



CITY OF DETROIT 2024 ANNUAL ACTION PLAN (DRAFT)

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Table of Contents

Executive Summary	1
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
The Process	8
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	8
AP-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	9
AP-12 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c).....	37
Action Plan	43
AP-15 Expected Resources - 91.220(c) (1,2)	43
AP-20 Annual Goals and Objectives.....	58
AP-35 Projects – 91.220(d)	69
Affordable Housing	83
AP-50 Geographic Distribution – 91.220(f).....	83
AP-55 Affordable Housing – 91.220(g).....	87
AP-60 Public Housing – 91.220(h)	94
AP-65 Homeless & Other Special Needs Activities – 91.220(i)	98
AP-70 HOPWA Goals – 91.220 (l)(3)	105
AP-75 Barriers to affordable housing – 91.220(j).....	106
AP-85 Other Actions – 91.220(k)	108
Program Specific Requirements	116
AP-90 Program Specific Requirements – 91.220(l) (1,2,4)	116
Appendices (2022-23 Expenditure Budget, Citizens Participation Plan Responses and Maps)	

Executive Summary

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

1. Introduction

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

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

The City’s FY 2024-25 (fifth year) Annual Action Plan includes the strategies, goals, and objectives established in the FY 2020-2024 Consolidated Plan and is the annual funding application for the CDBG, HOME, ESG, and HOPWA programs. In addition to the Con Plan, HUD requires that cities and states receiving federal block grants take actions to analysis of impediments to fair housing.

For FY 2024-25, the allocation of available funding for the Annual Action is as follows:

- Community Development Block Grant (CDBG) - \$32,759,210
- HOME Investment Partnership (HOME) - \$5,928,131
- Emergency Solutions Grant (ESG) - \$2,990,945

- Housing Opportunities for Persons with HIV/AIDS (HOPWA) - \$3,593,290

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

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

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

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

Overview:

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

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

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

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

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

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

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

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

3. Evaluation of past performance

As a recipient of CDBG, HOME, ESG, and HOPWA program funds, the City is required to submit a Consolidated Annual Performance and Evaluation Performance Report (CAPER) at the end of each program year. The CAPER summarizes the program year accomplishments and the progress towards the Consolidated Plan goals. As noted in the 2022 CAPER, based on the priorities established, the City continues to place emphasis on decent, safe, and affordable housing; elimination of homelessness; public services; fair housing activities; improvement of neighborhood conditions; and economic development.

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

For FY 2022-23 as reported in the CAPER, the City of Detroit's performance was evaluated by staff who noted the following accomplishments and challenges:

- In FY 2022-23, activities implemented with CDBG, HOME, ESG and HOPWA funds benefited a total of 180,801 individuals.
- The City of Detroit stayed within the statutory CDBG expenditure limitations for planning and administration at 19.52 percent (capped at 20%) and public services at 13.61 percent (capped at 15%).
- Over 70 percent (79.00%) of the City of Detroit's CDBG funds were expended on activities that benefited low and moderate-income residents (Primary Objective).
- The City was able to rehab 326 housing units over the last year including 81 rental housing and 450 owner-occupied single-family houses.
- Continued to address lead poisoning issues in housing rehabilitation by abating lead. In FY 2022-23, the City of Detroit Lead Hazard Reduction Program currently has three HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) Lead Hazard Reduction (LHR) grants. The City received \$4.1M for LHR and assisted 140 units. The LHR/High Impact Neighborhood (HIN) grant of \$9.7M will assist approximately 250 units by the end of April 2025. The FY23 LHR grant of \$5.65M will assist 150 units by the end of 2026.
- The City was awarded a Healthy Home Production (HHP) grant in April 2022 for \$2M. The funding will primarily be used to address lead hazard in the homes of eligible 0% Interest Home Repair Loan Program participants. Using the grant funds to address lead hazards will allow residents to use their loan for other high priority repairs. The goal is to assist 125 units by October 2025.
- To reduce the number of homeless citizens, the City assisted 578 households with public services and financial assistance to homeowners with the CDBG-CV activities from the CARES Act funds.
- Under the Grow Detroit's Young Talent (GDYT), Detroit Employment Solutions Corporation (DESC) has leveraged over \$6.2 million in funding and provided over 7,000 youth job placement and training services. The City has invested (from implementation) \$8.6 million on the Summer Youth Jobs training program in partnership with private businesses and nonprofit organizations. The program is designed to help employ youth in the City's NRSA areas.
- The Emergency Solutions Grant (ESG) provided 12,541 homeless families and individuals with shelter and meals.
- ESG provided a wide variety of services to the homeless population, including housing placement, clothing and food distribution, health care, case management, legal assistance, recreation, counseling, social service advocacy, education and job training and placement and homeless prevention.
- HOPWA grant funds assisted 239 households with rental assistance or long-term housing.
- HOPWA provided 53 households with housing subsidies.
- HOPWA provided a wide range of additional support services to 500 individuals, including housing placement, short-term emergency assistance, transportation, case management, life skills classes, health advocacy, clothing, and light housekeeping.
- In 2020, the City of Detroit received over \$30 million in Coronavirus Aid, Relief and Economic Securities (CARES) Act to aid citizens that were affected by the Coronavirus Pandemic.

