

**City of Detroit  
Housing and Revitalization Department  
Michael E. Duggan, Mayor**

**Arthur Jemison, Director**

# **2017 ANNUAL ACTION PLAN**



HOUSING & REVITALIZATION DEPARTMENT 2 WOODWARD AVENUE, SUITE 908 DETROIT, MI 48226



## Executive Summary

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

#### 1. Introduction

The U.S. Department of Housing and Urban Development (HUD) Consolidated Plan is a collaborative process establishing unified community development actions. The plan provides a comprehensive housing and community development vision that includes affordable housing, relocation, non-housing community development (public facilities, public improvements, infrastructure, public services, and economic development) fair housing, protection of the environment, and an avenue for citizen involvement.

According to HUD guidance the overall goal of 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 extending and strengthening partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing. It also describes community development, homeless, non-homeless special needs/supportive housing needs, and strategies for a five year period. The plan is also designed to improve program accountability and support results oriented management. Information is gathered through a number of methods, including consultation with local agencies, public outreach, a review of demographic and economic data sets, and a housing market analysis. Once finished, these portions of the Consolidated Plan form the basis of the Strategic Plan. The Strategic Plan details how the grantee will address its priority needs. The strategies must reflect the current condition of the market, expected availability of funds, and local capacity to administer the plan.

The Annual Action Plan implements the strategies, goals, and objectives established in the Five Year Consolidated Plan. The Annual Action Plan is also the annual funding application for the Community

Development Block Grant (CDBG), Emergency Solutions Grant, HOME Investment Partnership, and Housing Opportunities for Persons With AIDS (HOPWA) programs.

Consolidated Plan funding totaling **\$41,880,582** will be used to make:

- Decent housing available and affordable to low and moderate income citizens
- Suitable living environments available and/or sustainable in low and moderate income areas
- Economic opportunities available for businesses in the City of Detroit

The City of Detroit applied and received approval for a Neighborhood Revitalization Strategy Area (NRSA) designation from HUD in 2014. The designation also makes housing rehabilitation accessible to all Detroit citizens regardless of income. The City of Detroit also established three Slum/Blight areas. These areas will take advantage of activities that aid in the prevention or elimination of blight.

On March 31, 2015 it was announced that the Detroit Housing Commission (DHC) would return to local control. The DHC is Detroit's Public Housing Agency (PHA). The change was effective March 16, 2015. The DHC was under Department of Housing and Urban Development (HUD) oversight through a 10 year receivership. The Housing and Revitalization Department (H&RD) proposes to acquire approximately 400 vacant units from the DHC portfolio including 127 scattered site homes from various neighborhoods throughout the city. This plan benefits the DHC by removing significant impediments toward the goal of achieving High-Performer status with HUD by 2018.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

An accomplishment summary of outcomes and objectives the City expects to achieve in 2017 (for HUD-funded programs benefiting extremely low, very low, and low income residents) is shown in the table below:

### **2017 Draft Accomplishment Summary (estimated)**

Objectives and outcomes for each funded activity are shown in the attached activity chart (See Attachment B, 2017-2018 Action Plan Activity Spreadsheet).

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the past year the City of Detroit's performance was evaluated, by staff, noting the following accomplishments and challenges:

- The City of Detroit stayed within the statutory CDBG expenditure limitations for administration and public services.
- Over 70 percent of the City of Detroit's CDBG funds were expended on activities benefiting low and moderate-income residents (Primary Objective).
- Financed the rehabilitation or development of over 169 housing units over the last year
- Continued addressing lead poisoning issues in housing rehabilitation
- Currently creating city-wide housing policy to set strategies for the City's future grant funding allocations
- As part of its economic development efforts, the City provided technical assistance, direct financial assistance, rehabilitation assistance, and infrastructure improvements to businesses and non-profits in Detroit.
- The Emergency Solutions Grant (ESG) provided 7330 homeless families and individuals with shelter and meals
- ESG provided a wide variety of services to the homeless, 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 provided 135 eligible households with rental assistance or long-term housing
- HOPWA provided a wide range of services such as, housing placement, short-term emergency assistance, transportation, case management, life skills classes, health advocacy, clothing, and light housekeeping to 230 eligible households
- The City of Detroit met HUD's CDBG 1.5 spending requirement as of May 2017, significant changes were implemented to help the City achieve the requirement.

### **Recommendations to Improve Performance**

In addition to the City of Detroit's accomplishments and challenges, the following suggestions would improve performance:

- Reconcile the accounting problems between HUD's Integrated Disbursement and Information System (IDIS) and the City's new Enterprise Resource Planning (ERP) financial system
- Discontinue partial public facility rehabilitation funding. The City of Detroit should fund the complete rehabilitation needs of fewer facilities each year
- Fund public service organizations at amounts consistent with proposed project needs and ability to spend in a timely manner

- Continue to explore institutional structure available to provide small grants to neighborhood organizations (for targeted improvements and/or services without undue burden to staff productivity)

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

During the development of the 2017-2018 Annual Action Plan at least two public hearings must be held. One hearing is held at the beginning of the Consolidated Plan process and one is held later in the process (Draft Action Plan development).

The City of Detroit conducted its first public hearing in November 2016. The hearing was used to gain feedback into the 2016-2017 Action Plan process (see AP-12 Participation).

H&RD staff along w/OCP and the Legislative Policy Division (LPD) jointly reviewed all proposals resulting in the following recommendations shown below:

Total Proposals Received for 2017-2018	<b>89</b>
Activity Number of Recommended Organizations	<b>61</b>
Public Service activities	<b>28</b>
Homeless Public Service activities	<b>27</b>
Public Facility Rehabilitation activities	<b>6</b>

City Council held an appeals hearing for CDBG applicants and a public hearing on the Mayor’s CDBG proposal recommendations as part of the Action Plan budget process.

In addition, during the consultation process H&RD staff spoke with key stakeholders to gain perspective on community needs. During the consultation process we contacted the following agencies and organizations or gathered information from their website:

Government Agencies:

- Detroit Department of Transportation
- Detroit Health Department
- Detroit Public Schools
- Detroit Building Authority
- H&RD Office of Programmatic Underwriting

- H&RD Office of Housing Underwriting and Supportive Housing
- H&RD Office of Public Private Partnerships
- Planning & Development Department
- Wayne County
- Michigan Department of Community Mental Health
- Detroit Housing Commission (DHC)
- Michigan State Housing Development Authority (MSHDA)
- Michigan Department of Community Health (MDCH)

Community Organizations:

- Homeless Action Network of Detroit (HAND)
- Local Initiatives Support Corporation (LISC)
- United Way
- Fair Housing Center of Detroit
- Detroit Alliance for Fair Banking
- Detroit Area Agency on Aging
- Southwest Housing Solutions

Other Agencies:

- Detroit Economic Growth Corporation (DEGC)
- Detroit Land Bank Authority (DLBA)
- Detroit Future City (DFC)
- Employment Solutions Corporation
- Southeast Michigan HIV/AIDS Association

## 5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The first 2017-2018 Action Plan public hearing covered the process for the upcoming year. The hearing also covered prior year accomplishments. The hearing was held on November 15, 2016. Four individuals were in attendance. Comments focused on some of the problems community organizations were having with the City's BidSync system, the procurement process and how awards were publicly announced. Specific BidSync questions were referred to the Office of Contacts and Procurement. Additional questions regarding the contract process, awards and the next Request For Proposal notice were referred to the Office of Programmatic Underwriting, Neighborhood Opportunity Funds Division.

The second 2017-2018 Action Plan public hearing was held June 28, 2017. The hearing focused on the 2017-2018 Draft Action Plan narrative and budget. Three individuals attended the hearing. Questions centered on the draft action plan, the availability of the CDBG home repair program funding and when

the next NOF proposals will be available. See Attachment B for detailed responses from hearings 1 and 2.

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

All comments and views were accepted.

## **7. Summary**

Despite going through a financial bankruptcy, The City of Detroit ended the 2016 fiscal year with its second consecutive balanced budget and a surplus of \$62.9 million. The Mayor and the City Council continues to revitalize the City of Detroit with its enhanced long-term financial condition, implementing major reinvestments and improvements to public safety, neighborhoods, transportation, recreation and other public services that improve residents' quality of life. Federal funding will play an important role in that revitalization. Consolidated Plan funding totaling \$41,880,582 will be used to make:

- Decent housing available and affordable to low and moderate income citizens
- Suitable living environments available and/or sustainable in low and moderate income areas
- Economic opportunities available for businesses operating in the City of Detroit

The consultation process with stakeholders was key to establishing goals and strategies for the 2017-2018 Action Plan. In addition to input from the Mayor and City Council, actions during the consultation process included the following:

- Two public hearings
- Review of pertinent documents
- Interviews with agencies and government officials
- A consensus review of CDBG NOFA submissions

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity 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 (optional)**

The Housing and Revitalization Department is the responsible entity within the City of Detroit for the Consolidated Plan. In addition, to being the lead agency for the Consolidated Plan, H&RD also manages HOME, ESG and much of the CDBG program. The HOPWA program is managed by the City of Detroit Health Department.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

H&RD has been working with the Detroit Land Bank Authority (DLBA) and Detroit Building Authority (DBA) on collaborative effort towards the goal of Detroit Housing Commission (DHC) achieving High-Performer status with HUD in 2018. H&RD staff and the Homeless Action Network of Detroit (HAND) met throughout the year to develop a strategy for the allocation of ESG and other homeless funds to be used throughout the City of Detroit. H&RD, as an ESG grantee, also works with HAND to develop performance standards, evaluate provider proposals, and help determine homeless community needs.

### **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))**

H&RD is working with the Detroit Housing Commission (DHC) on the Path to High-Performance goal. The goal will be achieved by collaborating with the DLBA and DBA. The plan is to acquire and dispose of approximately 400 vacant units from the DHC’s portfolio. These same units are barriers to DHC reform and impact the Commission’s ability to effectively administer HUD housing programs and serve low income Detroiters. However, these units have redevelopment potential, but require significant reinvestment to eliminate blight. This portfolio consists of Lee Plaza apartment units, the Woodland apartments and approximately 127 scattered site homes throughout Detroit neighborhoods, including University District/Bagley, Grandmont-Rosedale and Fitzgerald. The acquisition will require exhausting and closing out remaining balances from the Urban Development Action Grant (UDAG) and the Neighborhood Stabilization Program 3 (NSP3) funds. This plan will not only remove significant impediments towards the goal of high-performer status, it will:

1. Benefit DHC with access to the Moving the Work (MTW) program which could allow access to \$11 million annually in untapped Rental Assistance. This will help Detroiters find employment, become self-sufficient and increase housing choices for low-income individuals. Also, this allows DHC flexibility of combining Public Housing Operating and Capital funds, and Housing Choice Voucher funds to better fit the needs of Detroit communities and;
2. Provide 1.4 million in new capital resources to the DHC, which allows DHC to redirect resources to make improvements to properties such as The Villages at Parkside, Gardenview Estates and Brewster Homes.

Other benefits to the City will result in:

- Increases in access to rental assistance consistent with the City’s Inclusionary Housing Study recommendation

- Resolves complaints filed through the Department of Neighborhoods of vacant DHC homes in strong, occupied neighborhoods
- Well-located houses that DLBA can market and sell in University/Bagley and on W. Grand Blvd.
- Ensures stabilization and rehabilitation of Lee Plaza, a historic asset and valued by Detroiters

During 2017-2018, 28 organizations are slated to provide the following priority services:

- Educational Services
- Senior Services
- Health Services
- Public Safety Services
- Recreational Services

These priority services were determined necessary through hearings, a prior survey instrument, agency input, and government input. CDBG funds are made available to community organizations to provide partial support for these priority services. These funds also help grantees leverage additional funding from other public and private funders. CDBG public service funds will also be used to provide employment for Detroit Youth in the City's designated NRSAs. The Summer Jobs for Youth training program was developed in partnership with private businesses and non-profit organizations. CDBG funds will be leveraged with a corporate match to provide services for youth outside the NRSAs.

Since the City funds many public services, it is in the interest of the City to make sure these services are provided in facilities that are up to code and Americans with Disabilities Act (ADA) compliant. Under the Public Facility Rehabilitation activity, the City provided funds to 6 different organizations. These facilities are typically:

- Neighborhood facilities
- Recreational facilities
- Youth facilities
- Senior facilities

**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.**

In 2015, the Continuum of Care was restructured to meet the guidelines laid out in the HEARTH Act. 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. This includes prioritizing projects through the CoC application process, implementing coordinated assessment, implementing the CoC/ESG written standards, and overseeing the work of various committees, including those tasked implementing plans for the provision of services to target populations. The CoC currently

has population-specific subcommittees focused on chronic homelessness, youth, and Veterans, with the expectation that a families committee will commence before the end of 2017. The City of Detroit is well represented on this board, with three appointed seats, as well as on the majority of the subcommittees.

The Homeless Action Network of Detroit (HAND) serves as lead agency for the Detroit Continuum of Care (CoC). The City of Detroit meets monthly with HAND to discuss HMIS usage and implementation, best practices, training of ESG or CDBG homeless public services grantees, etc.

**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 have collaborated with HAND, as well as other funders of homeless services to establish written performance standards for all homeless service programs. These standards were approved by the CoC board in 2016.

In 2017, a committee of the CoC board, the Performance and Evaluation Committee, has undertaken the goal of full implementation of the written standards through the creation of a collaborative monitoring process for organizations who receive funds either through ESG or CDBG subgrantee awards and/or Continuum of Care resources. This will allow a “full picture” assessment of organization performance across programs to ensure they are making the desired impact to end homelessness for Detroit residents.

In addition, HAND participates in development of H&RD’s CDBG and ESG Request for Proposals. HAND staff also participate in proposal review to ensure the two entities:

- Align their efforts
- Fund quality providers that serve HUD priority populations (as outlined in the United States Interagency Council on Homelessness (USICH) program Opening Doors),
- Are in agreement regarding local community needs.

In past years, the City has also participated in review new project applications for CoC reallocated or bonus dollars.

**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>	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>	Detroit Public Housing Commission and H&RD collaboration efforts to coordinate projects within the City of Detroit w/the goal of achieving High-Performer status by acquiring approximately 400 vacant units. DHC also updated the Public Housing Section. (see AP-60)
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 - 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>	HAND was closely involved in CDBG and ESG homeless planning and implementation activities throughout the year. (Also see AP-90 program specific requirements) Although since 1996, HAND has served as the lead entity for the Continuum of Care for the City of Detroit, its jurisdiction responsibilities stretches to other cities such as Hamtramck, and Highland Park, Michigan 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

	<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 Fair Housing Center (FHC) of Metropolitan Detroit conducts training and fair housing tests. They represent fair housing crises in the Metropolitan Detroit area. The City of Detroit contacted the organization as a possible partner for training purposes and for fair housing conferences.
4	<b>Agency/Group/Organization</b>	Jobs and Economy Team
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<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>	The JET is instrumental in developing economic development initiatives in the City of Detroit as discussed in several areas throughout the report.
5	<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>	Several meetings were held with the Department of Neighborhoods staff to coordinate information regarding blight control and neighborhood conditions.
6	<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>	We spoke with the Domestic Violence unit and visited their website for information. This coordination will allow us to determine the best funding strategy for domestic violence survivors.
7	<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>	The City consulted with the Substance abuse unit and visited their website for information. This coordination will allow us to determine the best program strategy for substance abuse. The city also spoke with the HOPWA coordinator regarding HIV/AIDS. This coordination helps define Consolidated Plan HIV/AIDS strategies. The City of Detroit Health Department also assist with Lead-based paint and remediation strategy (see additional consultation/coordination plans in AP-85 Other Actions section under Action Plans to reduce lead-based paint hazards).
8	<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>	We spoke with the HOME team, CDBG emergency housing grant team, and the Zero percent Interest Loan team to document housing rehabilitation plans.
9	<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>	We gathered information from DLBA staff and their website regarding work completed and upcoming initiatives. HRD will use the information to better coordinate and report on demolition and blight control efforts.
10	<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>	To determine the type and extent of economic strategies available to revitalize the City of Detroit.
11	<b>Agency/Group/Organization</b>	Detroit Building Authority
	<b>Agency/Group/Organization Type</b>	Other government - Local



	<b>What section of the Plan was addressed by Consultation?</b>	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>	We spoke with the demolition coordinator for CDBG and other funding including General funds to coordinate efforts of demolition work between H&RD, DON, and DBA that will assist in achieving the City's demolition goals.
12	<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>	LISC is consulted and is primarily responsible for operating the City's 0% interest loan program. The program is operated in the city's Neighborhood Revitalization Strategy Area (NRSA) and the designated Slum and Blighted area. LISC's coordinated efforts works with providing loans to low and moderated income persons in these designated strategy areas.
13	<b>Agency/Group/Organization</b>	Detroit Employment Solutions
	<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 along with City Connect Detroit are consulted to operate and provide the City's Summer Youth Employment and Job Training through a program called Grow Detroit's Young Talent (GYDT). GDYT is a summer youth employment program that combines work readiness training with on the job experience designed to prepare Detroiters ages 14-24 for Detroit's workforce. The CDBG funded portion supports summer youth low-income persons living in areas designated in one of the five Neighborhood Revitalization Strategy Areas.

**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 H&RD and HAND impacted 2016 Action Plan homeless goals.
Detroit Master Plan of Policies	City of Detroit	The Master Plan outlines local policy supporting the plan project and activity development.
Affirmatively Furthering Fair Housing (AAFH)	City of Detroit	The AAFH is coordinated with the Consolidated Plan housing strategies and goals (including affordable housing).
Capital Agenda	City of Detroit	The Capital Agenda identifies capital projects within the City of Detroit by city department.
Blight Task Force Report	Blight Task Force	The City of Detroit Blight Task Force report is in line with the Mayor's 10 Point Plan that guides strategies within the Consolidated Plan
Every Neighborhood Has A Future	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)**

The City of Detroit also works with the State of Michigan, Wayne County, Southeast Michigan Council of Governments (SEMCOG) and other adjacent entities to coordinate initiatives in the area.

## **AP-12 Participation – 91.105, 91.200(c)**

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

The City of Detroit published the Action Plan and all associated public hearings and summaries in the Detroit Newspaper and the City of Detroit website for public review and comments. The summary described the processes associated with planned development for the City of Detroit including a needs assessment, market analysis, strategic plan and purpose. The draft Action Plan is available for public review and comment for 15 days, following each public hearing. Copies of the draft Action Plan are also available to the public at the City of Detroit, Housing & Revitalization Department.

Two public hearings were held to allow citizens to review the draft Action Plan. The following are the dates and location of the public hearings:

1. November 15, 2016, 4:00 pm to 6:00 pm, Housing and Revitalization Department, 2 Woodward Ave, Suite 908, Detroit, MI 48226.
2. June 28, 2017, 4:00 pm to 6:00 pm, Housing and Revitalization Department, 2 Woodward Ave, Suite 908, Detroit, MI 48226.

The City of Detroit citizens are notified of public hearings two (2) weeks prior to the hearing dates. Hearing participants received information about the Action Plan, Citizen Participation process, HUD requirements for an entitlement City, amount of funding that the City anticipates receiving and how those funds are used by the City of Detroit.

With reasonable notice, the City will make arrangements for non-English speaking residents to have translators take part in the public hearing and related activities. Such arrangements may include interpreters and preparation of selected materials in a foreign language. Persons with disabilities who need special accommodations, auxiliary aids, or other services to participate in the public hearings, should contact the Housing and Revitalization Department prior to public hearing. The Public Housing Commission notifies public housing residents (low-income) of a public hearing related to new public housing developments in the area.

Onsite workshops were held to provide technical assistance to non-profit organizations seeking grant funding. The workshops were held November 5, 2016 at Focus HOPE, 1400 Oakman Blvd, Detroit, MI 48238 and November 9, 2016 at Perfecting Church, 7616 Nevada Ave, Detroit, MI 48234.

During these hearings and meetings citizens and community organizations were given the opportunity to ask questions and offer input into plan development and funding recommendations.

**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	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Community Organizations	Announcement of hearing for Action Plan and CDBG Workshop - 5 responses received for the hearings and 47 for the CDBG workshop.	Covered in the comment section	N/A	<a href="http://www.detroitmi.gov/How-Do-I/Grants">http://www.detroitmi.gov/How-Do-I/Grants</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)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community community organizations	Announcement of hearing for Action Plan and CDBG Workshop - 5 responses received for the hearings and 47 for the CDBG workshop.	Covered in the public hearing comment section.	N/A	<a href="http://www.detroitmi.gov/How-Do-I/Grants">http://www.detroitmi.gov/How-Do-I/Grants</a>
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing stakeholders	Announcement of hearing for Action Plan and CDBG Workshop - 5 responses received for the hearings and 47 for the CDBG workshop.	Covered in the public hearing comment section.	N/A	<a href="http://www.detroitmi.gov/How-Do-I/Grants">http://www.detroitmi.gov/How-Do-I/Grants</a>

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

The anticipated federal resources to carry out activities and projects during the program year include the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Person with Aids Program (HOPWA), and Emergency Solutions Grant (ESG). The City of Detroit expects to receive approximately \$500,000 in HOME program income. In 2016-2017 fiscal year, the City received 11.3 million in Section 108 loan settlements, however, in the upcoming fiscal year, the City does not expect to receive any proceeds from Section 108 loan guarantees or CDBG program income. The 2017 Fiscal Year awards are shown in the priority below:

All funds have been allocated to meet 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: Blight Removal and Demolition, Community Development, Economic Development, Public Service, Homeless Public Services, Public Facility Rehabilitation, Home Repair, Relocation and staffing costs

Eligible HOME projects include: HOME NOFA, including: multifamily, rental, new construction, rehabilitation, and homebuyer assistance

Eligible HOPWA activities include: Permanent housing 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 Services.

#### Anticipated Resources



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	31,291,891	499,235	37,075,266	68,866,392	68,866,392	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 maybe designated to perform relocation activities. (Note: The program income is estimated based on last year's program income received from the 0% interest loan home repair program. Also, the funds will not be used in the overall CDBG budget.)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,042,894	500,000	7,921,358	13,464,252	13,464,252	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.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	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	2,721,421	0	1,885,068	4,606,489	4,606,489	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) and Community Residential Programs while providing information and supportive services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	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	2,824,376	0	3,569,242	6,393,618	6,393,618	ESG funds will provide a 1 to 1 match with the CDBG Programs. 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 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	7,936,199	0	0	7,936,199	7,936,199	Declared Disaster Recovery (DDR) funds are intended to reduce weaknesses in Detroit aging storm water management system that contributed to the 2014 Flood. Proposed projects can establish more resilient, cost effective, and innovative infrastructure systems. These projects are designed to enhance quality of life by using natural systems to:1. manage storm water and reduce flooding2. spur economic development and neighborhood vitality3. decrease blight through vacant land use and strategic demolition

Table 5 - Expected Resources – Priority Table

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

The City of Detroit uses Community Development Block Grant (CDBG) funds to partially meet federal match requirements for the Emergency Solutions Grant Program (ESG). CDBG allocations awarded to homeless community organizations are applied to the match. The remaining ESG match is met by ESG recipients through in-kind contributions and other funding commitments.

