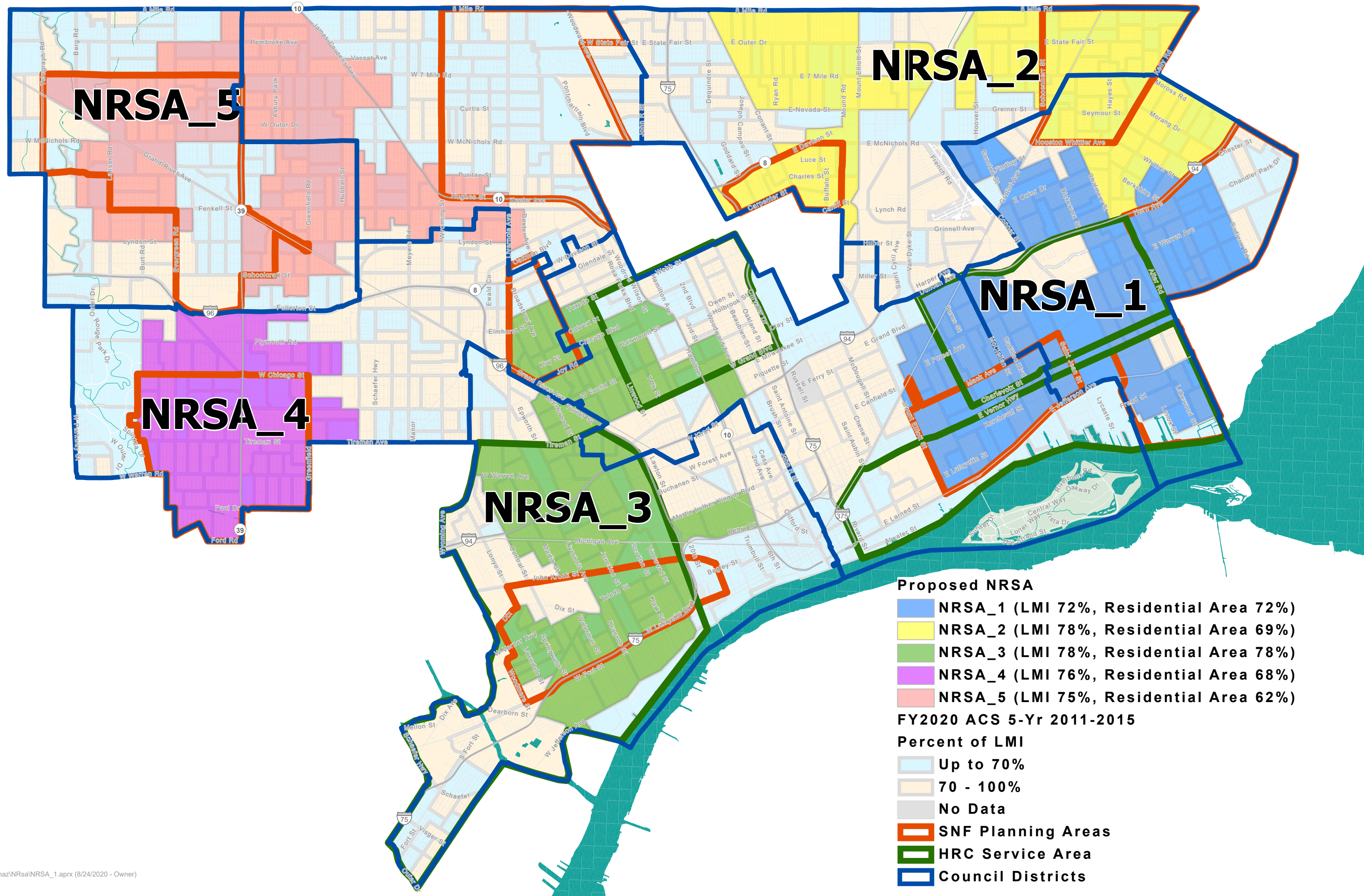
At the workshops various persons asked questions and made comments. Interest consisted of HUD regulations, understanding of data collection, reimbursement process, income tax clearance, evaluation, and procurement process.

**Response to Question/Comment:**

During each specific workshop there is a question and answer (Q & A) session. HRD staff responded to all questions.