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

Vacant land and buildings present both challenges and opportunities to address needs identified in the Annual Action Plan. A significant amount of land is held by various public and private entities, all of which are collaborating to devise policies for the acquisition, disposition, and maintenance of publicly held land assets. The City has worked closely with the Detroit Land Bank Authority, the Michigan Fast Track Land Bank Authority, Detroit Public Schools, Detroit Housing Commission, Detroit Building Authority, and the Wayne County Treasurer to align decision-making regarding the sale, maintenance and demolition of publicly-owned parcels. All decisions regarding acquisition, disposition, maintenance and demolition of publicly-owned parcels will be consistent with the City's overall Investment Strategy including blight control. The Collaboration and coordination needed to manage vacant parcels is critical to neighborhood stabilization and enhanced quality of life for Detroit's stakeholders.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

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	2015	2019	Homeless	City-Wide	Emergency Shelter and Transitional Housing Homeless Outreach Homeless Prevention Rapid Re-housing Rental Assistance	CDBG: \$2,587,347 ESG: \$2,824,376	Tenant-based rental assistance / Rapid Rehousing: 610 Households Assisted
2	Rehabilitation of Existing Housing Units	2015	2019	Affordable Housing rehabilitation of existing housing units	City-Wide NRSA Areas Slums and Blight Designation	Rehabilitation of existing units	CDBG: \$1,500,000	Homeowner Housing Rehabilitated: 145 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing	2015	2019	Affordable Housing	City-Wide	Acquisition of Existing Units Production of new housing units Rehabilitation of existing units	CDBG: \$409,419 HOME: \$3,081,932	Rental units constructed: 27 Household Housing Unit Rental units rehabilitated: 86 Household Housing Unit
4	Econ Dev (Creation of Jobs/Small Businesses)	2015	2019	Non-Housing Community Development	City-Wide NRSA Areas	Economic Development Jobs/Small Business Public Services	CDBG: \$5,500,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Businesses assisted: 45 Businesses Assisted
5	Public Services Activities for Citizens of Detroit	2015	2019	Public Service	City-Wide NRSA Areas	Public Services	CDBG: \$2,100,000	Public service activities other than Low/Moderate Income Housing Benefit: 19777 Persons Assisted
6	Public Facilities and Improvements	2015	2019	Non-Housing Community Development	City-Wide	Public Facilities	CDBG: \$1,400,000	Other: 6 Other
7	Blight removal and demolition	2015	2019	Demolition	City-Wide	Acquisition of Existing Units Demolition Clearing	CDBG: \$2,500,000	Buildings Demolished: 75 Buildings
8	Section 108 Repayment	2015	2019	Non-Housing Community Development	City-Wide	Economic Development	CDBG: \$5,029,815	Other: 11 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Help those with special needs (non-homeless)	2015	2019	Non-Homeless Special Needs	City-Wide	Homeless Prevention Public Services Rental Assistance	HOPWA: \$2,721,421	Tenant-based rental assistance / Rapid Rehousing: 190 Households Assisted HIV/AIDS Housing Operations: 20 Household Housing Unit

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Reduce homeless citizens in City of Detroit
	<b>Goal Description</b>	Homeless programs that address the needs of individuals who are homeless or at-risk of becoming homeless through homeless outreach, emergency shelter, homeless prevention, rental assistance, and rapid re-housing. These funds will be coordinated, collaborative, and community-driven in allocating resources throughout the City of Detroit.
2	<b>Goal Name</b>	Rehabilitation of Existing Housing Units
	<b>Goal Description</b>	Housing rehabilitation including emergency home repair and the zero interest loan program. This program will take place city wide, designated Neighborhood Revitalization Strategy Areas and designated slum and blight areas.
3	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	HOME and CDBG funds used to support multi-family housing development.

4	<b>Goal Name</b>	Econ Dev (Creation of Jobs/Small Businesses)
	<b>Goal Description</b>	Small business assistance and creation of jobs
5	<b>Goal Name</b>	Public Services Activities for Citizens of Detroit
	<b>Goal Description</b>	Public Service providing for services for low-moderate incomes persons and families as well as NRSA public service.
6	<b>Goal Name</b>	Public Facilities and Improvements
	<b>Goal Description</b>	Public facility rehabilitation for places that offer public services.
7	<b>Goal Name</b>	Blight removal and demolition
	<b>Goal Description</b>	The program objective is to eliminate blight and stabilize neighborhoods.
8	<b>Goal Name</b>	Section 108 Repayment
	<b>Goal Description</b>	Repayment of Section 108 Section Loans for development projects.
9	<b>Goal Name</b>	Help those with special needs (non-homeless)
	<b>Goal Description</b>	Help those with HIV/AIDS with the housing and other services.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The activities described in the 2017-2018 Action Plan, reflect the City’s highest priorities and goals. Blight Removal and Demolition, Housing Development, 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.

### Projects

#	Project Name
1	ADMINISTRATION AND PLANNING (AD/PLN)
2	BLIGHT REMOVAL AND DEMOLITION (DEMO)
3	ECONOMIC DEVELOPMENT (ED)
4	HOME Assisted Housing
5	CDBG HOME REPAIR (HR) & LEAD REMEDIATION
6	HOMELESS PUBLIC SERVICE (HPS)
7	PUBLIC FACILITY REHAB (PFR)
8	PUBLIC SERVICE (PS)
9	SECTION 108 LOANS (REPAY)
10	PUBLIC PARK IMPROVEMENTS (PPI)
11	ESG17 Detroit (2017)
12	HOPWA

Table 7 - Project Information

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



**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	ADMINISTRATION AND PLANNING (AD/PLN)
	<b>Target Area</b>	City-Wide NRSA Areas Slums and Blight Designation
	<b>Goals Supported</b>	Reduce homeless citizens in City of Detroit Rehabilitation of Existing Housing Units Affordable Housing Econ Dev (Creation of Jobs/Small Businesses) Public Services Activities for Citizens of Detroit Public Facilities and Improvements Blight removal and demolition Help those with special needs (non-homeless)
	<b>Needs Addressed</b>	Economic Development Public Services Public Facilities Homeless Prevention Rental Assistance Production of new housing units Rehabilitation of existing units Demolition Clearing Acquisition of Existing Units Homeless Outreach Emergency Shelter and Transitional Housing Rapid Re-housing Jobs/Small Business
	<b>Funding</b>	:
	<b>Description</b>	Administration - Direct staff costs related to HUD community development and program management.Planning - Direct staff costs related to community development and urban planning including conducting planning studies for low and moderate income neighborhoods for the City of Detroit.
	<b>Target Date</b>	6/30/2018
	<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>	Program management including contract preparation, subrecipient management, marketing, citizen participation, and monitoring.
<b>2</b>	<b>Project Name</b>	BLIGHT REMOVAL AND DEMOLITION (DEMO)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Blight removal and demolition
	<b>Needs Addressed</b>	Demolition Clearing
	<b>Funding</b>	:
	<b>Description</b>	Demolition of vacant , dangerous, and abandoned structures city-wide w/an additional nuisance abatement program
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	ECONOMIC DEVELOPMENT (ED)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Econ Dev (Creation of Jobs/Small Businesses)
	<b>Needs Addressed</b>	Economic Development Jobs/Small Business
	<b>Funding</b>	CDBG: \$3,000,000
	<b>Description</b>	Economic Development endeavors aimed at sustaining or increasing business (incl. small businesses) activity levels and including job creation and /or retention.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
	<b>Project Name</b>	HOME Assisted Housing

4	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Rehabilitation of existing units
	<b>Funding</b>	HOME: \$4,252,103
	<b>Description</b>	The development of affordable new construction and acquisition rehabilitation housing units for rental 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.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	456
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	Homeownership units constructed or acquired with rehabilitation
5	<b>Project Name</b>	CDBG HOME REPAIR (HR) & LEAD REMEDIATION
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Rehabilitation of Existing Housing Units
	<b>Needs Addressed</b>	Rehabilitation of existing units
	<b>Funding</b>	CDBG: \$3,825,650
	<b>Description</b>	Home repairs and lead remediation for low/moderate income homeowners including staffing costs for single/multi-family housing. Provision of grants for eligible low- and moderate-income homeowners. The CDBG Lead remediation also matches the Lead Grant.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	145 households
	<b>Location Description</b>	City-Wide
<b>Planned Activities</b>	see description	
	<b>Project Name</b>	HOMELESS PUBLIC SERVICE (HPS)



6	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Reduce homeless citizens in City of Detroit
	<b>Needs Addressed</b>	Homeless Prevention Homeless Outreach Emergency Shelter and Transitional Housing Rapid Re-housing
	<b>Funding</b>	CDBG: \$2,587,347
	<b>Description</b>	Homeless public services to include rapid re-housing, street outreach, emergency shelter, and homeless prevention. These funds will be used to help match ESG.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	31,966 persons assisted
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	
	7	<b>Project Name</b>
<b>Target Area</b>		City-Wide
<b>Goals Supported</b>		Public Facilities and Improvements
<b>Needs Addressed</b>		Public Facilities
<b>Funding</b>		CDBG: \$1,400,000
<b>Description</b>		Rehabilitation of various public facilities throughout the City of Detroit.
<b>Target Date</b>		6/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		
<b>Location Description</b>		2934 Russell; 12007 Linwood; 1360 Oakman; 3360 Charlevoix; 4138 W. Vernor; and 450 Eliot
<b>Planned Activities</b>		Rehabilitation of various public facilities throughout the City of Detroit.
	<b>Project Name</b>	PUBLIC SERVICE (PS)

<b>8</b>	<b>Target Area</b>	City-Wide NRSA Areas
	<b>Goals Supported</b>	Public Services Activities for Citizens of Detroit
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$4,600,000
	<b>Description</b>	Public service activities throughout the City of Detroit for various services including education, seniors, recreation/youth, public safety, and health.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-Wide and NRSA areas
	<b>Planned Activities</b>	Public service activities throughout the City of Detroit for various services including education, seniors, recreation/youth, public safety, and health.
<b>9</b>	<b>Project Name</b>	SECTION 108 LOANS (REPAY)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Section 108 Repayment
	<b>Needs Addressed</b>	Economic Development Public Improvement & Infrastructure
	<b>Funding</b>	CDBG: \$5,042,894
	<b>Description</b>	Repayments of section 108 Loans
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>	Repayments of section 108 Loans	
<b>10</b>	<b>Project Name</b>	PUBLIC PARK IMPROVEMENTS (PPI)
	<b>Target Area</b>	City-Wide

	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Public Improvement & Infrastructure
	<b>Funding</b>	CDBG: \$1,546,578
	<b>Description</b>	Public Improvements to rehabilitate parks, open space and to build greenways
	<b>Target Date</b>	6/30/2019
	<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>	Park improvements
<b>11</b>	<b>Project Name</b>	ESG17 Detroit (2017)
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Reduce homeless citizens in City of Detroit
	<b>Needs Addressed</b>	Homeless Prevention Rapid Re-housing
	<b>Funding</b>	ESG: \$2,824,376
	<b>Description</b>	Emergency Solutions Grant Administration and Projects for Rapid Re-housing, Emergency Shelter, Homeless Prevention and Street Outreach activities.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2000 and Homeless and individuals that may become homeless
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Administration, Rapid Re-housing, Emergency Shelter, Homeless Prevention and Street Outreach
<b>12</b>	<b>Project Name</b>	HOPWA
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Help those with special needs (non-homeless)
	<b>Needs Addressed</b>	Rental Assistance

<b>Funding</b>	HOPWA: \$2,721,421
<b>Description</b>	HOPWA - short-term emergency/transitional housing, information and referral services, and rental assistance to individuals and families affected by HIV/AIDS.
<b>Target Date</b>	6/30/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	190 those are infected and affected by the HIV/AIDS virus
<b>Location Description</b>	city-wide
<b>Planned Activities</b>	short-term emergency/transitional housing, information and referral services, and rental assistance to individuals and families affected by HIV/AIDS

## **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**

Through the Neighborhood Revitalization Strategy Areas (NRSA), the City of Detroit uses CDBG funds to address economic development and housing needs in designated neighborhoods. The City of Detroit NRSA plan seeks to focus investment in five areas. The following is a description of the five NRSA within the City of Detroit:

#### **NRSA 1**

Located between Jefferson Avenue and the Detroit River on the far-east side of Detroit. NRSA1 have a large number of vacant housing and vacant parcels that threatens stability. This NRSA have neighborhoods such as West Village, Jefferson Village, Jefferson-Chalmers and Marina district. The boundaries are: Jefferson Ave, Mack, E. Grand Blvd, and Mt. Elliott.

#### **NRSA 2**

Located on the City's Northeast side. NRSA2 have high levels of mortgage foreclosure that has led to an increase of abandonment and tax foreclosure. This NRSA have neighborhoods such as, Osborn, City Airport, Morning Side, Regent Park, East English Village, and East Warren Avenue commercial area. The boundaries are: E. 8 mile, Mound, Van Dyke, E. Warren, E. Outer Drive and Kelly

#### **NRSA 3**

Located in the Southwest Detroit target area. NRSA3 have a strong resident Hispanic community that is significantly investing in the housing market as well as the commercial district. The historic neighborhoods included in NRSA3 are Corktown, Hubbard Farms, and Woodbridge. Other neighbors are Springwells Village, and Mexicantown. The NRSA3 commercial districts include Vernor Highway and Michigan Avenue. The boundaries are: W. Warren, Lodge Fwy, E. Jefferson and Fort Street.

#### **NRSA 4**

Located within several historic neighborhoods such as the Boston Edison District, New Center and Arden Park. It also have neighborhoods including Hope Village, Dexter-Linwood, and Northend that have high vacancy rates, a concentration of City owned properties and significant tax and mortgage foreclosures. NRSA4 contains commercial districts, such as, McNichols and New Center. The McNichols commercial corridor is characterized by low-density service related business. The boundaries are: W. Grand Blvd, Wyoming, W. McNichols, and Lodge Fwy.

#### **NRSA 5**

Located on the Northwest side of Detroit. This NRSA includes areas surrounding the historic neighborhood of Grandmont-Rosedale, and Brightmoor neighborhood. There is a significant decline in population in the Brightmoor community. This NRSA area is surrounded by distressed housing markets with a considerable amount of publically-owned parcels and tax foreclosures. The boundaries are: Joy Road, W. Seven Mile, Telegraph, and Fenkell.

#### **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. The boundaries are Greenfield, Southfield Road, Lasher and Ford Road.

**Area 2**- Located on the southwest side of Detroit. The boundaries are Interstate I-75 highway, W. Jefferson (Detroit River) and Vinewood

**Area 3**- Located on the east side of Detroit. The boundaries are E. McNichols, Mt. Elliott, E. Davison and Conant Street.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-Wide	85
NRSA Areas	14
Slums and Blight Designation	1

**Table 8 - Geographic Distribution**

## Rationale for the priorities for allocating investments geographically

The majority of Detroit's targeted investments will benefit low and moderate income people or low and moderate income areas. City-wide targeting takes into account that 83 percent of the City's block groups have 51 percent or more low and moderate income residents.

NRSA areas designated in 2015. Benefits include:

- **Job Creation/Retention as Low/Moderate Income Area Benefit:** Job creation/retention 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 considered to be part of a single structure for the purposes of applying the low-and moderate- income national objective criteria. As long as 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 \$2.5 million for a 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.
- **0% Interest Loan Program (from previous years funding):** In addition to loan funds available City-wide, CDBG funds is still available for housing rehabilitation loans in NRSA's.

Specific CDBG related Slum and Blight areas: The City of Detroit launched a new initiative in 2015 designed to revitalize declining areas within the City. Three areas were determined to meet the CDBG slum and blight "area basis" description. These areas met the following requirements:

1. The areas met the definition of a slum, blighted, deteriorating or deteriorated area under state or local law or ordinance.

2. 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 or 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 81 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, and remaining NSP resources 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 for NRSA and Slum & Blight areas.



# Affordable Housing

## 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), 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 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 and CDBG funds are used to build rental housing, help with down payments and rehabilitate homes for low and moderate income persons/families in Detroit. In addition, community partner funds are used with CDBG funds to provide Zero Percent Home Repair Loans to City of Detroit homeowners. The City also received a Lead Hazard Demonstration Grant totaling \$3,367,000 covering the period 12/1/14 to 11/30/17. The Lead Grant, with matching funds from CDBG, will help abate lead in Detroit homes.

In 2017-2018 the City will continue to refine the process used to select housing rehabilitation and new construction projects (for example in geographically targeted areas of the City). H&RD will continue to consider the Detroit Future City land use typologies for the 2017-2018 HOME NOFA investment decisions. The City will seek to significantly leverage HOME funds with a clear, consistent, and updatable procedure including investing in stable communities where other services are provided.

Goals for investing in rehabilitated and newly constructed housing in 2017-2018 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

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	3,098
Non-Homeless	173
Special-Needs	26
Total	3,297

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	190
The Production of New Units	102
Rehab of Existing Units	664
Acquisition of Existing Units	385
Total	1,341

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## Discussion

**1. HOME:** In the 2017-2018 HOME Notice of Funding Availability (NOFA), funds will be targeted to strategic areas in the City. In addition to targeting, discussed in the Geographic Distribution section above, HOME funds will also be prioritized for projects in areas with lower vacancy, market strength or are 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 HOME Investor Rental Program H&RD expects to rehabilitate 284 units and build another 102 rental units for low/moderate income individuals.

**2. CDBG Rehabilitation:** H&RD's 2017-2018 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 2017-2018 the City of Detroit's Conventional Home Repair Program, currently administered by H&RD, continues to assist low and moderate income residents with emergency home repair grants. In addition, using CDBG funds, the City will use \$500,000 of its General Fund dollars to bring back the Senior Home Repair program and will leverage private capital investment to increase home repair dollars to residents of the City of Detroit. The following methods will serve low and moderate income homeowners:

- Conventional Home Repair Grant – These CDBG funds are targeted to low and moderate income 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 35 homeowners will be assisted with an approximate expenditure of \$15,000 - \$20,000 per home.
- Zero Percent Home Repair Loan Program (prior year funding) -- These privately leveraged CDBG funds will provide zero percent interest home repair loans and credit enhancements, to low and moderate income residents. The program will also provide loan guarantees to lenders, making these high risk loans attractive to investors in Detroit' future. 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 250 homes will be assisted with an average CDBG expenditures of \$8,000, 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.** Under the CDBG Development Assistance Program 50 low to moderate-income persons in three neighborhoods will be helped with down payment and closing costs assistance and rehabilitation of 20 units of low and moderate income rental units.

**4. Lead Hazard Demonstration Grant:** H&RD plans to abate lead in 110 housing units under this program.

**5. Neighborhood Stabilization Program 3 (NSP3):** Although this program has closed, program income from NSP3 projects could leverage enough funding for 20 homebuyer units in 2017-2018.

## **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 3,700 units
- Oversees 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
- Administers approximately 5,000 Housing Choice Vouchers under the Assisted Housing Program
- Encourages homeownership and self-sufficiency through a number of different programs

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

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

- DHC has created a comprehensive Capital Improvement Plan that addresses the needs of our properties based on the guidance received from Physical Needs Assessments, input from DHC staff and input from DHC residents. The Plan is created and executed in accordance with HUD guidance and regulations. DHC has effectively expended and administered CFP funds received to improve and preserve DHC properties. DHC will continue to develop and implement the Capital Improvement Plan to improve the quality of life for DHC's residents.
- The Detroit Housing Commission applied and 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 our operations and our ability to serve the community in need of affordable housing
- DHC will explore opportunities to collaborate with governmental agencies, non-profit community organizations, and developer partners to further the development & preservation of affordable housing in the City of Detroit
- DHC will continue to pursue the disposal and/or demolition of blighted properties in its inventory
- 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 will complete rental residential development at two of its HOPE VI sites; Woodbridge Estates and Gardenview Estates. The completion of these two projects will allow DHC to close all HOPE VI Grants. Woodbridge Estates phase IX will consist of 80 senior units which includes 39 ACC units. Gardenview Estates phase V will consist of 97 rental units which includes 30 ACC

units

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

The Resident Advisory Board (RAB) provides the PHA and its residents with a forum for sharing information about the Agency's Annual Plan. 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 a part of the PHA Annual Plan process. The DHC's RAB membership is comprised of individuals who reflect and represent the residents 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 include 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.

DHC presented its annual plan to the RAB board on February 10 and made the Plan available for comment on February 24. DHC has encouraged the public to comment on the draft throughout the 45-day comment period. At the conclusion of the comment period, DHC's Board of Commissioners held a public hearing on April 13 to seek feedback and input from the public. On April 13 DHC's Board of Commissioners approved the plan and submission to HUD was completed on April 13, 2017.

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 two homeownership programs exclusive to DHC residents.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Detroit Housing Commission is designated as a standard performer, however in collaboration with H&RD, and the proposed plan to sell approximately 400 vacant units, DHC will began to move toward the goal of achieving High-Performer status. This will provide new capital resources, which allows DHC to redirect efforts in making improvements to other major properties in its portfolio.

### **Discussion**

## **AP-65 Homeless and 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, 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.

Several initiatives were created or strengthened over the course of the last year to help solve the most urgent needs of those experiencing homelessness and still help as many individuals and families as possible including: the establishment of a homelessness diversion program to help avoid shelter entry and the establishment of policies and procedures for serving veterans and the strengthening of the by-name list for Veterans; the establishment of a by-name list for those experiencing chronic homelessness and the creation of an assertive outreach team to address the needs of the unsheltered in downtown Detroit.

### **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**

During the 2017-2018 term, 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 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 his/her homelessness on their own; shorter-term assistance such as Rapid Re-Housing (RRH); or longer-term, more intensive assistance such as permanent supportive housing. Once the assessment has been made, the household will be referred to a service provider to provide the assistance.

These assessments are completed within emergency shelter settings by both shelter and CAM staff. 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 other unsheltered locations where persons are known to be. 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.

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

### Addressing emergency shelter needs

In the 2017-2018 term, Detroit will address the emergency housing needs of homeless persons in the following ways:

- **Emergency Shelter:** There are approximately 20 different emergency shelter providers. Some of these shelters are specifically targeted to youth, veterans, or victims of domestic violence. These projects are expected to continue operations in 2017-2018.
- **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 two Warming Centers operating during the winter of 2017-2018.
- The City of Detroit will continue to support a shelter diversion program. This program, coordinated through the shelter access call center, identifies persons seeking emergency shelter who could be diverted to an alternative housing setting with mediation support and/or a small amount of financial assistance. The City of Detroit hopes to expand this project to all family shelter providers in 2017-2018.
- In 2017-2018, The City will continue moving towards placing greater emphasis on housing outcomes for shelter providers through the full implementation of our written standards in coordination with the Continuum of Care.

### Addressing transitional housing needs

The Continuum of Care has reduced its inventory of transitional housing through strategic reallocations. In 2017-2018, the focus will be providing high quality transitional housing for individuals and families



who express a desire to live in these settings.

**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 or have a high level of vulnerability as determined by the VI-SPDAT for available units of supportive housing.

Veterans and Their Families – The City of Detroit participates in the Built for Zero campaign to improve our community’s response to Veteran homelessness in the hopes of ending Veteran homelessness in Detroit. Through this process we have improved our community’s response to Veteran homelessness through the creation of policies and procedures on how Veterans are served, as well as the establishment of a high quality by name list of Veterans experiencing homelessness. We continue to monitor our progress through regular leadership team meetings and by name list meetings. There are currently approximately 300 Veterans experiencing homelessness in Detroit. In our working on Veteran homelessness we deploy the following tools to address Veteran needs:

- Supportive Services for Veteran Families (SSVF): SSVF will provide 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 provides assistance to 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.
- HUD-VASH: HUD-VASH is a permanent supportive housing program funded by both HUD and the Veterans Administration (VA). There are currently over 300 HUD-VASH vouchers in Detroit.
- 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.

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

- A portion of the emergency shelter and transitional housing beds in Detroit will be specifically targeted to families with children
- Families with children will be eligible for ESG-funded RRH
- A new CoC funded RRH program for families has been leasing since early 2016. This program will continue to provide approximately 60 units of RRH for homeless families per year.
- Families with children will also be served by the community's prevention dollars.

Unaccompanied Youth - In the 2017-2018 term, the Youth Taskforce established by City Councilmember Mary Sheffield will continue to operate to coordinate a more seamless approach to addressing the needs of youth as a subset of the larger CAM system. In addition, the following resources will be available:

- There will be three emergency shelters that are specifically for youth.
- There will be four transitional housing programs specifically targeted to youth; three are able to 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).

**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 2017-2018 term 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 or Prevention.

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.

Providing supportive services: Through the ESG-funded programs, 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: 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.

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. Through a one stop center, Detroiters can receive a skills assessment and training, as well as job placement to help increase income and avoid entry into the homelessness system.

## **Discussion**

During 2017-2018 CDBG funds totaling \$2,587,347 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 relocation stabilization Services)
- Homeless Prevention Services (Housing Navigation /relocation services & Foreclosure Prevention)
- Warming Centers

CDBG homeless funds are also used to meet the 2017-2018 ESG match. ESG regulations require a 100 percent match for every dollar received from HUD. During 2017-2018 CDBG funds will match 92 percent of the 2017 ESG award (\$2,824,376). The remaining 8 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. In 2016 the amount of contracted ESG match from community organizations far exceeded the required match (approximately \$3,685,089). We expect a similar occurrence with the 2017 and 2018 ESG match.

**AP-70 HOPWA Goals– 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	190
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	20
<b>Total</b>	<b>210</b>

## **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 strategic goals to improve barriers of affordable housing includes fair housing, stabilizing neighborhoods, retaining residents and providing quality housing options.

### **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**

The City public policies encourages affordable housing development. The Detroit City Council has adopted an ordinance for new residential development projects. Developers are required to reserve 20% of rental units to affordable housing. This approach guarantees affordable housing to low-income residents for many years. The City's zoning ordinance division accepts recommendations to amend districts to include mixed-use commercial, single and multi-family residential development within low-income neighborhoods.

To support affordable housing, the City has continued to pursue other funding sources from public/private financial institutions, reinvestments and tax incentives. The City's neighborhood investment program, managed by Invest Detroit, financing supports economic and community development in underserved communities in the City. The Detroit Strategic Neighborhood Fund supports the revitalization of Detroit targeted neighborhoods. The neighborhood fund was designed to build stronger, healthier neighborhoods in Detroit's near-east side by organizing community leadership and improving the engagement, empowerment and capacity-building of the residents and organizations in the target communities. The tax abatement incentive is available for economic revitalization projects that create jobs. The tax incentive encourages the redevelopment of obsolete buildings to assist redevelopment of older buildings which are contaminated, blighted, or functionally obsolete. In addition, the tax incentive can be used for rehabilitation of commercial property for the primary purpose and use of a commercial business or multi-family residential facility.

The reasonable cost of land for site development has increased the number of affordable housing development projects in the City.

### **Discussion:**

Pursuant to its authority under the Fair Housing Act, HUD has long directed program participants to undertake an assessment of fair housing issues—previously under the Analysis of Impediments to Fair Housing Choice (AI) approach, and following the effective date of the Affirmatively Furthering Fair Housing (AFFH) rule, under the new Assessment of Fair Housing (AFH) approach. This Guidebook (Guidebook) seeks to help program participants and members of the public understand the AFFH rule, the obligation to complete an AFH, and the linkage between an AFH and other required planning processes. For more specific information about AFFH fair housing planning obligations, refer to the AFFH rule.

The AFFH rule requires fair housing planning and describes the required elements of the fair housing planning process. The first step in the planning process is completing the fair housing analysis required in the AFH. The rule establishes specific requirements program participants will follow for developing and submitting an AFH and for incorporating and implementing that AFH into subsequent Consolidated Plans and Public Housing Agency (PHA) Plans. This process will help to connect housing and community development policy and investment planning with meaningful actions that affirmatively further fair housing. The new approach put in place by this rule is designed to improve program participants' fair housing planning processes by providing data and greater clarity to the steps that program participants must take to assess fair housing issues and contributing factors, set fair housing priorities and goals to overcome them, and, ultimately, take meaningful actions to affirmatively further fair housing. A goal of the AFFH rule is to make sure states and insular areas, local communities, and PHAs understand their responsibilities in the area of fair housing planning. 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.

Local governments,

A recent 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.

## **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 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 has used Federal Grants to address the obstacle of decreasing funding. As our funding has decreased over the past few years it has become imperative to leverage our funding with other government funding streams and private resources. For example, the City of Detroit will work with our federal, state, and local partners to develop new housing options for poverty level families through such programs as Choice Neighborhoods and Low-Income Housing Tax Credits (LIHTC). Although we have not received the Choice Neighborhoods grant, the City will continue to pursue this federal program and will also work with the Michigan State Housing Development Authority to fund LIHTC projects in the Choice Neighborhood and other target areas.

Detroit has suffered from population loss over the last sixty years but still has an infrastructure that at one time supported 2 million people. With a declining tax base it has been hard for the City to keep up with infrastructure investment. H&RD will use CDBG-Declared Disaster Recovery (DDR) funds to reduce weaknesses in Detroit's aging storm water management system that contributed to the 2014 flood.

Of particular concern is the problem of vacant or substandard homes that are contributing to the overall problem of blight and decay. The City will aggressively remove blight through coordinated initiatives initially targeting the neighborhoods where they are likely to have the greatest impact, and then progressively expanding across the City. Our commercial demolition program uses CDBG funding to target dangerous commercial and industrial buildings in low to moderate income areas and to remove blight. The residential demolition program is primarily contained within the Hardest Hit Fund (HHF) designated areas, though some demolitions take place outside of HHF are when non-HHF dollars are used.

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

The City of Detroit has organized its affordable housing policy around three priorities: transformation,

preservation, and supportive housing. We have designated targeted multifamily development areas within which implementation of these priorities will be focused. We believe these target areas are within neighborhoods of strength and are closely aligned with those places in the city where we have directed much of our demolition funding.

1. Transformation – new housing developments, whether rehabilitation or new construction, positively impact the surrounding neighborhood and contribute to an increased quality of life for its residents and neighbors. Transformation occurs through aesthetically pleasing developments that increase walkability and are part of a larger vision for a neighborhood.
2. Preservation – existing affordable housing units must be preserved beyond their initial term of affordability. Threats to affordable housing in Detroit comes from increased market housing demand in limited areas of Detroit and obsolescence of aging units across the city. The City aims to preserve those units that are under the most pressure to cease operation as affordable units.
3. Supportive Housing – we aim to facilitate the development of supportive housing units to reduce the number of people experiencing homelessness in Detroit.

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

The 2015 American Community Survey (ACS), reports that approximately 93% of Detroit's housing units were built before 1978, with 32% being built before 1940. Given the age of the City of Detroit's housing stock, there's a growing concern of lead-based paint hazards in residential units. Although lead-based paint was banned for residential use in the U.S. in 1978, it continues to be a strong contributing factor to learning disabilities and other significant health issues among children living in affected homes. The City of Detroit, through its Housing & Revitalization Department (H&RD), is committed to seeking funding in reducing lead hazards and providing prevention information and educational awareness with the various lead partners throughout the City.

Through HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH), funds are competitively awarded to help units of local government in making homes lead safe. These funds are used in conjunction with our Conventional Home Repair program activity to identify and remediate lead-based paint hazard in privately owned rental or owner occupied housing. In addition, the grant will also identify and address, where feasible, other health and safety issues through the use of a Healthy Homes Rating System. This system "rates hazards for their potential to harm residents and enables those risks to be removed or minimized."

In 2014, H&RD was awarded its 4th **Lead Hazard Reduction Demonstration Grant from OLHCHH covering a 36-month period** that began December 1, 2014 and ends November 30, 2017. The target accomplishment was to reduce lead hazards in approximately 240 housing units in which children under the age of 6 resides. As of June 2017, the City of Detroit completed 100 units with an additional 100 units in various stages that are scheduled for completed by February 2018. In February 2017, OLHCHH, announced additional lead grant funding opportunities covering a 3-year period of 2017 through



2020. The City of Detroit applied for the funding as well, to provide more resources to assist with lead-based paint abatement and/or interim control efforts in an additional 200 housing units. Announcement for the grant awards are expected by the late summer/early fall of 2017. . The City also enacted legislation on January 1, 2010, to include new requirements for rental property owners. Rental properties in the City of Detroit must have a Lead Clearance, certifying that properties are lead-safe before they can be rented out. This provision holds landlords responsible for lead hazard in their

properties.

The City of Detroit's Health Department continues its ongoing effort to developed a coalition of city departments, state departments and community partners to coordinate childhood lead prevention in the City. The Coalition 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, The Detroit Lead Partnership 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.

### **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 the Affordable Housing section at AP 55 for detail on H&RD's efforts to reduce the number of poverty level families by making decent, safe, and affordable housing available for those in need.

**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 educational 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."

Detroit Public Schools (DPS) has hired Dr. Nikolai Vitti as Superintendent for the Community District. One of his goals is to create a high-demand, traditional public schools in every neighborhood while moving the district forward and eventually set it above all large urban school districts in the country. In addition, CDBG funding for educational programs continues to be a City priority. During the 2016-2017 program year, the City of Detroit CDBG funds provided approximately \$700,000 for literacy, math, science, and job training programs. For 2017-2018, the CDBG portion will exceed over \$1

million in funding educational programs.

**Transportation:** Transportation to employment opportunities is important to combat the City's high jobless rate. The Detroit Department of Transportation (DDOT) operates 36 fixed transit routes in Detroit. Services operate 24 hours a day, 7-days a week, with 85,000 rides provided on a typical weekday. Transportation priorities include:

- Improving cross-town transportation and options to get from the city to surrounding suburbs
- Ensuring special needs groups (blind, deaf, disabled, and seniors) access to reliable transportation
- Supporting the new Regional Transit Authority (RTA) in developing a master transit plan, including bus rapid transit
- In May 2017, Detroit launch the newest transit system called the Q-Line. It operates on a 3.3-mile track along Woodward and averages more than 7,000 riders daily.
- Acquiring property in Delray where a new bridge between the U.S. and Canada will be located

**Employment:** A significant cause of poverty is the lack of employment opportunities. The Detroit Employment Solutions Corporation (DESC) is a non-profit agency dedicated to training and opportunities to match Detroiters to jobs. DESC provides services to over 23,000 job seekers and over 1,500 Metro-Detroit businesses a year. Its services include:

- A number of programs designed specifically to address particular populations such as veterans and those recently released from prison.
- A Detroit Registered Apprentice Program (D-RAP) assisting Detroiters eager to acquire the technical skills needed to build a career.
- Engaging with Q-line and Olympia Development management teams to provide a pipeline of workers for both Q-line and new Little Ceasars arena.

H&RD will continue providing its Summer Youth Employment Program. In addition to support from local businesses, the City of Detroit has provided CDBG funds specifically for youth within the five designated Neighborhood Revitalization Strategy Areas. The program provides job training, skill building, and employment opportunities for at risk and low-income youth helping them gain valuable workplace experience.

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

Institutional structure for H&RD housing programs begins with program administration and oversight by H&RD staff. H&RD staff then procure qualified subrecipients to carry out the following programs:

- Zero Percent Interest Loan Program
- CDBG Conventional Home Repair Grant Program

- HOME program

H&RD continues to implement the Zero percent interest housing rehabilitation loan program with the help of Local Initiatives Support Corporation (LISC). When a Detroit homeowner applies for a home loan LISC does a preliminary review of the application. If LISC deems the application viable then it is forwarded to a local banking institution for underwriting and approval. The application is then forwarded to H&RD for inspection, approval, and loan closing. H&RD then oversees the rehabilitation of the home (carried out by contractors).

H&RD staff continue to refine the application process for the Housing rehabilitation grant programs. Applications can be received from the Detroit Health Department, H&RD walk-ins, or at community events. H&RD staff members then review applications for compliance with program requirements. If the applications are approved, they are forwarded to a rehabilitation specialist who then inspects the home and develops specifications. When the homeowner and H&RD approve of the specifications then work can begin. Approved contractors then perform the rehabilitation work.

The H&RD system in place for the HOME program begins with H&RD staff selecting qualified “For-Profit”, Non-Profit or Community Housing Development Organization (CHDO) developers to undertake “shovel-ready” affordable housing projects through a Notice of Funding Availability (NOFA). The NOFA is advertised and interested parties obtain applications and make submissions directly to the Department. Projects are rank-ordered and scored for leverage, readiness to proceed characteristics, and development experience. The most advantageous projects are identified during staff review and underwriting analysis. HOME funds are committed to the project as gap financing after City Council approval, followed by environmental review. In return for this gap financing a developer must provide a commensurate percentage of units with affordable rents to income eligible low to moderate income residents. The developer is required to assemble a team with demonstrated experience in the type of development proposed, in order to successfully compete in the NOFA process. Staffing is usually a combination of in-house expertise and externally procured consultants and contractors to carry out the project. The selected general contractors bid for subcontractors in the construction trades required to complete the scope of work for the project.

The City of Detroit has been coordinating with the State of Michigan Department of Health and Human Services (MDHHS) and MSHDA to align funding and performance priorities for organizations delivering ESG eligible activities. This work includes training for providers to improve program performance and reducing the length of time families and individuals are homeless. In addition, the City of Detroit is launching a homelessness diversion pilot program that includes financial and service support from MDHHS and Wayne Metropolitan Community Action Agency. The City of Detroit is also represented on the newly established Continuum of Care board that brings together a diverse group of stakeholders focused on homelessness.

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

## **service agencies**

In addition to working with the DHC on Choice Neighborhoods, H&RD will work with the DHC acquiring and dispose of approximately 400 vacant units. This effort will remove significant impediments toward goal of achieving High-Performer status with HUD. It also allows DHC's ability to access more financial support for public housing and release more competitive Choice Neighborhood applications.

HAND serves as the lead agency for the Detroit CoC. H&RD consistently works with HAND to develop performance standards, evaluate proposals, and help determine homeless community needs.

In the new fiscal year H&RD will commit \$590,000 in CDBG funding for programs that will help seniors and run health programs to those who qualify.

To leverage the impact of HOPWA funds and to assist with continuity in housing and in care, HOPWA services are coordinated with Ryan White funded HIV/AIDS agencies and other non-Ryan White service providers in the Detroit area. Ryan White Part A services are coordinated by the Southeast Michigan HIV/AIDS Council (SEMHAC), which is the planning council for funds allocated for Ryan White services.

The Summer Jobs for Youth training program is entering its third year and was developed in partnership with private businesses and non-profit agencies.

## **Discussion:**

The City of Detroit encourages citizen involvement and participation and supports cooperative activities. The City of Detroit supports various task forces and other collaborative efforts such as meetings with the Homeless Action Network of Detroit (HAND), Housing Task Force, Detroit Lead Partnership, and Detroit-Wayne County Green and Healthy Homes Initiative and many others.

Along with the collaborations listed above the City has worked closely with the Detroit Land Bank Authority, Michigan Fast Track Land Bank Authority, Detroit Public Schools, Detroit Housing Commission, Detroit Building Authority, and Wayne County Treasurer to align decision-making regarding the sale, maintenance and demolition of publically-owned parcels.

## Program Specific Requirements

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

#### Introduction:

While it is not possible to address all the housing and non-housing needs identified in this Action Plan H&RD will 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 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) and Community Residential Programs 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.

There is no proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the strategic plan.

#### 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.	0
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 years covered that include this Annual Action Plan. 89.00%

**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:

Low Income Housing Tax Credits (LIHTC), FHA Insured Mortgages, Historic Tax Credits (HTC), developer equity, foundation grants, private investment from other banks and lenders, and Community Reinvestment Fund Program (CRP).

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 does not currently undertake homebuyer activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Detroit may use any of the following methods of recapture as provided by HOME Regulations:

1. Recapture the entire amount of the HOME subsidy; (Not part of the City of Detroit's Program)
2. Prorate the amount recaptured based on the time the homeowner has owned and occupied the units measured against the required affordability period;
3. The HOME subsidy to be repaid may be based on the percentage of the affordability period that has expired;
4. If the net proceeds (that is, the sales price minus repayment of non-HOME loan funds and closing costs) are not sufficient to recapture the full (or prorated amount) of HOME funds, the City of Detroit may allow the developer to share the net proceeds (allowing for the developer to recover some or all of the down payment and capital improvement investments). Furthermore methods 2 and 3 above (proration and proportional distribution) may be combined to maximize

the funds returned to the City. Alternatively, the City of Detroit may also allow the developer to recover any remaining funds towards his/her investment (down payment and capital improvements) first, before recapturing the HOME subsidy.

4. 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:

None

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

1. Include written standards for providing ESG assistance (may include as attachment)
  1. Written standard for providing ESG were formalized and approved by the CoC board in 2016. The written standards for all CoC programs, inclusive of ESG is attached.
  2. 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 services on the basis of their assessment score. The Coordinated Assessment Model, or CAM, as it is known locally, can be accessed via phone as a way to obtain assistance. The CAM lead implementer for Detroit Southwest Solutions. The system exempts clients experiencing domestic violence for utilizing this system for services. Individuals reporting they are fleeing domestic partner violence are referred to the YWCA for eligibility services.
  3. For the 2017-2018 ESG allocation, at the advice of the HUD field office, we did not run a formal ESG process. Instead, we reviewed the performance and assessed financial stability of past year subrecipients and made award recommendations: Fund at current level, reduce funding, increase funding or do not fund. Because we have done extensive review of past subrecipients, this allowed us to have confidence in our awards but to expedite the process.
  4. In order to meet the homeless participation requirement, the City of Detroit requires that all ESG awardees ensure that they have a person with lived homelessness experience on their board of directors to ensure the voices of those who have experienced homelessness are integrated into the service work of these agencies.
  5. 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. (Also see Detroit Homeless System Written Standards in the Appendices)



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

Detroit has established a coordinated assessment system known as CAM, which was implemented in a phased approach beginning in 2014. The key components of the system include access to shelter placement via a call center, use of a standardized assessment tool (the VI-SPDAT and full SPDAT) and a coordinated process for access to rapid rehousing and permanent supportive housing. The City of Detroit has committed to providing \$1.1M of ESG to support the CAM system over the course of 4 years.

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 a match for the annual ESG allocation. The City of Detroit uses an RFP process each year to select the best qualified organizations to implement ESG activities. All organizations are required to provide any needed match to the funds awarded. 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 in order to be considered for ESG funding. Our purpose is to ensure the needs of homeless individuals are taken into consideration as organizations make policy decisions.

5. Describe performance standards for evaluating ESG.

Over the course of 2016, (and will continue throughout 2017) the City of Detroit worked closely with the Continuum of Care and ESG provider agencies to better understand metrics of success related to ESG program types. The City of Detroit has enlisted the support of Priority Community technical assistance providers to ensure the entire request for proposal, contracting and sub grantee monitoring process work together to encourage continuous improvement from sub grantees. Over the course of the next two years, the City of Detroit hopes to move to a performance based contracting system that will encourage the most effective use of federal funds and help establish a more effective homelessness response system with an emphasis on exits to permanent housing (for households accessing an ESG funded service program or agency).

Maps can be also viewed in the appendices.

## Attachments

**Citizen Participation Comments**

**APPENDIX A: H&RD Public Hearing Comments**

Annual Action Plan  
2017

78

OMB Control No: 2506-0117 (exp. 07/31/2015)

Annual Action Plan  
2017

75

OMB Control No: 2506-0117 (exp. 06/30/2018)

City of Detroit  
Housing and Revitalization Department  
Public Hearing  
2017-2018 Draft Action Plan Public Hearing 1  
Record of Public Hearing

Purpose: To receive citizen comments on the 2017-2018 Action Plan

Participants: REPORTING AND COMPLIANCE DIVISION  
Warren T. Duncan  
Jennifer Mahone  
Marlene Robinson

CITIZEN PARTICIPANTS  
4 individuals

Location: Housing and Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Suite 908  
Detroit, MI 48226

Date & Time: November 15, 2016 4:00 pm – 6:30 pm

Summary:

HRD staff conducted the hearing. Mr. Duncan began the meeting by a round of introductions. Mr. Duncan provided a brief overview and the purpose of the meeting. Also, information was given regarding the Community Development Block Grant Neighborhood Opportunity Fund (CDBG/NOF) proposal application and BidSync.

There were 1 community organization and 2 individual citizens that had questions/comments.

Question/Comment 1:

When will the next CDBG/NOF application process start? Can Block Clubs apply?

Response to Question/Comment 1:

The CDBG/NOF application process start annually during the fall months. The next round of applications are planned to start around October 2017 for the 2018-2019 CDBG/NOF year. Only Non-profits w/ a 501c3 non-profit status are eligible. (Refer the threshold criteria).

Question/Comment 2:

After the Mayor's recommendation for the awards are finalized, it is suggested that amounts to individual agencies not be announced only identify those funded. Also, wait until after the appeals process then make announcement to the public on who's funded with the dollar amount.

Response to Question/Comment 2:

Accepted the suggestion and will make record of it.

Question/Comment 3:

How can I get a CDBG/NOF application to review for next year?

Response to Question/Comment 3:

Information on the applications are available on the City's website ([www.detroitmi.gov/How-Do-I-Obtain-Grant-Information/HUD-Consolidated-Plans-Information](http://www.detroitmi.gov/How-Do-I-Obtain-Grant-Information/HUD-Consolidated-Plans-Information))

No additional comments were made in the public forum. The meeting was adjourned.