**MAPS:**



**Proposed NRSA**

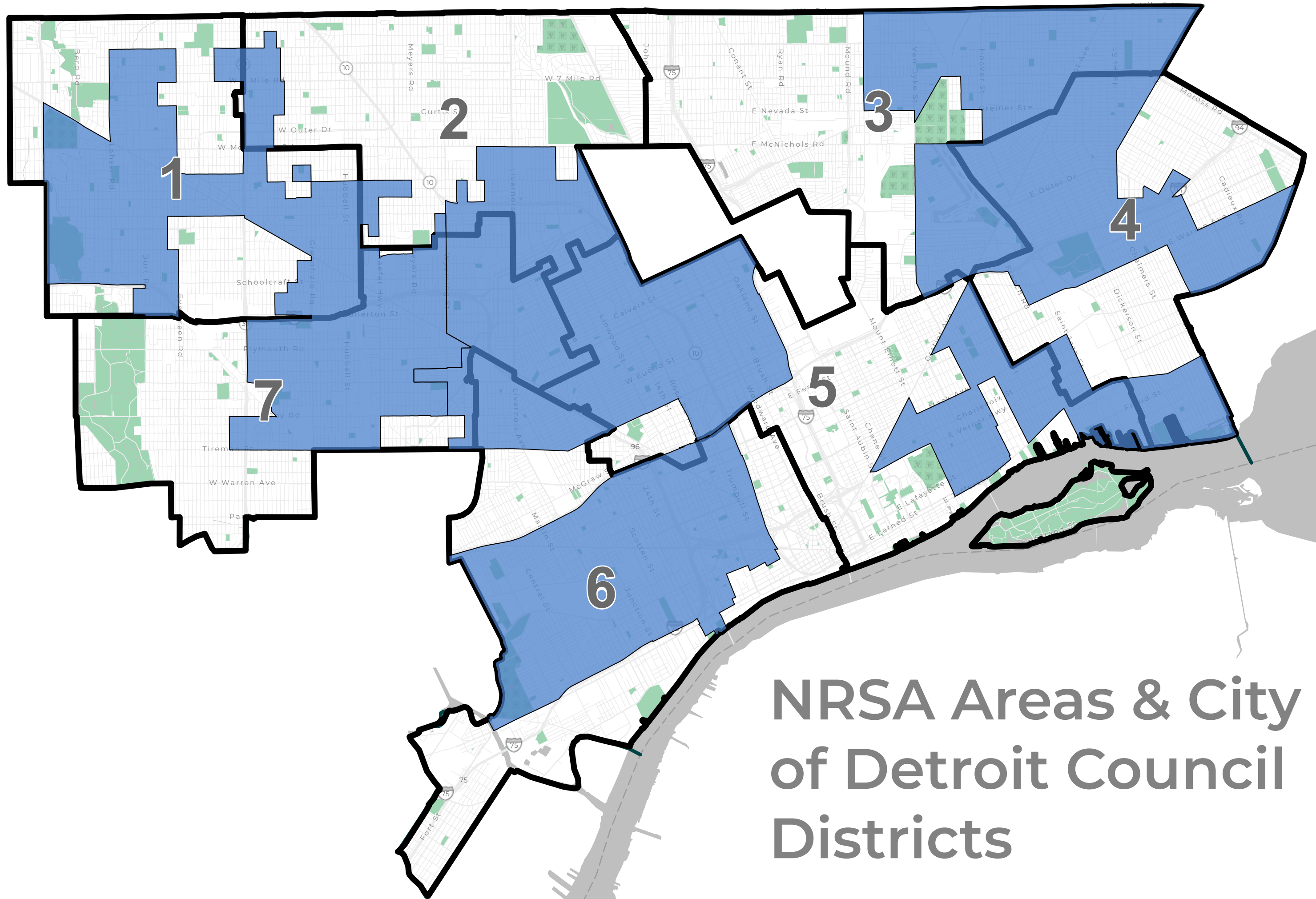
- NRSA\_1 (LMI 72%, Residential Area 72%)
- NRSA\_2 (LMI 78%, Residential Area 69%)
- NRSA\_3 (LMI 78%, Residential Area 78%)
- NRSA\_4 (LMI 76%, Residential Area 68%)
- NRSA\_5 (LMI 75%, Residential Area 62%)