City of Detroit  
Housing and Revitalization Department  
Public Hearing  
2017-2018 Draft Action Plan Public Hearing 2  
Record of Public Hearing

Purpose: To receive citizen comments on the 2017-2018 Draft Action Plan

Participants: REPORTING AND COMPLIANCE DIVISION  
Warren T. Duncan  
Jennifer Mahone  
Marlene Robinson

CITIZEN PARTICIPANTS  
3 individuals

Location: Housing and Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Suite 908  
Detroit, MI 48226

Date & Time: June 28, 2017 4:00 pm – 6:00 pm

Summary:

HRD staff conducted the hearing. Mr. Duncan provided 2017-18 recommended CDBG/NOF funding report. Also, there were updated program description including 2017-18 CDBG, ESG, HOME and HOPWA actual allocations available as handouts. 2 individual citizens and H&RD staff were in attendance. Provided an overview of Draft Action Plan and its importance to the City of Detroit.

There were 2 citizens that had questions/comments.

Annual Action Plan  
2017

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Annual Action Plan  
2017

78

OMB Control No: 2506-0117 (exp. 06/30/2018)

Question/Comment 1:

When will the home repair program be available for individual citizens?

Response to Question/Comment 1:

The Conventional Home Repair CDBG grant will be available after HUD releases the funds. It is estimated to be around the fall of 2017. However, the 0% interest loan is currently available for the City of Detroit residents.

Question/Comment 2:

How does the CDBG/NOF award process work and who decides what community organizations get awarded?

Response to Question/Comment 2:

Annually, during the fall, a request for proposals are available for non-profit community organizations in Detroit's BidSync system. Once the community organization completes the application process, they will be evaluated, scored and recommended for funding based on the threshold and selection criteria. The recommendations will be submitted to the Mayor and City Council for final recommendations.

No additional comments were made in the public forum. The meeting was adjourned.



**Grantee Unique Appendices**

**2017-18 ACTION PLAN APPENDICES:**

## 2017-18 ACTION PLAN BUDGET:

2017-2018 HUD Consolidated Plan Projects and 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	\$ 1,538,965	Administration. Direct staff costs related to HUD community development program management.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	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	20	Eight Mile Blvd	\$ 25,000	Planning activities with other local governments bordering the City of Detroit along Eight Mile Boulevard.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	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	20	Planning General	\$ 2,495,143	Planning. Direct staff costs related to community development planning including preparation of the HUD Consolidated Plan, gathering and analyzing information needed for the Plan.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	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	Section 106 Clearances	\$ 115,280	Historic review clearances for grant related properties within the City of Detroit.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	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	20	Planning Historic Designation Advisory Board	\$ 25,000	Planning costs related to planning activities for historic properties	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	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	Office of Hsg Underwriting-Supportive Hsg	\$ 548,326	Direct staffing Costs related to Homeless initiatives	3 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	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	Office of Programmatic NOF & CDBG Initiatives	\$ 1,434,861	Direct staffing Costs related to NOF & CDBG Initiatives	4 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	NA	N/A	N/A	Other	N/A	N/A	Planning/Administration	N/A	N/A	N/A	N/A
					\$ 6,182,575	<b>Subtotal AD/PLN</b>														
CDBG	DEMO	LMA	04	Demolition/Boarding & Nuisance Abatement	\$ 2,500,000	Demolition of vacant , dangerous, and abandoned structures city-wide w/an additional nuisance abatement program	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	Suitable Living Environment	Sustainability	Improve neighborhood quality by demolishing unsafe structures	Housing Units	75	Targeted revitalization	Other	X	All	All	All
CDBG	DEMO	LMA	04	Demolition Staffing Admin (Delivery Costs)	\$ 619,926	Demolition of vacant , dangerous, and abandoned structures city-wide w/an additional nuisance abatement program	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	Suitable Living Environment	Sustainability	Improve neighborhood quality by demolishing unsafe structures	Housing Units	75	Targeted revitalization	Other	N/A	N/A	N/A	N/A

2017-2018 HUD Consolidated Plan Projects and 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
					\$ 3,119,926	Subtotal DEMO														
CDBG	ED	LMA	18A	Economic Development Small Business Devlpt	\$ 3,000,000	Economic Dvlpt endeavors aimed at sustaining or increasing business activity levels (including job creation and /or retention).	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	Creating Economic Opportunities	Sustainability	Improve economic opportunities for low-income persons	Businesses	45	Businesses assisted	Business Development	X	All	All	All
					\$ 3,000,000	Subtotal ED														
CDBG	HR	LMH	14A	CDBG Lead Remediation	\$ 1,000,000	CDBG Lead remediation (also matches the Lead grant).	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	Decent Housing	Availability/Accessibility	Improve the quality of owner housing	Housing Units	160	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
CDBG	HR	LMH	14A	Conventional Home Repair	\$ 500,000	Emergency Home repair for low/moderate income homeowners. City-wide.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	Decent Housing	Availability/Accessibility	Improve the quality of owner housing	Housing Units	35	Homeowner Housing Rehabilitated	Owner Occupied Housing	ALL	ALL	ALL	ALL
CDBG	HR	LMH	14H	Multi-Family Staffing	\$ 2,325,650	Staffing Costs related to Multi-Family Housing	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	N/A	N/A	N/A	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
					\$ 3,825,650	Subtotal HR														
CDBG	PFR	LMA	03E	Eastern Market Corporation	\$ 240,000	Phase II of Eastern Market Shed 6 Renovation Program	2934 Russell Detroit MI 48207	7/1/2017	6/30/2018	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	Public Facilities	N/A	N/A	N/A	3

2017-2018 HUD Consolidated Plan Projects and 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	LMC	03B	Elmhurst Home, Inc.	\$ 240,000	Complete rehabilitation of the Monterey Building to accommodate the men's residential program. Upgrades include plumbing, electrical, HVAC, solar thermal system and an elevator to meet ADA accessibility requirements.	12007 Linwood Detroit MI 48228	7/1/2017	6/30/2018	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	Public Facilities	N/A	4	N/A	2, 3, 5, 7
CDBG	PFR	LMC	03E	Focus: HOPE	\$ 240,000	Partial Roof Replacement	1360 Oakman Detroit MI 48238	7/1/2017	6/30/2019	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	N/A	4	N/A	2, 3
CDBG	PFR	LMC	03E	Franklin Wright Settlements, Inc.	\$ 200,000	Replace two (2) boilers, electrical upgrades, miscellaneous repairs including patching and painting	3360 Charlevoix Street Detroit MI 48207	7/1/2017	6/30/2019	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	N/A	1, 4	N/A	3, 4
CDBG	PFR	LMC	03E	Latin Americans for Social and Economic Development (LASED)	\$ 240,000	Roof replacement, fire suppression system, lighting, foundation and floor improvements	4138 W. Vernor Hwy. Detroit MI 48209	7/1/2017	6/30/2019	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	Public Facilities	1	Public service activities other than low/moderate-income housing benefit	Public Facilities	N/A	3	N/A	5
CDBG	PFR	LMC	03E	Matrix Human Services	\$ 240,000	ADA renovations to the Matrix Center at 13560 East McNichols. Renovations include upgrading electric chair lift in lobby and front door. Also upgrades include renovating bathrooms for ADA compliance.	450 Eliot Detroit MI 48201	7/1/2017	6/30/2019	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	Public Facilities	1	Public service activities other than low/moderate-income housing benefit	Public Facilities	X			
					\$ 1,400,000	<b>Subtotal PFR</b>														
CDBG	PPI	LMA	03F	Public Park Improvements	\$ 1,546,578	Public Improvements to rehabilitate parks, open space and to build greenways	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2019	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	3	Public Facility or Infrastructure Activities	Park Improvement	X			
CDBG	PS	LMA	05D	Public Service - Summer Jobs Program	\$ 2,500,000	Public service program that will provide job training and employment opportunities for "at risk" and other low income youth in selected areas through programs designed to stabilize deteriorated or deteriorating neighborhoods.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	Creating Economic Opportunities	Availability/Accessibility	Improve economic opportunities for LMI persons	People	500	Public Service	Business Development	N/A	1,2,3,4,5	N/A	N/A

2017-2018 HUD Consolidated Plan Projects and 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	05C	Accounting Aid Society	\$ 86,535	To provide free tax preparation and counseling assistance to Low/Mod income Detroit households; provides education in financial management.	7700 Second Ave Suite 314 Detroit, MI 48202	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	12000	Public service activities other than low/moderate-income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05D	Alkebu-lan Village	\$ 67,500	Building positive leaders emphasizes placed on mental, moral and physical (Martial) development with culturally-affirming content. Youth K-12 after school program. Recreation/media arts and design/drama/dance and sports.	7701 Harper Ave. Detroit MI 48213	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	120	Public service activities other than low/moderate-income housing benefit	Public Services	N/A	1, 2, 4	3	3, 6
CDBG	PS	LMC	05M	Alzheimer's Association	\$ 70,000	Adult Day Care of adults suffering with Alzheimer's and related illness.	4750 Woodward Ave. Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	100	Public service activities other than low/moderate-income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05D	Clark Park Coalition	\$ 67,500	Provide a range of Youth summer recreation programs , a winter hockey program, and youth employment opportunities.	1130 Clark Street Detroit MI 48208	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	750	Public service activities other than low/moderate-income housing benefit	Public Services	N/A	2, 3	2	4, 5, 6
CDBG	PS	LMC	05D	Coleman A. Young Foundation	\$ 66,535	After school program for youth 6-12, Leadership develop-ment, parents workshop, life skills, instill confidence in Detroit students, Real Skills 2.0 after school program.	2111 Woodward Ave. Suite 500 Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	300	Public service activities other than low/moderate-income housing benefit	Public Services	N/A	2, 4, 5	1	1, 2, 3, 6, 7
CDBG	PS	LMC	05D	Detroit Area Pre-College Engineering Program (DAPCEP)	\$ 86,535	Program provides nationally recognized enrichment programs in science technology, engineering, and mathematics.	42 W. Warren Detroit, MI 48202	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	200	Public service activities other than low/moderate-income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	5	Dominican Literacy	\$ 66,535	Adult Basic Education Program provides one to one tutoring, small group instruction, computer based learning and GED education.	555 Conner Ave Suite 1414 Detroit, MI 48213	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	200	Public service activities other than low/moderate-income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05D	Kendell CDC	\$ 60,000	Provide after school tutorial program for students in the K-8 grade levels. Subjects include math, spelling , reading, and grammar/sentence correction.	7310 Woodward Ave. 705, Detroit, MI 48202	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	200	Public service activities other than low/moderate-income housing benefit	Public Services				
CDBG	PS	LMC	05B	Greater Detroit Agency for the Blind	\$ 80,000	Vision rehab therapist to assist with adaptive skills for new clients.	16625 Grand River Detroit MI 48227	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	137	Public service activities other than low/moderate-income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05H	Greening of Detroit	\$ 86,535	Green Works job training program to provide new opportunities for low-income Detroiters to receive training that allows them to enter the green jobs marketplace.	1418 Michigan Detroit MI 48216	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	250	Public service activities other than low/moderate-income housing benefit	Public Services	X	ALL	ALL	ALL

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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	05C	International Institute of Metropolitan Detroit	\$ 86,580	Low/Mod to assist immigrants and non-immigrants with immigration issues, legal, GED, Financial Literacy, Career Development.	111 East Kirby Detroit, MI 48202	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	300	Public service activities other than low/moderate-income housing benefit	Public Services	N/A	2,3,5	2	4,5,6,7
CDBG	PS	LMC	05I	Jefferson East Business Association	\$ 75,000	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.	14628 East Jefferson Detroit MI 48215	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	150	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	\$ 80,000	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 18900 Joy Rd. 48228 Zip: 48228_	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	400	Public service activities other than low/moderate-income housing benefit	Public Services	N/A	5	1	7
CDBG	PS	LMC	05A	L&L Adult Day Care	\$ 60,000	Adult Day Care includes transportation and daily exercise regimen to those over 60-years of age or older who have developmental disabilities, mental illness, Alzheimer's, dementia or who are veterans.	1485 East Outer Drive Detroit MI 48234	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	30	Public service activities other than low/moderate-income housing benefit	Public Services	N/A	1, 2, 4	N/A	1, 2, 3, 4, 6
CDBG	PS	LMC	05A	Delray United Action Council	\$ 70,000	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	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	30	Public service activities other than low/moderate-income housing benefit	Public Services	N/A	3		6
CDBG	PS	LMC	05D	Mercy Education Project	\$ 76,535	After school tutoring for girls in grades 1-12 from Southwest Detroit, Career readiness, adult education services, adult literacy, GED, work force readiness	1450 Howard Street Detroit MI 48216	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	240	Public service activities other than low/moderate-income housing benefit	Public Services	N/A	2, 3	N/A	4,5,6
CDBG	PS	LMC	05D	Mosaic	\$ 60,000	Program trains youth ages 8-18 in the performing arts. Program combines high artistic standards, supportive environment, and opportunities for youth empowerment.	2251 Antietam Avenue Detroit MI 48207	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	240	Public service activities other than low/moderate-income housing benefit	Public Services				5
CDBG	PS	LMC	05D	People's Community Services	\$ 67,500	The EPIC Youth program provides after school youth recreational, educational, fine arts activities along with counseling for youth ages 6 to 18.	420 South Leigh Street Detroit MI 48209	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	240	Public service activities other than low/moderate-income housing benefit	Public Services				6
CDBG	PS	LMC	05D	Police Athletic League	\$ 67,500	Youth mentoring program through organized sports programs funds to support the following programs: youth baseball, softball, track, recreational soccer and the GOAL Detroit Soccer program.	111 West Willis Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improved Services for low/mod persons	People	400	Public service activities other than low/moderate-income housing benefit	Public Services	X	ALL	ALL	ALL
CDBG	PS	LMC	05D	Siena Literacy Center	\$ 66,535	Expansion of services to include Fridays and some Saturdays. Addresses Adult Literacy, reading, writing, mathematics and digital literacy.	16888 Trinity Detroit MI 48219	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	Improve the services for low/mod income persons	People	100	Public service activities other than low/moderate-income housing benefit	Public Services	N/A	4, 5	1	1, 2, 7





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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	PSHL	LMC	03T	Alternatives For Girls (ES)	\$ 85,000	(ES) Provides shelter for young women.	903 West Grand Blvd. Detroit MI 48208	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	5
CDBG	PSHL	LMC	03T	Cass Community Social Services (ES)	\$ 85,000	Provide rotating shelter and family shelter.	11745 Rosa Parks Blvd. Detroit MI 48206	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	440	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6
CDBG	PSHL	LMC	03C	Cass Community Social Services (SO)	\$ 75,000	Outreach program outside business hours focused on unsheltered persons.	11745 Rosa Parks Blvd. Detroit MI 48206	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Outreach	X	ALL	ALL	5
CDBG	PSHL	LMC	03T	Cass Community Social Services (Wm Ctr)	\$ 100,000	Warming shelter for homeless men, women and children.	11745 Rosa Parks Blvd. Detroit MI 48206	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	1000	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6
CDBG	PSHL	LMC	03C	Central United Methodist/NOAH (SO)	\$ 75,000	NOAH lunch program and engagement for homeless and unsheltered persons.	23 East Adams Detroit MI 48226	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	25274	Homeless person overnight shelter	Outreach	X	ALL	ALL	5
CDBG	PSHL	LMC	03T	Coalition on Temporary Shelter (COTS) (ES)	\$ 85,000	Provides shelter for families (male, female and children).	26 Peterboro Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	16	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6
CDBG	PSHL	LMC	03T	Community Social Services of Wayne County (ES)	\$ 85,000	Shelter provider for pregnant or parenting Detroit teens and their children.	9851 Hamilton Detroit MI 48202	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	1416	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6
CDBG	PSHL	LMC	03T	Covenant House (ES)	\$ 85,000	Provides shelter for teens 18-24 years of age.	2959 MLK Blvd. Detroit MI 48208	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	50	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6
CDBG	PSHL	LMC	03T	DRMM 3rd Street (Wm Ctr)	\$ 100,000	Warming center for homeless men.	150 Stimson Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	1000	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6
CDBG	PSHL	LMC	03T	DRMM Genesis II Chicago (ES)	\$ 85,000	Provides shelter for women and families	12900 Chicago W, Detroit, MI 48227	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	50	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6
CDBG	PSHL	LMC	03T	DRMM Genesis House II Chicago (Wm Ctr)	\$ 75,000	Warming center for families.	150 Stimson Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	1000	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6

2017-2018 HUD Consolidated Plan Projects and 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	PSHL	LMC	03T	DRMM Genesis House III Fairview (ES)	\$ 85,000	Provides shelter for women and children.	150 Stimson Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	50	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6
CDBG	PSHL	LMC	03T	DRMM Genesis House III Mack (ES)	\$ 85,000	Shelter provider for single women.	150 Stimson Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	300	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	6
CDBG	PSHL	LMC	03T	Freedom House (ES)	\$ 85,000	Provides services to political refugees.	2630 W. Lafayette Detroit MI 48216	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	106	Homeless person overnight shelter	Emergency shelter and transitional housing	X	ALL	ALL	5,2
CDBG	PSHL	LMC	05C	Legal Aid & Defender (HP)	\$ 100,000	Counseling and financial assistance for those at risk of homeless.	613 Abbott Detroit MI 48226	7/1/2017	6/30/2018	Decent Housing	Affordability	End Chronic Homelessness	People	513	Homelessness prevention	Prevention	X	ALL	ALL	5
CDBG	PSHL	LMC	03T	Mariner's Inn (ES)	\$ 85,000	Provides shelter for single men.	445 Ledyard Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	4045	Homeless person overnight shelter	Emergency shelter and transitional housing	N/A	3	N/A	6
CDBG	PSHL	LMC	03T	Matrix Off the Streets (ES)	\$ 85,000	Provides shelter for youth.	450 Eliot Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	1000	Homeless person overnight shelter	Emergency shelter and transitional housing	X	3		6
CDBG	PSHL	LMC	03T	Michigan Veterans Foundation (ES)	\$ 85,000	Provides shelter for homeless male veterans.	2770 Park Avenue Detroit MI 48201	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	450	Homeless person overnight shelter	Emergency shelter and transitional housing	N/A	3	N/A	6
CDBG	PSHL	LMC	05C	Neighborhood Legal Services Michigan (Wayne County) (HP)	\$ 100,000	Counseling and financial assistance for those at risk of homeless.	7310 Woodward Suite 701 Detroit MI 48202	7/1/2017	6/30/2018	Decent Housing	Affordability	End Chronic Homelessness	People	1000	Homelessness prevention	Prevention	X			5
CDBG	PSHL	LMC	05S	Neighborhood Legal Services Michigan (RR)	\$ 187,500	Quickly rehouse families and individuals that are literally homeless.	7310 Woodward Suite 701 Detroit MI 48202	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	71882	Tenant-based rental assistance/Rapid rehousing	Rapid Rehousing	X			5
CDBG	PSHL	LMC	03T	Neighborhood Service Organization (ES)	\$ 85,000	Shelter provider for single men and women.	882 Oakman Blvd. Suite C Detroit MI 48238	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	100	Homeless person overnight shelter	Emergency shelter and transitional housing	X			5,6
CDBG	PSHL	LMC	05S	Neighborhood Service Organization (RR)	\$ 150,000	Support homeless service call center	882 Oakman Blvd. Suite C Detroit MI 48238	7/1/2017	6/30/2018	Suitable Living Environment	Availability/Accessibility	End Chronic Homelessness	People	12450	Homeless person overnight shelter	Emergency shelter and transitional housing		1,3		5,6



2017-2018 HUD Consolidated Plan Projects and 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
ESG	AD/PLN	N/A	21A	Emergency Solutions Grant Administration	\$ 211,828	Administration. Emergency Solutions Grant administration.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	N/A	N/A	N/A	Other	N/A	N/A	Administration/Planning	N/A	N/A	N/A	N/A
ESG	ESG	N/A	20	Emergency Solutions Grant Projects	\$ 2,612,548	ESG Projects	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	N/A	N/A	N/A	Other	N/A	N/A	Homeless/HIV/AIDS	X	ALL	ALL	ALL
					\$ 2,824,376	<b>ESG Total</b>														
HOME	AD/PLN	N/A	21H	HOME Administration	\$ 504,289	Administration. Overall management of the HOME program.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2020	N/A	N/A	N/A	Other	N/A	N/A	Administration/Planning	N/A	N/A	N/A	N/A
HOME	HOME	N/A	N/A	HOME Home Projects	\$ 4,538,605	HOME funds reserved for various HOME programs, projects and operations.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2020	Decent Housing	Affordability	Housing Units	Housing Units	125	Homeownership units constructed or acquired with rehabilitation	Rental/Owner Housing	X	ALL	ALL	ALL
					\$ 5,042,894	<b>HOME Total</b>														
HOPWA	AD/PLN	N/A	21A	HOPWA Administration	\$ 81,643	Administration. HOPWA Grant administration.	2 Woodward CAYMC, Detroit, MI 48226	7/1/2017	6/30/2018	N/A	N/A	N/A	N/A	N/A	N/A	Administration/Planning	N/A	N/A	N/A	N/A
HOPWA	HOPWA	N/A	32	HOPWA Projects	\$ 2,639,778	Funding for HOPWA short term emergency/transitional housing, tenant based rental assistance, and information/referral and services.	Suppressed	7/1/2017	6/30/2018	Decent Housing	Affordability	Increase the range of housing options and related services for persons with special needs	People	1240	TBRA	Homeless/HIV/AIDS	X	ALL	ALL	ALL



DETROIT HOMELESS SYSTEM WRITTEN STANDARDS:

## Detroit Homeless System Written Standards

### Introduction:

This document is an outline of the programs that comprise Detroit's Homeless System. The purpose of this document is to establish policies and procedures for evaluating eligibility for program types, prioritization guidelines for persons entering into a homeless assistance program, duration of assistance, and to determine the minimum or maximum contribution of households receiving rental assistance. This document also includes overarching *Essential Elements* that apply to all programs within the system either current or in the future.

### Definitions:

**Chronically Homeless:** To be considered chronically homeless, an individual or head of household must meet the definition of "homeless individual with a disability" from the McKinney-Vento Act, as amended by the HEARTH Act and have been living in a place not meant for human habitation, in an emergency shelter, or in a safe haven for the last 12 months continuously or on at least four occasions in the last three years where those occasions cumulatively total at least 12 months.<sup>1</sup> An in-depth definition is available in the [Final Rule](#) "Chronically Homeless."

**Contact:** A contact is defined as an interaction between a worker and a participant. Contacts may range from simple a verbal conversation between the street outreach worker and the participant about the participant's well-being or needs or may be a referral to service.

**Continuum of Care (CoC):** The group organized to carry out homelessness planning for a community under the HEARTH Act. Responsibilities of the CoC include the operation of the CoC; designating and operating an HMIS; and Continuum of Care planning.

**Coordinated Assessment Model (CAM):** CAM serves as Detroit's coordinated entry process that serves persons at risk for or experiencing homelessness in Detroit. The process includes standardized structures and protocols that streamline screening, assessment and referral processes for those experiencing homelessness.

**Documented Offer of Permanent Housing:** A documented offer of a permanent housing intervention is where the subsidy or rental assistance is immediately available at the time the offer is made, i.e. a person can immediately be issued a voucher or subsidy and begin the housing search process. The documented offer should include the following information:

- Type of permanent housing intervention
- Date of offer
- Participants' response to the offer (accept or decline)

**Engagement:** Engagement is defined as the date on which an interactive participant relationship results in a deliberate participant assessment or beginning of a case plan.

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<sup>1</sup> U.S. Department of Housing and Urban Development, April 2016. [CoC FAQ](#).  
Version 1

**Enrollment:** The point at which a client has formally consented to participate in services.

**Homeless:** The HEARTH definition of “homeless” consists of four categories. The categories are: (1) Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided; (2) individuals and families who will imminently lose their primary nighttime residence; (3) unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; and (4) individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.<sup>2</sup> A more in-depth definition is available within the HEARTH “Homeless” [Final Rule](#).

**Homeless Management Information System (HMIS):** A database that allows agencies within the homeless system to collect basic demographic information, track services, update case plans, and track outcomes at the project and participant level.

**Housing Case Management:** Housing Case Management is a collaborative process that assesses, plans, implements, coordinates, monitors, and evaluates the options and services required to meet the client’s housing and human service needs. It is characterized by advocacy, communication, and resource management and promotes quality and cost-effective interventions and outcomes. The case management services are comprehensive in nature to ensure a more effective service delivery but are tailored to the varying needs of the individual &/or family.

The process includes identifying the individual & /or family’s strengths and goals determined in the Individualized Housing Assistance Plan (IHAP) developed before/ & or during housing navigation. The case manager &/or Housing Navigator works with the individual &/or family to achieve short- and long-term goals, helping them access the necessary services. Although locating and obtaining housing is usually the primary goal, this cooperative relationship addresses the following:

- Provide housing stabilization services that include arranging, coordinating, linking and monitoring the delivery of services that assist participants to obtain and sustain housing stability
- Monitoring program participant progress
- Assuring that the rights of participants are protected
- Development of individualized housing plans for each program participant
- Counseling, education, employment, and life skills goals

**Housing First:** Housing First is an approach to homeless assistance that prioritizes rapid placement and stabilization in permanent housing and does not have service participation requirements or preconditions such as sobriety or a minimum income threshold. Projects using a housing first approach often have supportive services; however, participation in those services is based on the needs and desires of the program participant. The Detroit CoC should review system- and project-level eligibility criteria to identify and remove barriers to accessing services and housing that are experienced by homeless individuals and families.<sup>3</sup>

<sup>2</sup> U.S. Department of Housing and Urban Development, December 2011. [HEARTH “Homeless” Final Rule](#).

<sup>3</sup> U.S. Department of Housing and Urban Development, Office of Community Planning and Development. September 17, 2015. [Notice of Funding Availability for the Continuum of Care \(CoC\) program](#). Pg. 10 – 11.



**Navigation:** Housing Navigators will serve as the main point of contact for homeless households determined to be eligible for Permanent Supportive Housing, per outcome score on the Full SPDAT assessment. The Coordinated Assessment Model (CAM) Navigator's primary responsibility is to provide case management services, at the level and intensity required to ensure the household is "housing ready." **Housing Navigation** should include the following activities:

- Provide the CAM Lead (Intake Team) with Navigation appointment time slots. The CAM External Intake team will schedule appointments for consumers assessed in shelter that score PSH on the Full SPDAT in designated appointment slots. (CHS Only)
- Assess consumers referred to Navigation for PSH eligibility (i.e., presence of HUD approved disability). A Housing Choice Voucher (HCV) pre-application, and CAM HMIS referral should be completed for consumers with no verified disability
- Develop a client-centered Individualized Housing Assistance Plan to address/remove PSH eligibility barriers. The IHAP should be completed in person, and at the initial Navigation meeting with consumer and monitored bi-weekly
- Provide community resources/referrals to address barriers identified in the IHAP, and provide direct assistance with helping the household access these resources and benefits (i.e., mainstream and entitlement benefits, linking/coordinating mental health services, follow-up with primary care physician, legal services, etc.)
- Provide in-person housing case management and supports coordination to assist households in obtaining all necessary basic eligibility documentation required for housing
- Explain PSH CoC Prioritization, as stated in Policy & Procedures
- Provide consumer with bi-weekly PSH Match status updates following the bi-weekly PSH Match meetings
- Ensure consumer's Verification of Homelessness documentation is within 30 days, prior to PSH Match
- Provide any necessary support to PSH provider/consumer, post PSH Match, to facilitate a successful housing placement
- Complete required documentation in HMIS

**SPDAT and VI-SPDAT:** The SPDAT is an evidence-informed approach to assessing an individual's or family's acuity. The tool, across multiple components, prioritizes who to serve next and why, while concurrently identifying the areas in the person/family's life where support is most likely necessary in order to avoid housing instability. While the SPDAT is an assessment tool, the VI-SPDAT is a survey to help prioritize participants.<sup>4</sup>

#### **Federal Regulations:**

All projects must comply with the [Fair Housing Act](#) (including [Equal Access and Family Separation](#)), the [Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity](#) regulations, and the Americans with Disabilities Act regulations.

#### **Overall Essential Elements:**

All programs within the Detroit Homeless System, current or future, will adhere to the following *Essential Elements*:

- All programs will participate in HMIS (participation is defined in the [HMIS Policies and Procedures](#))

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<sup>4</sup> OrgCode Consulting, Inc.  
Version 1

- All programs will participate in CAM and adhere to its policies and procedures (participation is defined in the [CAM Policies and Procedures](#))
- All agencies operating programs will be, at a minimum, a non-voting member of the Continuum of Care ([Continuum of Care Governance Charter](#))
- All programs will utilize a Housing First approach
- All programs will utilize all CoC-standardized forms and other types of documentation in order to facilitate agencies' ability to successfully comply with HUD requirements. The number of these forms and other types of documentation will remain as minimal as possible
- All programs will operate within a philosophy of providing Client/Participant Choice
- All programs abide by and adopt HUD/CoC Policies related to: ADA, Fair Housing, Equal Access & Family Separation, Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity
- All programs agree to abide by and consistently apply these Written Standards

**Program Policies**

The Detroit Continuum of Care will establish and approve policies on:

- Avoiding family separation (for family shelter) regardless of head of household age
- Program entry criteria
- Program discharge
- Accessibility accommodations (shelters should have some capacity to serve participants that need accessibility accommodations, including serving transgender persons in single sex shelters and individuals with a disability)

**Engagement Programs/Services:**

Engagement Programs/Services are those services provided to participants before they reach the front door of the homeless services system (the front door being the shelter system). This may include services to both those already homeless as well as to those at imminent risk of losing their housing.

**OUTREACH:**

Program Description	Essential Program Elements	Time Frame	Population	Measurement
Low barrier/Low demand street outreach or engagement that provides basic needs assistance and linkage to permanent housing.	<ul style="list-style-type: none"> <li>• Develop trust to engage hard to reach homeless</li> <li>• Have dedicated staff to complete VI-SPDATs with all outreach participants, then to complete full SPDATs with anyone scoring on the VI-SPDAT for Permanent Housing</li> <li>• Provides contact, engagement and enrollment services as defined by these standards</li> <li>• Provide navigation services to link those served with housing</li> <li>• Provide access to basic needs including identification; health care services, etc.</li> <li>• Coordination with other outreach teams to avoid duplication of services and optimize coverage</li> <li>• Engage in efforts to determine participants' eligibility</li> <li>• Hours of Operation include business and non-business hours</li> </ul>	None	<p>Individuals and families experiencing homelessness who are not linked to other services.</p> <p>Service preference should be given to the unsheltered.</p>	<ul style="list-style-type: none"> <li>• % of participants enrolled in the program will meet the definition of unsheltered</li> <li>• VI-SPDAT are completed on % of enrolled participants</li> <li>• % of all enrolled participants develop a housing goal</li> <li>• % of those who develop a housing goal exit homelessness to permanent housing</li> <li>• % retaining housing at one month and two year intervals</li> <li>• The extent to which persons who exit homelessness to Permanent Housing destinations return to homelessness within 6 and 24 months</li> <li>• Increase in placements to permanent housing destinations, temporary destinations (except for a place not meant for human habitation), and some institutional destinations</li> </ul>

**PREVENTION:**

Program Description	Essential Program Elements	Time Frame	Population	Measurement
<p>Stabilization services to prevent shelter entrance and promote housing retention.</p> <p>Expanded coordination of legal services programs to cover more tenants facing eviction and more cooperation from the City &amp; Court to allow for on-site counseling.</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Services Only</p>	<ul style="list-style-type: none"> <li>• Have dedicated staff to complete an individualized assessment that assesses household needs, financial needs (including job training and placement), and eligibility for mainstream resources</li> <li>• Creates a housing stabilization plan with project participants</li> <li>• Provides needed housing stabilization services</li> <li>• Provides linkages to mainstream resources based on eligibility and need</li> <li>• Coordinates with DHHS and organizations daily for diversion program</li> <li>• Services include: mediation, legal services and utility financial assistance, relocation assistance</li> </ul>	<p>Services for up to 18 months for legal and mediation</p> <p>Utility and Relocation assistance once every 12 months</p>	<p>Those at imminent risk of being homeless (exact documentation needed to determine eligibility is based on programs' funding sources)</p>	<ul style="list-style-type: none"> <li>• % of household that receive assistance will not become literally homeless within 6 months</li> <li>• % of household that receive assistance will not become literally homeless within 12 months</li> <li>• % of household that receive assistance will not become literally homeless within 2 years</li> <li>• Reduce the number of bailiff evictions by providing greater opportunities for legal representation in court, and expansion of eviction diversion program. Set a specific numeric goal once 36th District Court data is obtained, for baseline.</li> <li>• Expand the 36th District Court Eviction Diversion program to more than one management company. Better coordination and support for relocation before eviction.</li> </ul>

Financial Assistance and Services	<p><b>Program Description</b></p> <p>Short to medium term financial assistance and stabilization services to prevent shelter entrance and promote housing retention.</p> <p>Expanded coordination of legal services programs to cover more tenants facing eviction and more cooperation from the City &amp; Court to allow for on-site counseling.</p>	<p><b>Essential Program Elements</b></p> <ul style="list-style-type: none"> <li>• Have dedicated staff to complete an individualized assessment that assesses household needs, financial needs (including job training and placement), and eligibility for mainstream resources</li> <li>• Provides housing stabilization plan</li> <li>• Provides needed housing stabilization services including both financial and supportive services</li> <li>• Provides linkages to mainstream resources based on eligibility and need</li> <li>• Coordinates with DHHS and organizations daily for diversion program.</li> <li>• Services include: mediation, legal services, relocation assistance and utility financial assistance</li> <li>• Financial Assistance includes: 6 months of rental and/or utility arrears; 1-time security deposit and/or utility deposit; 12 months of rental assistance</li> </ul>	<p><b>Time Frame</b></p> <p>Financial assistance up to 18 months based on need and one-time assistance for security and/or utility deposit if needed (need for these services determined by case managers utilizing a risk matrix).</p>	<p><b>Population</b></p> <p>Those at imminent risk of being homeless as defined in the Risk Matrix. Financial Assistance is prioritized through the scoring framework of the Risk Matrix.</p>	<p><b>Measurement</b></p> <ul style="list-style-type: none"> <li>• % of household that receive assistance will not become literally homeless within 6 months.</li> <li>• % of household that receive assistance will not become literally homeless within 12 months.</li> <li>• % of household that receive assistance will not become literally homeless within 2 years.</li> <li>• Reduce the number of bailiff evictions by providing greater opportunities for legal representation in court, and expansion of eviction diversion program. Set a specific numeric goal once 36th District Court data is obtained, for baseline.</li> <li>• Expand the 36th District Court Eviction Diversion program to more than one management company. Better coordination and support for relocation before eviction.</li> </ul>

**DIVERSION:**

Program Description	Essential Program Elements	Time Frame	Population	Measurement
<p>A program that diverts homeless families from entering shelter by helping them to identify immediate alternate housing arrangements and connecting them with services and financial assistance, if necessary.</p>	<ul style="list-style-type: none"> <li>• Completes housing barrier needs assessment</li> <li>• Creates a housing stabilization plan with the participant</li> <li>• Provides conflict mediation</li> <li>• Provides housing location services</li> <li>• Provides housing stabilization services</li> <li>• Provides linkages to mainstream resources</li> <li>• Provides flexible financial assistance to maintain or obtain housing (car repairs, food cards, bus tickets, etc.).</li> </ul>	<p>Financial assistance in a 12 month period not to exceed \$1000</p>	<p>Homeless or "at-risk" families presenting for shelter</p>	<ul style="list-style-type: none"> <li>• % of households that receive assistance will not enter into the homeless system</li> <li>• % of household that receive assistance will not become literally homeless within 6 months</li> <li>• % of household that receive assistance will not become literally homeless within 12 months</li> <li>• % of household that receive assistance will not become literally homeless within 2 years</li> </ul>

**Temporary Housing:**

Time-limited temporary housing where individuals experiencing homelessness may stay and receive supportive services that are designed to enable individuals to move into permanent housing.

**EMERGENCY SHELTER:**

	<b>Program Description</b>	<b>Essential Program Elements</b>	<b>Time Frame</b>	<b>Population</b>	<b>Measurement</b>
Site-Based Emergency Shelter	<p>Low barrier, site based, temporary shelter to deal with an individual's or family's immediate housing crisis.</p> <p>The project must meet the following guidelines:</p> <ul style="list-style-type: none"> <li>the primary intent of the project is to serve homeless persons,</li> <li>the project verifies homeless status as part of its eligibility determination, and</li> <li>the actual project participants are predominantly homeless</li> </ul>	<ul style="list-style-type: none"> <li>Low programmatic barriers to entry and shelter stay</li> <li>Operates 24 hours a day / 7 days a week</li> <li>Accessed through CAM during CAM Business Hours; accessed directly via the shelter provider during non-CAM business hours</li> <li>Sobriety is not a condition for entry</li> <li>Identification is not a condition for entry</li> <li>Safe physical environment</li> <li>Completes VI-SPDATs (as noted in the CAM Policies and Procedures)</li> <li>Creates a housing stabilization plan with the participant</li> <li>Provides housing case management</li> <li>Provides at least one meal per day per participant</li> <li>Provides linkages to mainstream resources and services, including TANF, SNAP, SSI/SSDI, Medicaid/ Medicare, Children's Protective Services (CPS) etc. (case managers expected to help participants apply for benefits and navigate systems as needed).</li> <li>Cooperatively works with service providers within the system to provide needed services to consumers to quickly move them to permanent housing</li> </ul>	Average length of stay under 90 days	All literally homeless who meet Categories 1, 2, or 4 of HUD's definition of homeless	<ul style="list-style-type: none"> <li>% of those served will receive a VI/SPDAT</li> <li>Of those who stay in shelter more than 14 days, % will establish a housing goal</li> <li>% will exit shelter to a permanent housing destination. This percentage should increase each year.</li> <li>The extent to which persons who exit homelessness to permanent housing destinations return to homelessness within 6 to 24 months</li> </ul> <p>*Shelters targeting special populations, such as youth or those fleeing domestic violence, may have different outcomes, with exits to transitional housing as an acceptable and appropriate outcome</p>

<b>Warming Centers</b>	<p><b>Program Description</b></p> <p>Low barrier, site based, temporary shelter to deal with an individual's or family's immediate housing crisis.</p> <p>Services are typically provided during cold weather months, with the primary purpose being to provide safe shelter to protect against the elements.</p>	<p><b>Essential Program Elements</b></p> <ul style="list-style-type: none"> <li>• Low programmatic barriers to entry and shelter stay</li> <li>• As funding allows, operates 7 days a week from evening to morning. Ideally, open during the day when there is inclement weather</li> <li>• Can be accessed through CAM during CAM Business Hours; can always be accessed directly via the Warming Center provider</li> <li>• Sobriety is not a condition for entry</li> <li>• Identification is not a condition for entry</li> <li>• Safe physical environment</li> <li>• Access to sleeping space, bathing opportunities, and food items</li> <li>• Case management is provided to the extent that funding and staffing capacity allows.</li> <li>• Referrals should be made to CAM and or Outreach for clients utilizing services for 14 consecutive days</li> </ul>	<p><b>Time Frame</b></p> <p>Average length of stay under 90 days</p>	<p><b>Population</b></p> <p>All literally homeless who meet Categories 1, 2, or 4 of HUD's definition of homeless</p>	<p><b>Measurement</b></p> <ul style="list-style-type: none"> <li>• % of participants served will be entered into HMIS in accordance with the HMIS Policies &amp; Procedures.</li> </ul>



<b>Hotel/Motel Vouchers</b>	<p><b>Program Description</b></p> <p>Hotel or motel vouchers meant to address individuals' or families' immediate housing crises, should no appropriate emergency shelter be available.</p> <p><b>Essential Program Elements</b></p> <ul style="list-style-type: none"> <li>• To be used on an emergency basis when no other emergency shelter or safe housing options are available</li> <li>• Low programmatic barriers for receiving vouchers</li> <li>• Sobriety is not a condition for receiving vouchers</li> <li>• Identification is not a condition for entry</li> <li>• Safe physical environment</li> <li>• Completes VI-SPDATs (as noted in the CAM Policies and Procedures)</li> <li>• Creates a housing stabilization plan with the participant</li> <li>• Provides housing case management</li> <li>• Provides linkages to mainstream resources and services, including TANF, SNAP, SSI/SSDI, Medicaid/ Medicare, Children's Protective Services (CPS) etc. (case managers expected to help participants apply for benefits and navigate systems as needed).</li> <li>• Cooperatively works with service providers within the system to provide needed services to consumers to quickly move them to permanent housing</li> </ul>	<p><b>Time Frame</b></p> <p>Length of stay should not exceed 30 days, except for rare and extreme circumstances</p>	<p><b>Population</b></p> <p>All literally homeless who meet Categories 1, 2, or 4 of HUD's definition of homeless</p>	<p><b>Measurement</b></p> <ul style="list-style-type: none"> <li>• % of participants served will be entered into HMIS in accordance with the HMIS Policies &amp; Procedures.</li> <li>• % of participants who exit to permanent housing.</li> </ul>
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**TRANSITIONAL HOUSING:**

	<b>Program Description</b>	<b>Essential Program Elements</b>	<b>Time Frame</b>	<b>Population</b>	<b>Measurement</b>
<b>Bridge Housing</b>	Short-term temporary housing to facilitate the movement to permanent housing for an individual or family who has accepted an offer of permanent housing (that has been documented) but has not moved in yet.	<ul style="list-style-type: none"> <li>• Temporary Housing is provided</li> <li>• Participants are required to pay 30% of their adjusted gross income towards their rent.</li> <li>• Services are not required</li> <li>• Access to Permanent Housing Service Provider is allowed for each participant/ family in bridge housing</li> </ul>	Average length of stay under 90 days	Literally Homeless that meet Category 1 or 4 of HUD's definition of homeless AND  Has accepted an offer of Permanent Housing but is awaiting housing location or approval	<ul style="list-style-type: none"> <li>• % of participants who move into permanent housing within 90 days</li> </ul>

Service-Intensive Transitional Housing	<p><b>Program Description</b></p> <p>Time-limited (up to 24 months) housing program intended to facilitate the movement of homeless individuals and families to permanent housing. Homeless persons may live in transitional housing programs for up to 24 months and receive supportive services that enable them to live more independently.</p> <p>Settings for TH: Transition in Place, scattered site, or project-based</p> <p>Limited to serving:</p> <ul style="list-style-type: none"> <li>Youth ages 13 to 24</li> <li>Persons fleeing/attempting to flee domestic violence</li> <li>Persons seeking substance abuse treatment</li> </ul> <p>The project must meet the following guidelines:</p> <ul style="list-style-type: none"> <li>the primary intent of the project is to serve homeless persons,</li> <li>the project verifies homeless status as part of its eligibility determination, and</li> <li>the actual project participants are predominantly homeless</li> </ul>	<p><b>Essential Program Elements</b></p> <ul style="list-style-type: none"> <li>Household holds lease and/or occupancy agreement. Occupancy agreement must comply with HUD requirements.</li> <li>Participants are required to pay 30% of their adjusted gross income towards their rent.</li> <li>Barriers to entry should be low, but a project may require specific eligibility criteria to effectively serve priority populations (e.g., willingness/desire to participate in services).</li> <li>If Project-based: 24-hour residential environment (safe/structured setting, provision of meals or cooking space, access to laundry, storage, etc.)</li> <li>Participants supported to establish and implement housing stabilization plan to secure permanent housing upon program exit. Services that are tailored to the target population may include: <ul style="list-style-type: none"> <li>Employment assessment and connection to employment services and/or education/GED services (as directed by the assessment)</li> <li>Financial counseling to help resolve rental arrears and/or debt, to establish budgeting skills, to establish savings plan, and /or other money management skills needed.</li> <li>Connections to mainstream benefits and services, including TANF, SNAP, SSI/SSDI, Medicaid/ Medicare, CPS, etc. (case managers expected to help participants apply for benefits and navigate systems as needed).</li> <li>Housing search assistance (either directly or through coordination with a partner).</li> <li>Assistance building (re-building) family and community support networks.</li> </ul> </li> </ul>	<p><b>Time Frame</b></p> <p>Up to 2 years of housing subsidy and case management</p> <p>Up to 6 months of follow-up services provided after exit</p>	<p><b>Population</b></p> <p>Literally Homeless that meet Category 1 or 4 of HUD's definition of homeless AND</p> <ul style="list-style-type: none"> <li>Household is not able to be diverted</li> <li>Household is not initially slated for PSH</li> <li>Household does not meet the definition for being chronically homeless</li> </ul> <p>Household has a score of 40-67 on the full F-SPDAT</p> <p>Individual has a score of 29-50 on the full SPDAT</p>	<p><b>Measurement</b></p> <ul style="list-style-type: none"> <li>% households that exit to permanent housing</li> <li>% of all participants that gain employment income</li> <li>% of all participants that gain non-employment cash income</li> <li>% of participants that obtain mainstream benefits</li> <li>The extent to which persons who exit homelessness to permanent housing destinations return to homelessness within 6 to 24 months</li> </ul>

**Permanent Housing**

Housing that is safe and stable where the household has a lease or sub-lease in their name, a subsidy is provided and voluntary services (as determined by assessment) to help in retaining the housing.