FY2020 ACS 5-Yr 2011-2015

**Percent of LMI**

- Up to 70%
- 70 - 100%
- No Data

- ▬ SNF Planning Areas
- ▬ HRC Service Area
- ▬ Council Districts

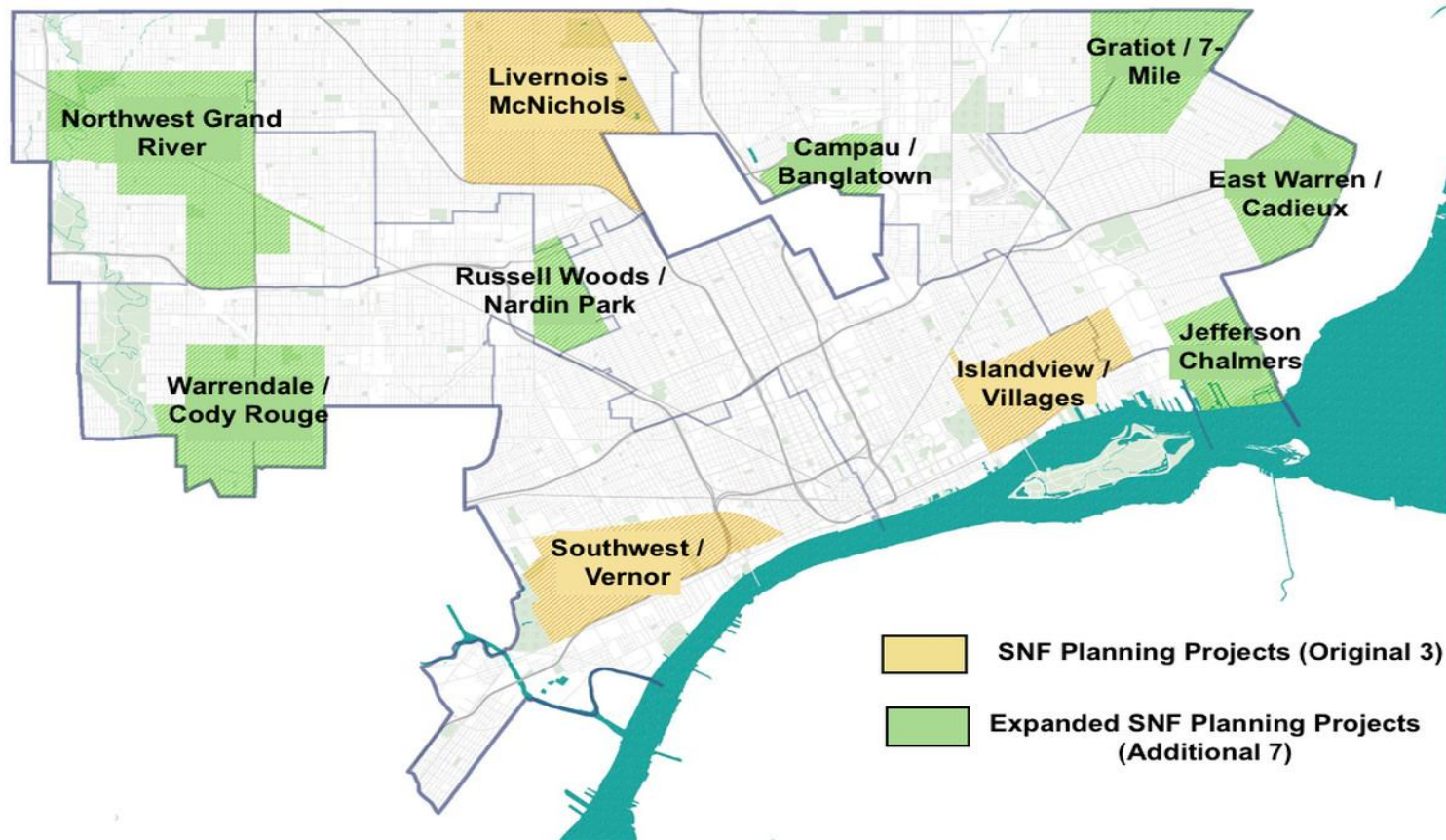


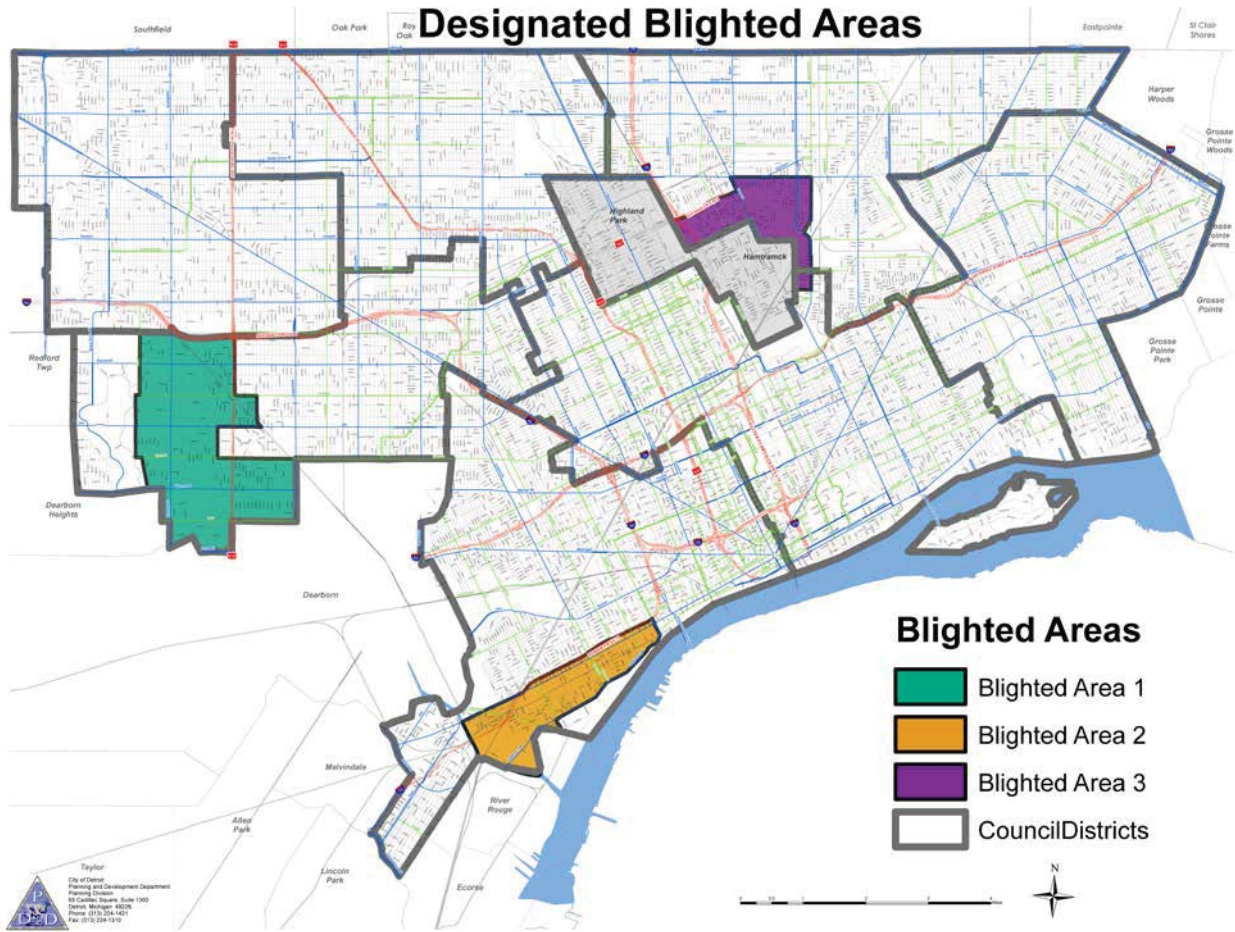
# NRSA Areas & City of Detroit Council Districts



## City of Detroit – Master Plan of Policies

### 10 Neighborhood Clusters targeted through the Strategic Neighborhood Fund (SNF)





**Designated Blight Areas Map**

2,500 units with expiring terms or that are at risk of severe obsolescence that demand more active intervention to preserve affordability. The City is focused on preserving these units as part of the overall preservation goal.

## The Development of a Preservation Action Plan

In mid-2017, the City convened and led a task force comprised of community stakeholders to develop a Preservation Action Plan that will guide preservation efforts over the next five years. The creation of this group, known as the Detroit Affordable Housing Preservation Task Force, was modeled on best practices of cities like Chicago, Washington D.C., and Cleveland, which have established task forces to coordinate efforts around securing the long-term affordability and quality of LIHTC properties.

The Task Force's work was informed by previous preservation-focused working groups, including the LIHTC Working Group led by Community Development Advocates of Detroit (CDAD), Senior Housing Preservation-Detroit (SHP-D), the Recapitalization Task Force led by the Detroit Local Initiatives Support Corporation (LISC) office, and the Community Development Financial Institution (CDFI) Coalition of Detroit. The Task Force collaborated on a Preservation Action Plan through four working groups focused on: financially sustainable regulated affordable multifamily housing, financially distressed regulated multifamily housing, naturally occurring affordable multifamily housing, and scattered-site single-family LIHTC developments (not discussed in this document, but an important part of the group's work).

Affordable housing preservation strategies that the City will pursue are based on a shared set of implementation goals:

- Prevent regulated affordable units from converting to market rate.
- Prevent the loss of public investment, specifically HOME investments and rental assistance contracts funded through federal housing assistance programs.

**Figure 7: Existing Regulated Affordable Housing Developments**