**RAPID REHOUSING:**

Program Description	Essential Program Elements	Time Frame	Population	Measurement
<p>Short to medium term housing assistance program that rapidly moves homeless individuals and families, regardless of disability or background, into appropriate permanent housing with needed services to maintain stability.</p> <p>The project must meet the following guidelines:</p> <ul style="list-style-type: none"> <li>the primary intent of the project is to serve homeless persons,</li> <li>the project verifies homeless status as part of its eligibility determination, and</li> <li>the actual project participants are predominantly homeless at entry</li> </ul>	<ul style="list-style-type: none"> <li>Individuals and families placed in leased based permanent housing with an initial lease of 12 months. Household holds lease and may remain in unit permanently (i.e., following exit from the program).</li> <li>The units in which rental assistance is provided must comply with HUD's rental reasonableness standards.</li> <li>Participants receiving medium-term rental assistance are required to pay a portion of their income towards their rent according to the following scale:               <ul style="list-style-type: none"> <li>Months 4 to 9: participant pays 10% of income towards rent</li> <li>Months 10 to 15: participant pays 20% of income towards rent</li> <li>Months 16 to 18: participant pays 30% of income towards rent</li> </ul> </li> <li>Security Deposits: A security deposit may not exceed 1.5 times the rent</li> <li>Utility Deposits, Payments, and/ or Arrearages: Maximum 6 months or \$2,500, whichever comes first</li> <li>An individual or family may receive any combination of the following: short to medium-term rental assistance, and/ or security deposit, and/ or utility deposit, or arrears.</li> <li>Participants that have zero income at any point while receiving RRH assistance will not be denied assistance if they are otherwise eligible for assistance.</li> <li>Participants with zero income will not be required to pay a portion of their income towards rent. If it appears that the participant will need a longer subsidy than can be provided by RRH, all attempts should be made to assist the participant in securing such a subsidy.</li> </ul>	<p><b>Short-term rental assistance:</b> up to 3 months rental assistance</p> <p><b>Medium-term rental assistance:</b> 4-18 months of rental assistance.</p> <p>Participants receiving medium term rental assistance will be able to receive rental assistance in 3-month increments, up to a total of 18 months.</p>	<p>Category 1 or 4 homeless with an income of less than 30% of AMI (for ESG funded projects)</p> <p>People coming from street or shelter (for CoC funded projects)</p> <p>Referred and prioritized through appropriate VI/SPDAT Score</p>	<ul style="list-style-type: none"> <li>Referral acceptance within X business days</li> <li>% of households served will achieve permanent housing within 60 days of referral so long as funds are available. "Available" means allocated, under contract and being reimbursed on a timely basis.</li> <li>% of those served are able to maintain housing without RRH assistance by 180 days</li> <li>% of those served are not literally homeless after one year</li> <li>% of those served are placed on the MSHDA Housing Choice Voucher (HCV) Homeless Preference wait list</li> <li>Increase in the percent of adults who gain or increase employment or non-employment cash income over time</li> </ul>

- Provision of case management to conduct individualized assessment and develop stabilization plan (which includes support mapping). Case management is required to meet with participants at least once monthly.
- Provision of financial assistance (security deposits, utility assistance, short- to medium- term rental assistance) and services (legal assistance, mediation, credit/financial counseling, and connection to mainstream benefits/services).
- Provision of housing search assistance (either directly or through a partner).
- Provision of employment assistance (either directly or through a partner).
- Connection to benefits and other mainstream resources.
- Serves as liaison to landlords for the program.

**PERMANENT SUPPORTIVE HOUSING:**

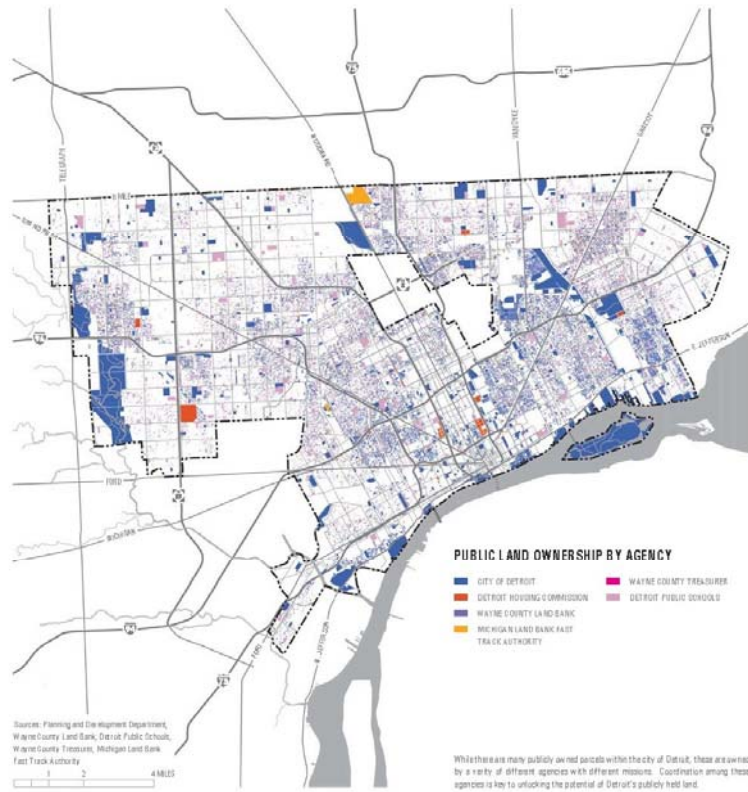
Program Description	Essential Program Elements	Time Frame	Population	Measurement
<p>Permanent Housing that is coupled with supportive services that are appropriate to the needs and preferences of residents. Individuals have leases, must abide by rights and responsibilities, and may remain with no program imposed time limits. Majority of projects serve households with a disabled head of household, but disability requirement will be based on subsidy source requirement.</p> <p>Settings for PSH: Project-Based, Tenant-Based</p> <p>Type of PSH: Leasing (Master Lease for those with high barrier, hard to lease populations) or Rental Assistance (Participant holds the lease directly with the landlord)</p> <p>The project must meet the following guidelines:</p> <ul style="list-style-type: none"> <li>the primary intent of the project is to serve homeless persons,</li> <li>the project verifies homeless status as part of its eligibility determination, and</li> <li>the actual project participants are predominantly homeless at entry</li> </ul>	<ul style="list-style-type: none"> <li>Household holds a lease. An initial lease of 1 year is required and may change to a month to month lease after the initial year.</li> <li>If projects elect to charge rent, participants will pay no more than 30% of their monthly income toward rent</li> <li>Subsidy can be deep or shallow subsidy and change over time based on the needs of the participant.</li> <li>Assessment is conducted to determine service needs (this assessment is not used for eligibility but to develop the service plan).</li> <li>Services are intensive, flexible, tenant-driven, voluntary, and offered in the participant's housing if they so choose.</li> <li>Primary focus of services is tenancy supports that help people access and remain in housing.</li> <li>Additional focus of services is to connect tenants to or directly provide tenant-driven supportive services, including mental health services, substance abuse services, physical health services, benefits assistance, employment assistance, etc.</li> <li>Providers should only use funder eligibility to screen participants, reducing barriers to entry (i.e., housing should be provided without clinical prerequisites for sobriety or completion of treatment, and reduced barriers for credit history and minor criminal convictions).</li> <li>Annual reassessment using common assessment tool to determine ongoing services needed by the households and/or to determine the household's readiness to "move-on" from PSH.</li> <li>Coordinate with landlords/property managers to support tenancy and prevent evictions.</li> </ul>	<p>No time limits</p>	<p>Chronically homeless individuals and families and other highly vulnerable individuals and families (as determined by full SPDAT assessment and Score)</p>	<ul style="list-style-type: none"> <li>% of slots will be filled via coordinated entry</li> <li>% who exit PSH project avoid subsequent homelessness at 6, 12, and 24 months</li> <li>% of all participants gain non-employment cash income</li> <li>% of all participants gain employment income</li> <li>% who retain permanent housing (either retaining PSH or moving to other permanent housing)</li> </ul>

**SAFE HAVEN:**

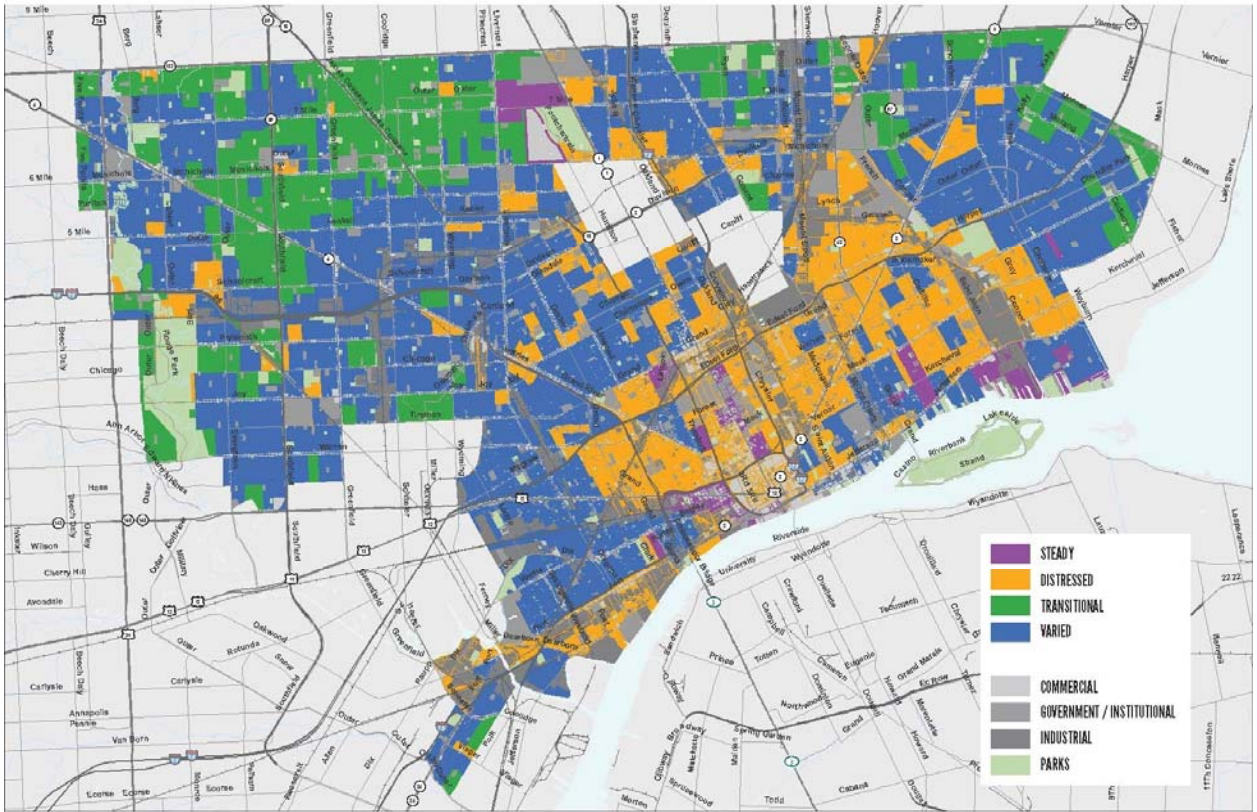
Program Description	Essential Program Elements	Time Frame	Population	Measurement
<p>A form of supportive housing that serves hard-to-reach homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services.</p> <p>The project must meet the following guidelines:</p> <ul style="list-style-type: none"> <li>• Must be located in a facility, meaning a structure, or structures, or clearly identifiable portion of a structure or structures;</li> <li>• Must have private or semi-private accommodations;</li> <li>• Must limit overnight occupancy to no more than 25 persons;</li> <li>• Must prohibit the use of illegal drugs in the facility;</li> <li>• Must provide access to needed services in a low demand facility, but cannot require program participants to utilize them; and</li> <li>• May include a drop-in center as part of outreach activities.</li> </ul>	<ul style="list-style-type: none"> <li>• 24 hour site coverage by supportive staff</li> <li>• Linkage to treatment centers, both residential and outpatient. Treatment may include (but not necessarily be limited to) substance abuse, mental health, and/or physical rehabilitation treatment as per the needs and desires of the client.</li> <li>• Outreach and engagement services, as appropriate</li> <li>• Daily living services provided (e.g. meals, grocery shopping)</li> <li>• Low threshold admittance</li> </ul>	<p>No time limits</p>	<p>CoC funded Safe Havens are limited to serving individuals coming directly from the streets</p> <p>Literally homeless, hard to engage persons with serious mental illness or dual diagnosis (MI/SA) who are not currently engaged in housing or systems of care</p>	<ul style="list-style-type: none"> <li>• % of participants will exit to more independent permanent housing at program exit</li> <li>• % of all participants exit with employment income</li> <li>• % of all participants exit with non-employment cash income</li> <li>• % of participants exit with non-cash benefits</li> </ul>

# MAPS:

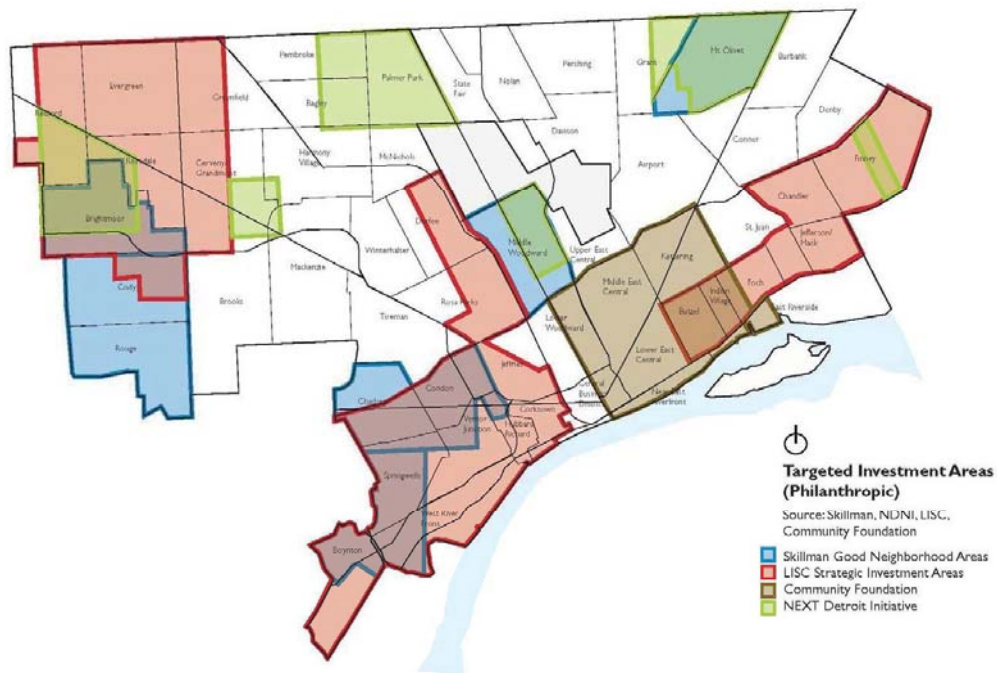




### Detroit Future City Land Ownership by Agency

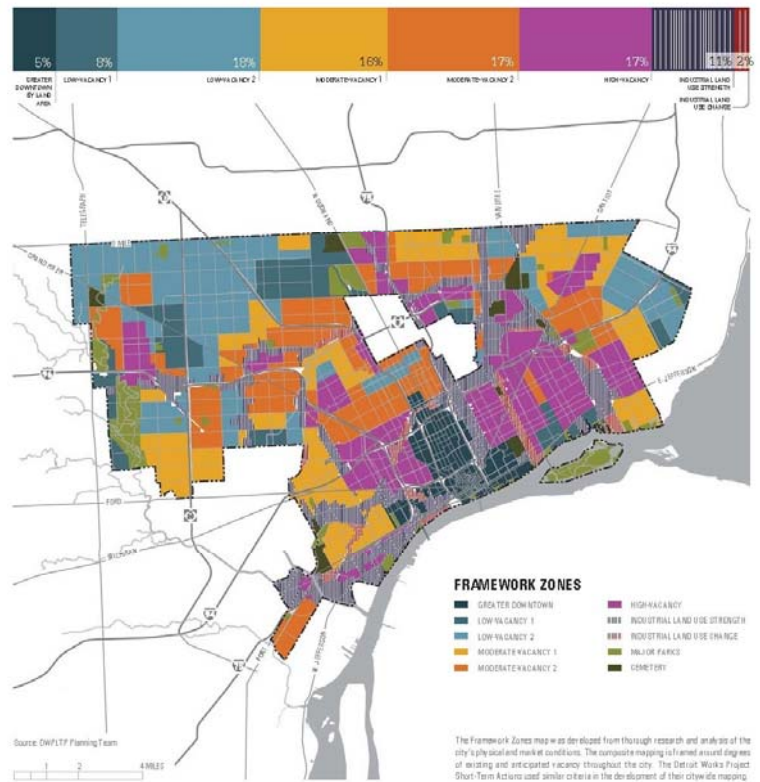


**Neighborhood Analysis MVA Map**

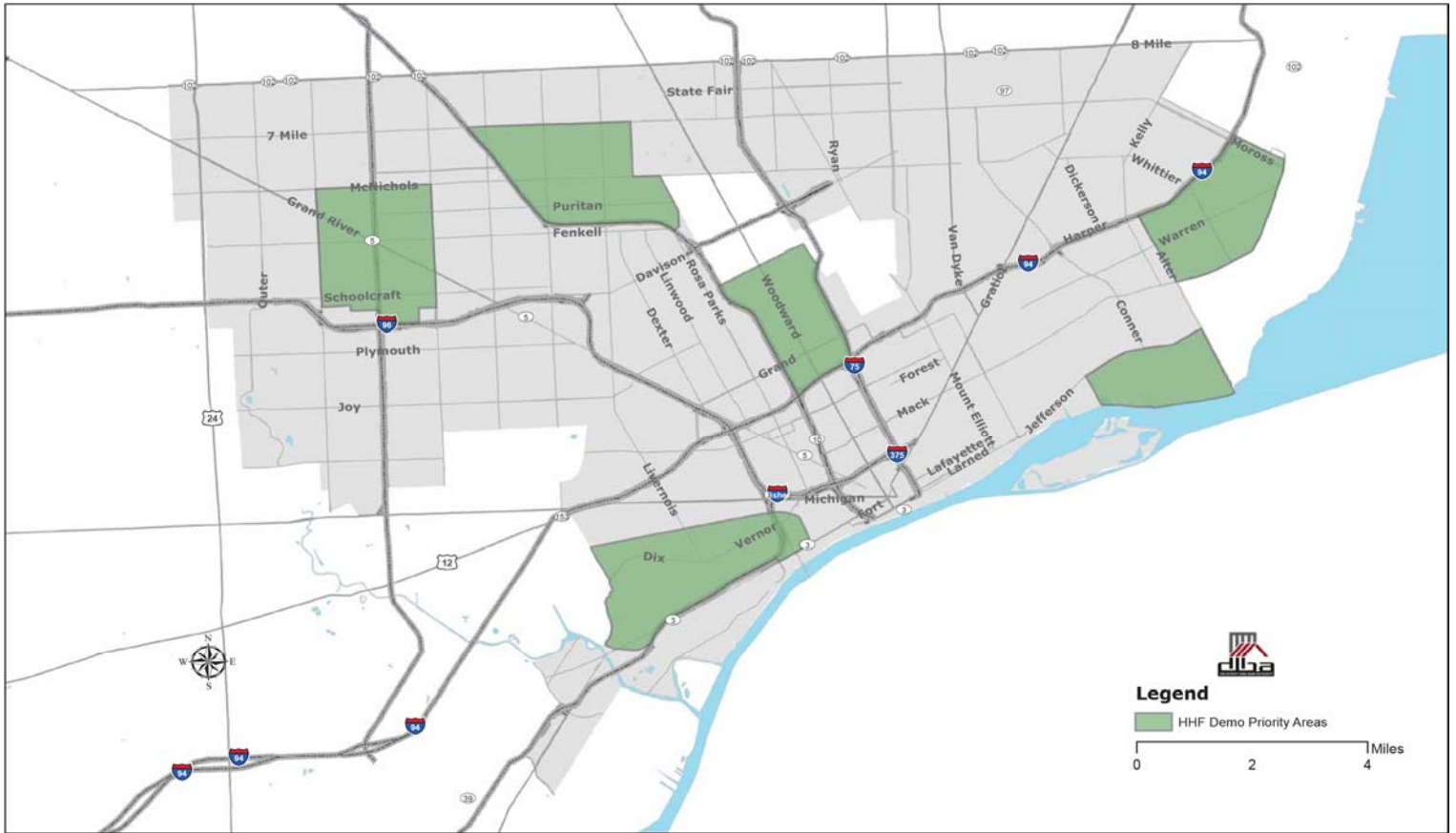


many *investments*

**Targeted Investment Areas (Philanthropic)**



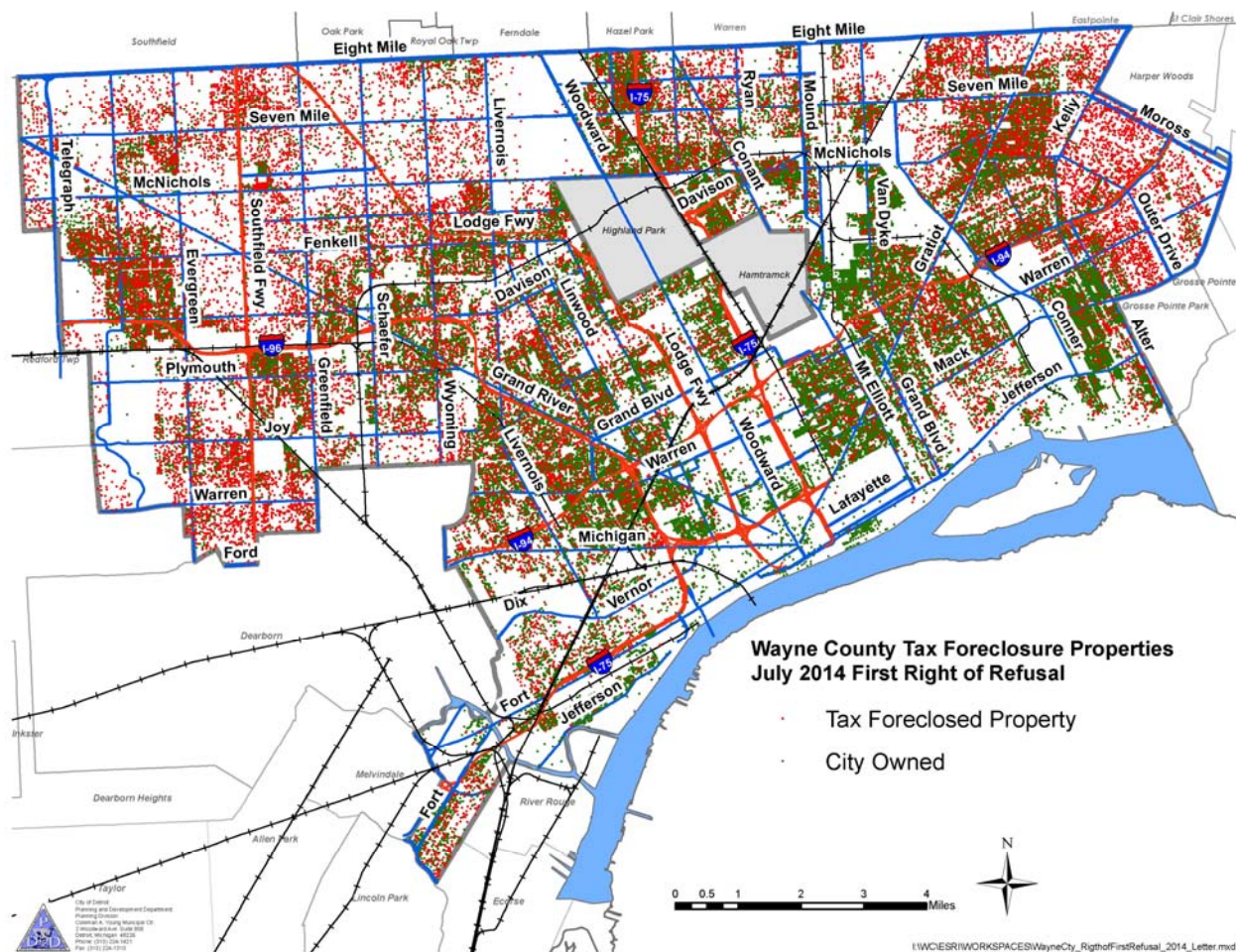
## Detroit Future City Framework Zones



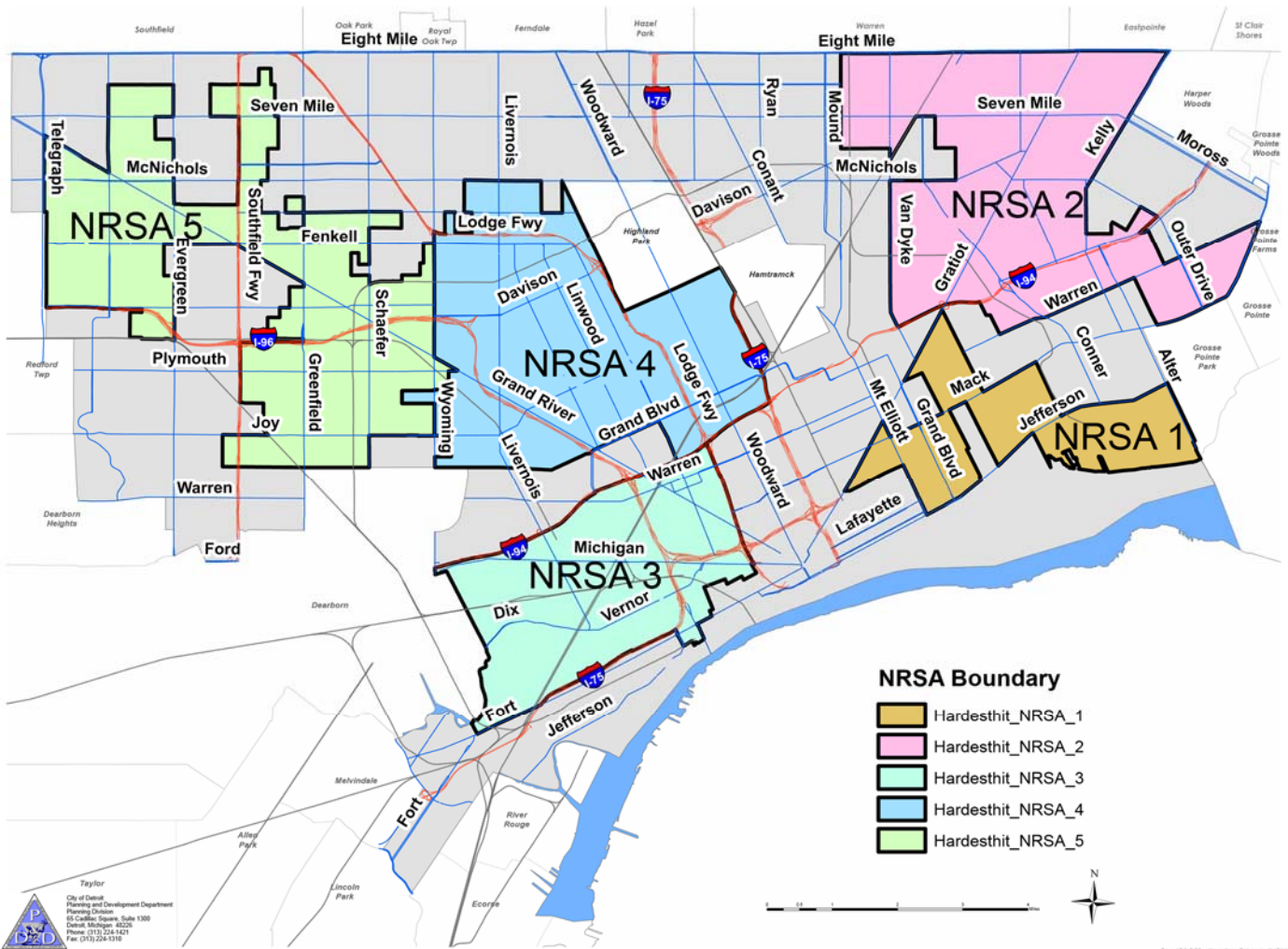
DETROIT LAND BANK AUTHORITY

Source: State of Michigan, City of Detroit  
Date: 1/3/2014

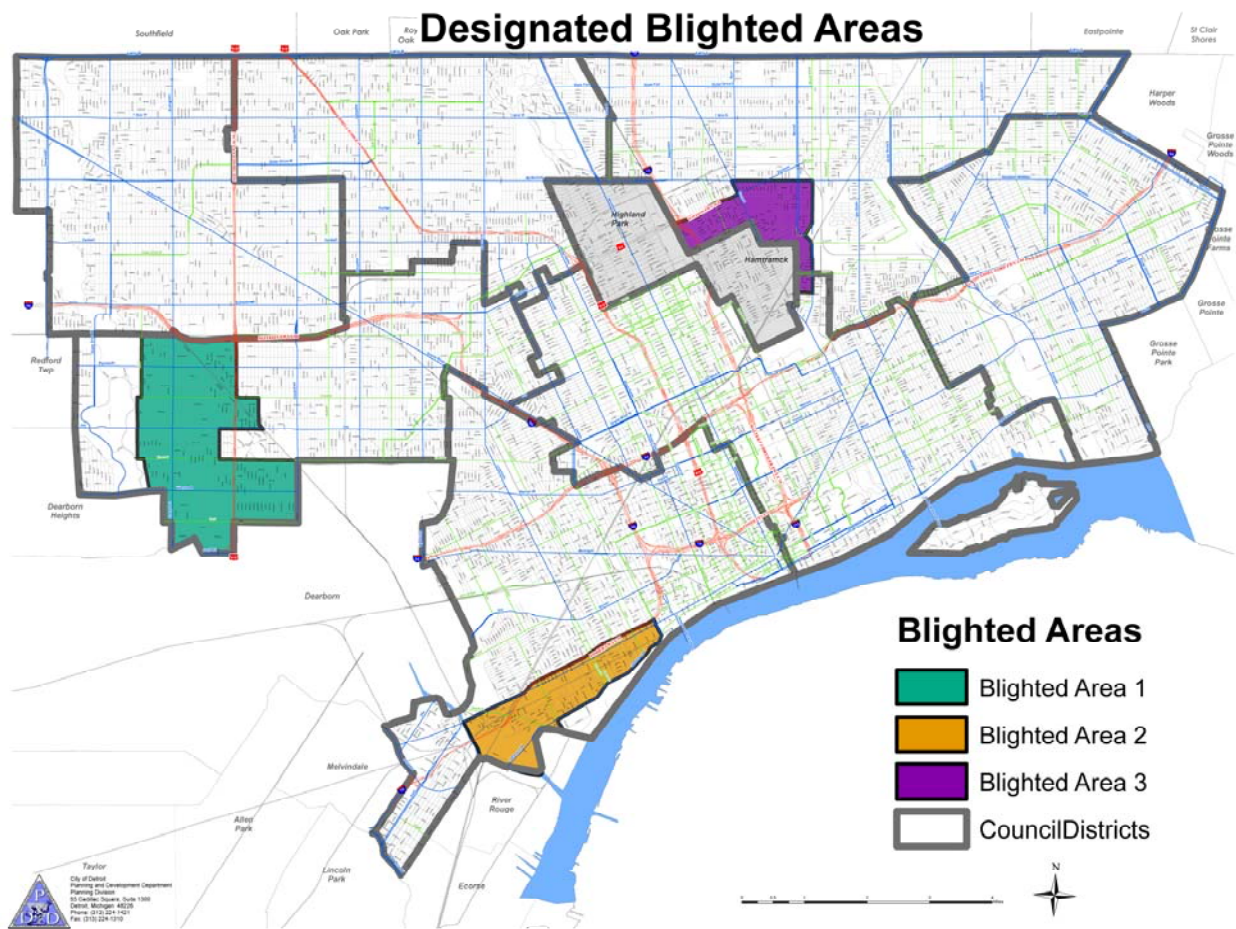
**Hardest Hit Fund Areas**



**Wayne County Tax Foreclosure Properties**



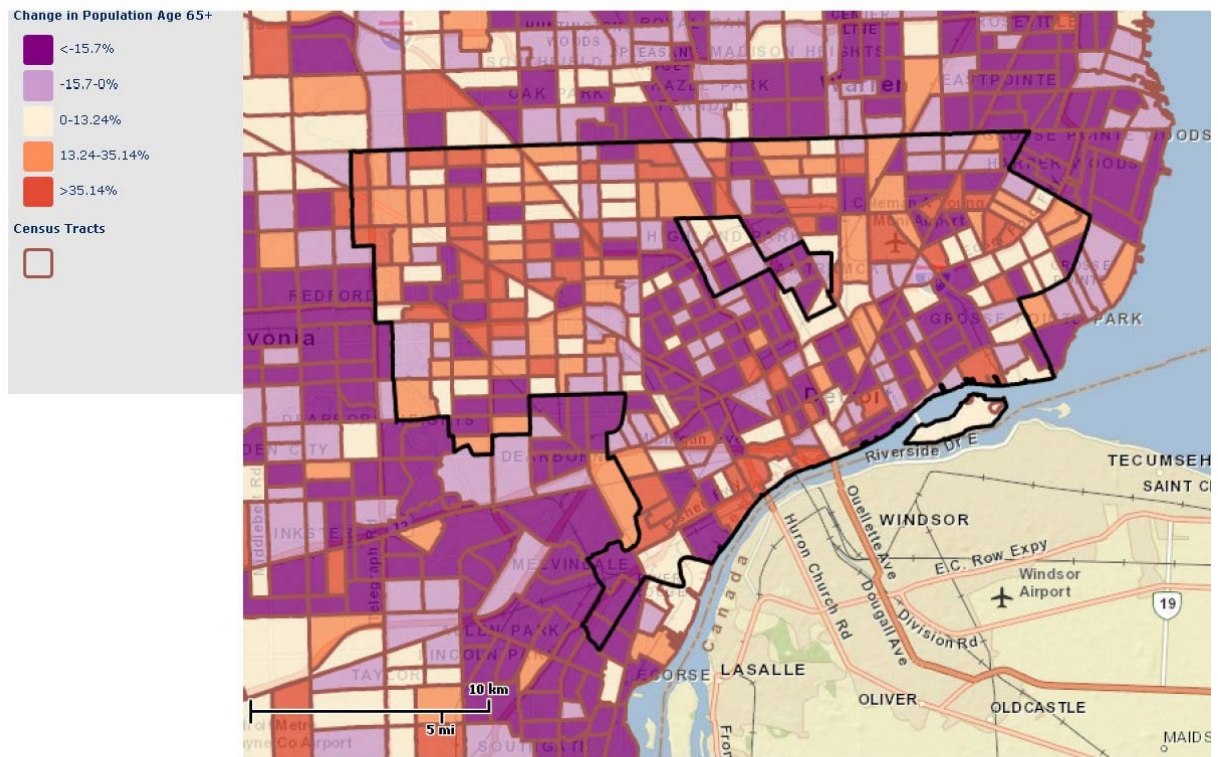
**NRSA Boundaries**



### Slums & Blight Designated Areas

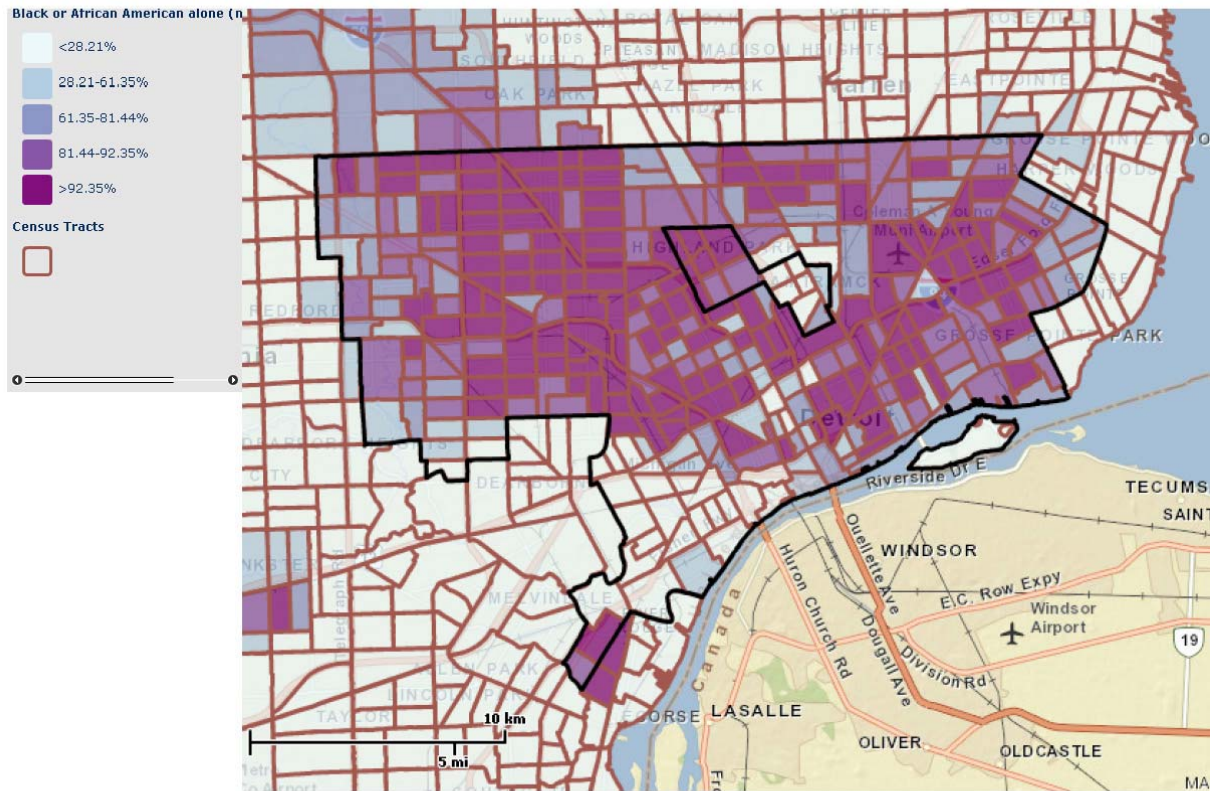


### 23. CPD Maps / Change In Population Age 65+ Consolidated Plan and Continuum of Care Planning Tool



### Change in Population 65 or Older

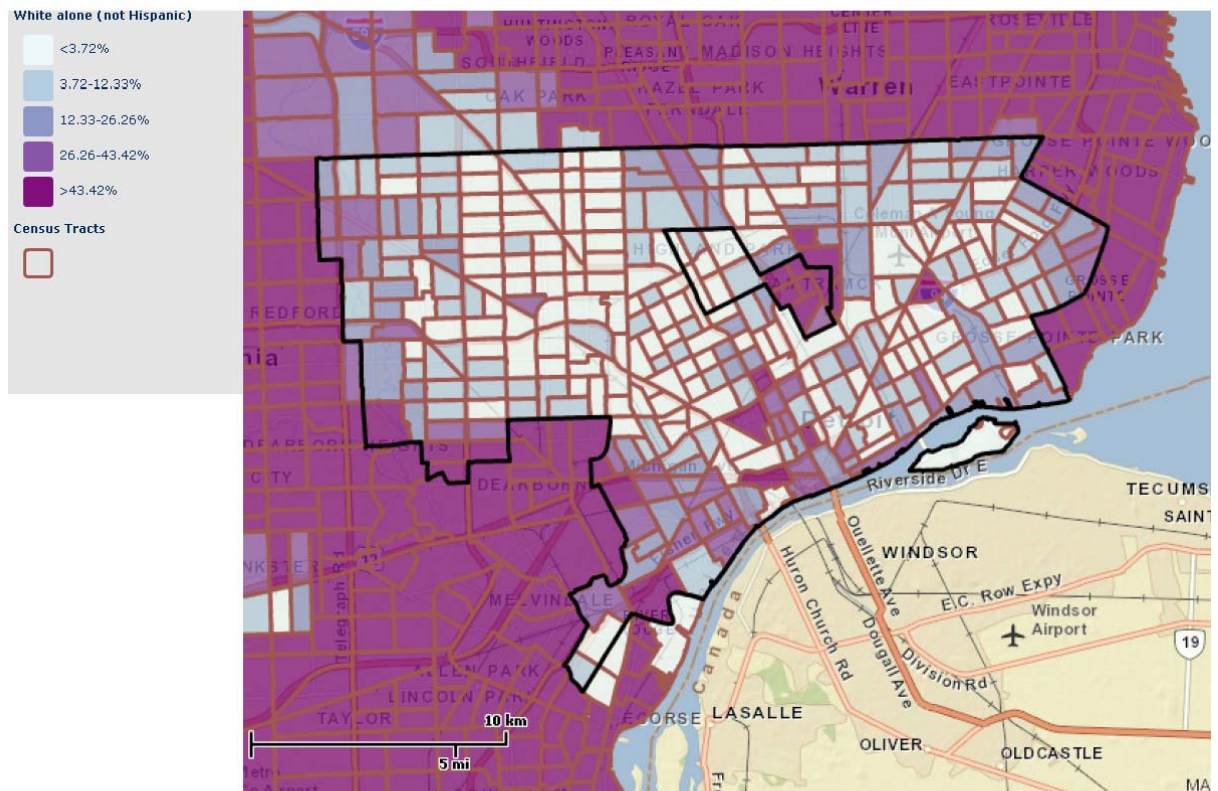
### 3. CPD Maps / Race / Ethnicity - Black Consolidated Plan and Continuum of Care Planning Tool



### Race Ethnicity - Black

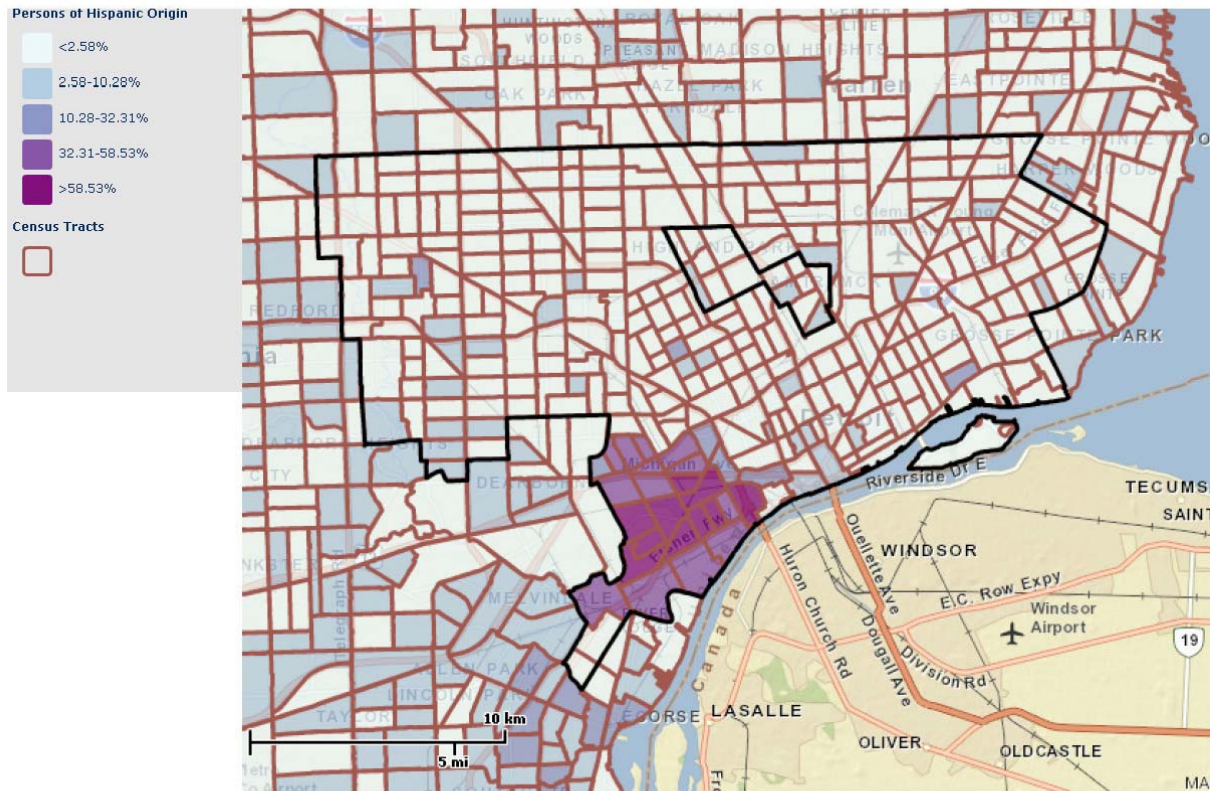
## 5. CPD Maps / Race / Ethnicity White Alone

Consolidated Plan and Continuum of Care Planning Tool



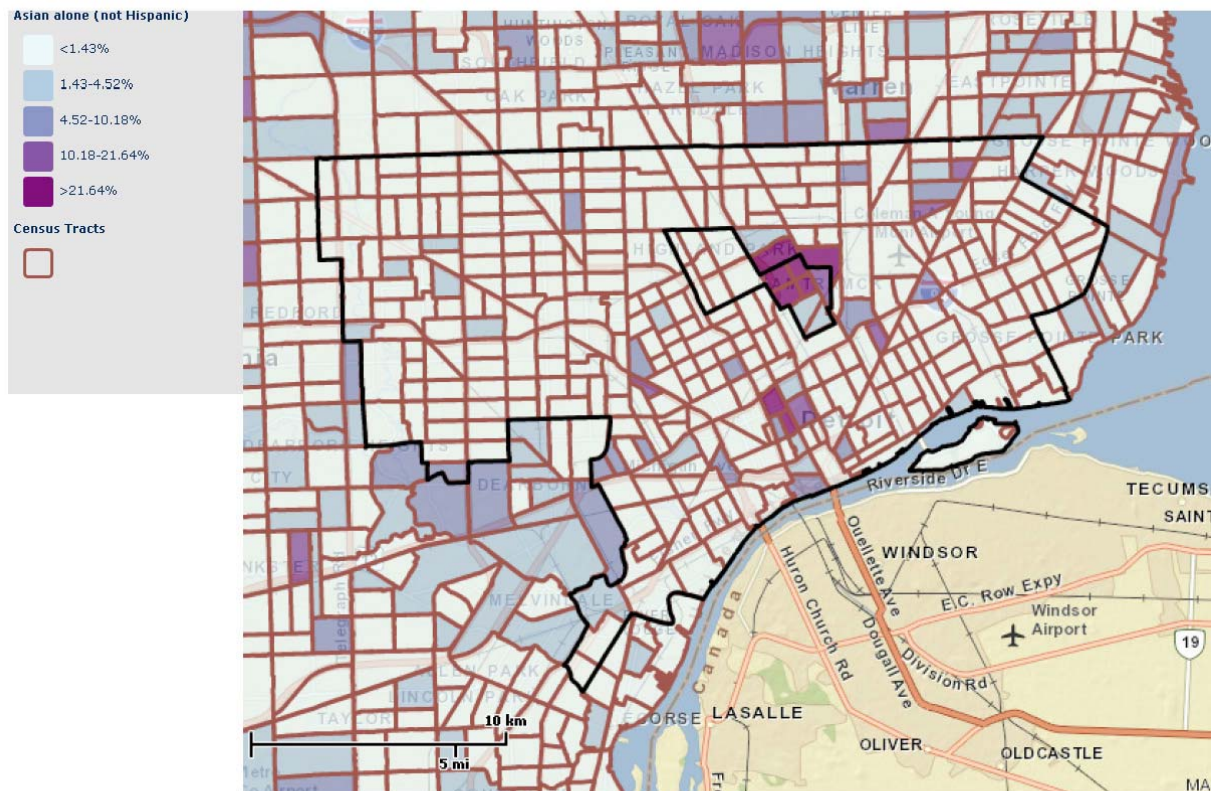
### Race Ethnicity - White

#### 4. CPD Maps / Race / Ethnicity - Hispanic Consolidated Plan and Continuum of Care Planning Tool



#### Race Ethnicity - Hispanic

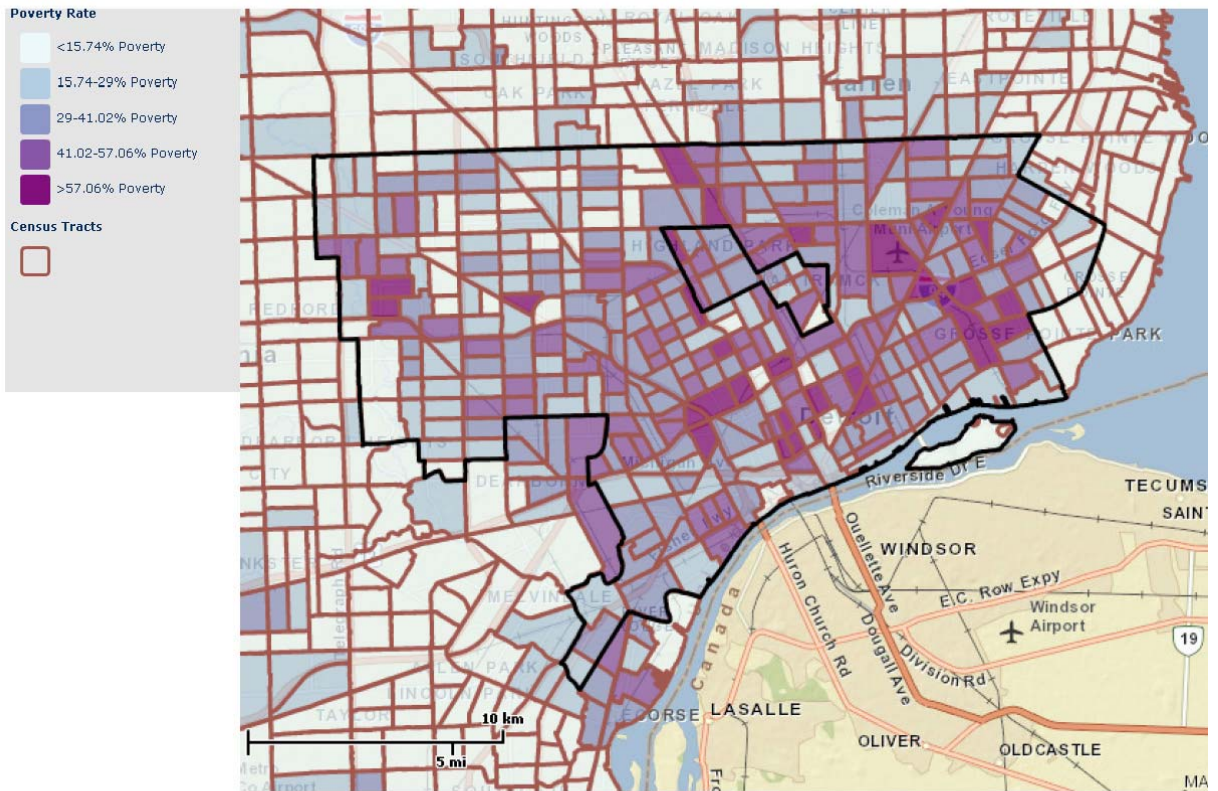
## 6. CPD Maps / Race / Ethnicity Asian Alone Consolidated Plan and Continuum of Care Planning Tool



### Race Ethnicity - Asian

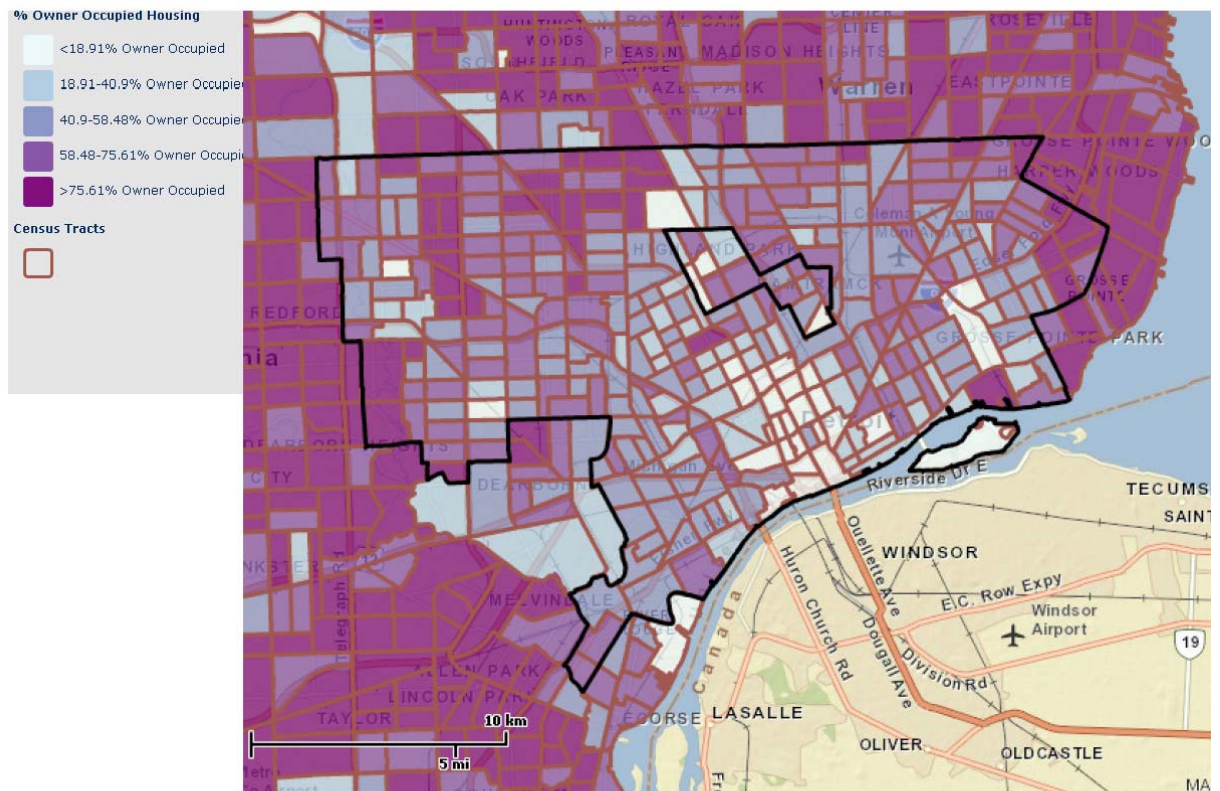
## 18. CPD Maps Poverty Rate

Consolidated Plan and Continuum of Care Planning Tool



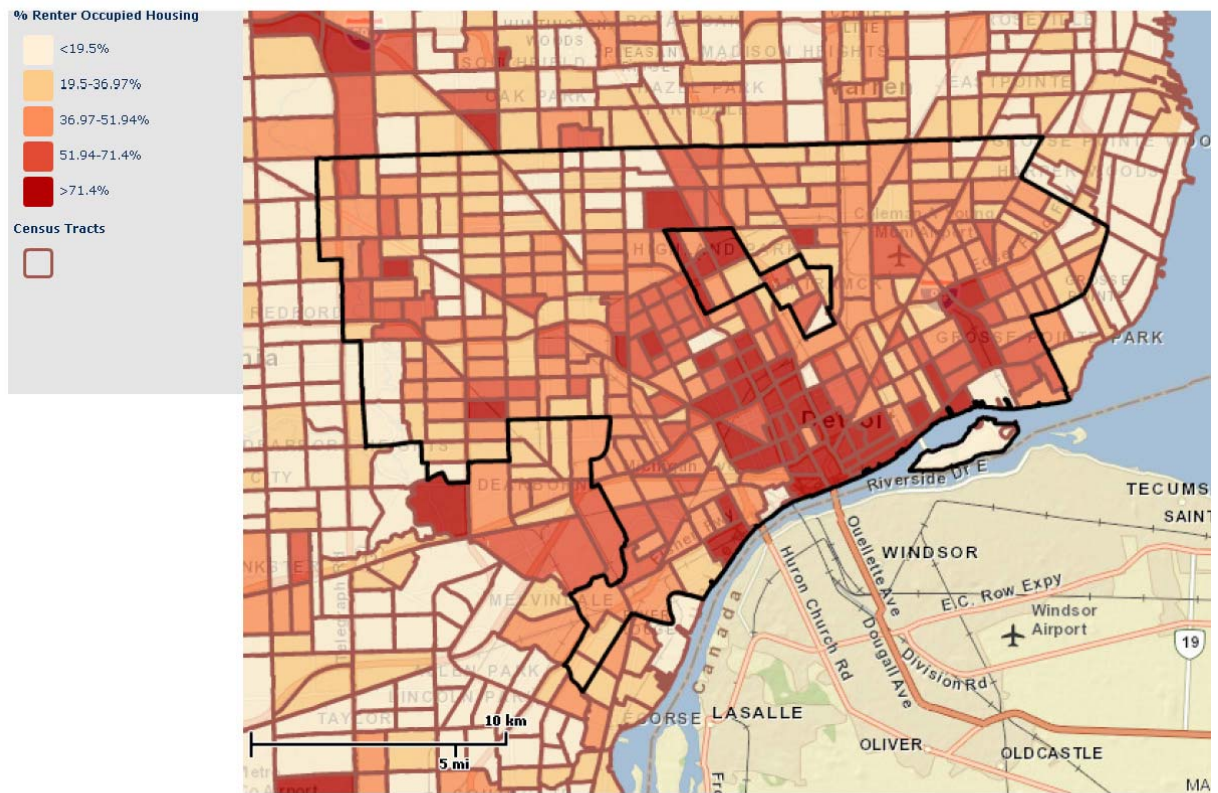
### Poverty Rate

## 7. CPD Maps % Owner Occupied Housing Consolidated Plan and Continuum of Care Planning Tool



### Owner Occupied Housing

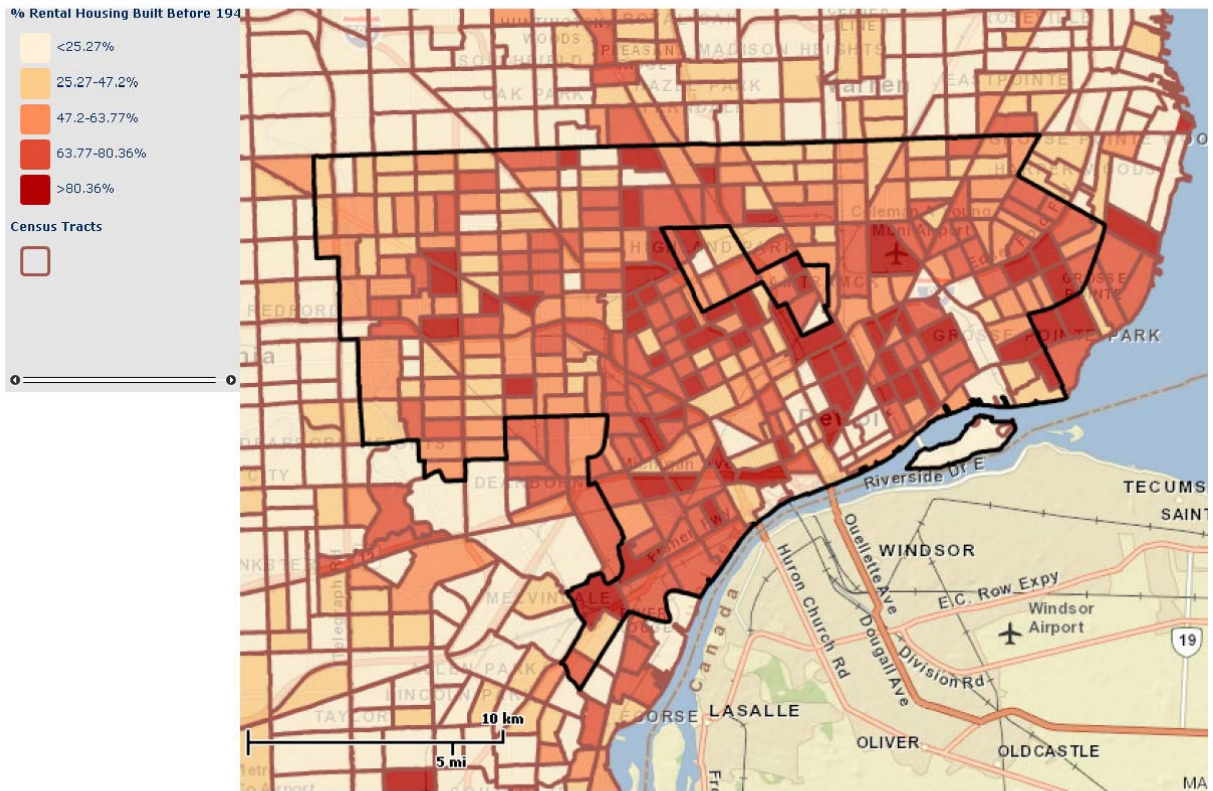
## 8. CPD Maps % Renter Occupied Housing Consolidated Plan and Continuum of Care Planning Tool



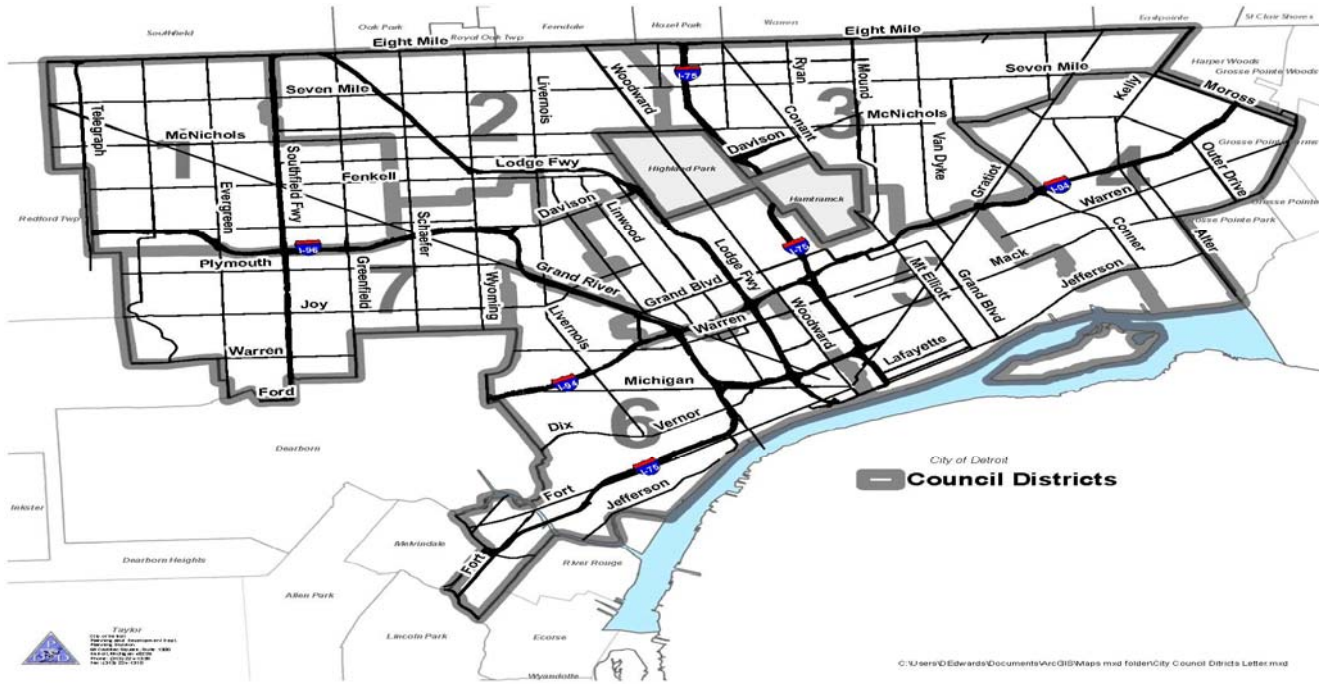
### Renter Occupied Housing



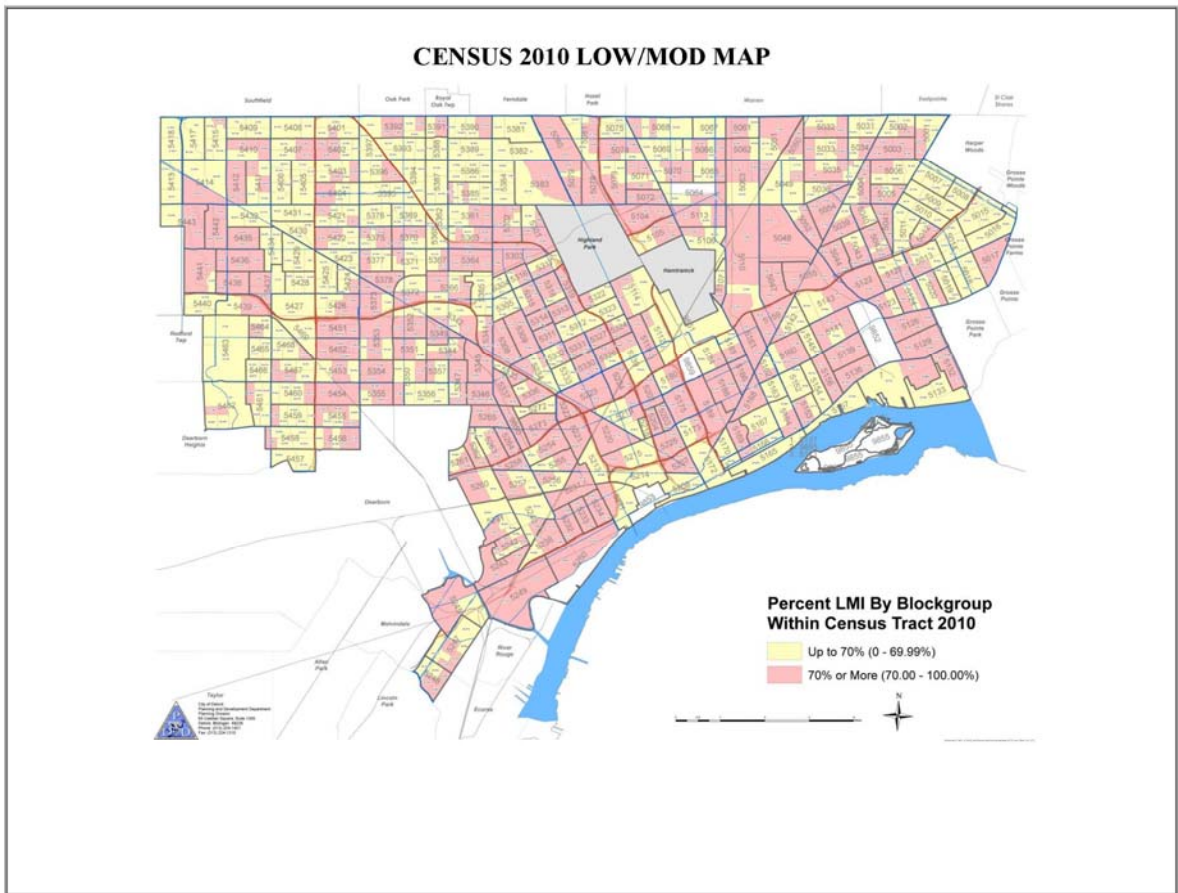
**10. CPD Maps % Rental Housing Built Before 1949**  
 Consolidated Plan and Continuum of Care Planning Tool



**Percent Rental Housing Built Before 1949**



**City Council Districts**



**2010 Census - Low and Moderate Income Map**

**Discussion**

Each year Detroit manages to spend over 70 percent of its CDBG funds on activities that benefit low to moderate income residents. This upcoming year will be no different. Under the HOME Program H&RD hopes to provide another 86 rehabilitated rental units and another 27 new rental units for low to moderate income families. The Department of Health and Wellness Promotion (DHWP) will provide 190 individuals and families with HIV/AIDS with rental assistance through the HOPWA program. DHWP will also provide 20 permanent housing units for people infected with HIV/AIDS. Under the ESG program H&RD will provide nearly 4,000 individuals and families with housing.