- Due to the June 2021 flood, the City received \$95.2 million in CDBG-Disaster Recovery funding to support the long-term recovery efforts from the Presidential Declared Disaster Declaration.
- The City continues to meet its goal for the CDBG timeliness expenditure, reflecting less than 1.5 times the annual allocation on hand as of May 2023.

4. Summary of citizen participation process and consultation process

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

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

5. Summary of public comments –

Residents and other stakeholder comments were focused on the following:

Consolidated Plan comments process: Several stakeholders sought information on the schedule of the next Consolidated Plan with the ability to comment on the Plan and those comments being listed in the citizens participation section of the plan.

CDBG/NOF Workshops: There were questions regarding the CDBG/NOF process and having more workshops for start-up non-profits. Also, citizens were interested in the annual application process for the Neighborhood Beautification Grant and will be other related grants available in the future.

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

Loan Programs: Comments and questions were received about the 0% Interest Loan Program, how to qualify, the application process, and how many applications are accepted. Also, there were questions regarding existing relationships with banks or lending institutions for citizens that would like to renovate properties throughout the city.

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

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

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

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

All comments/views were accepted.

7. Summary

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

In 2020, the City received HUD approval for the renewal of the of five (5) geographic areas as Neighborhood Revitalization Strategy Areas (NRSAs), to focus CDBG and other federal grants and leverage existing non-CDBG redevelopment initiatives and funding in these targeted areas. In 2015 (and renewed in 2020), the City also did a local designation of three areas as slum and blight areas that are contiguous with the NRSAs but not included in them allowing the City to provide CDBG home repair loan funds to assist some homeowners who are above 80% of area median income (AMI). The benefits of the NRSA are Job Creation/Retention on Low/Moderate Income Area Benefit, Aggregation of Housing Units to allow assistance to no more than 49% of clients served at over 80% AMI; Aggregate Public Benefit Standard Exemption; and Public Service Cap Exemption. While the strategy proved successful, resulting in NRSA investments (see chart below), the need is still great. Given the significant increase in private sector investments and public private sector collaboration in LMI neighborhoods, a renewal of the NRSA designation was needed to continue benefiting community residents in the redefined designated areas (see 2022 NRSA accomplishments chart).

NRSA Accomplishment Chart:

NRSA 1	CDBG	Non CDBG	Units Completed
Lead	\$891,667.50	\$50,852,025.00	66
Home Repair	\$9,999.50	\$9,999.50	2
Senior Repair	\$679,520.00	\$0.00	41
GDYT	\$244,921.89	\$0.00	208
Demo	\$0.00	\$4,361,043.28	223
Total	\$1,826,108.89	\$55,223,067.78	540
NRSA 2	CDBG	Non CDBG	Units Completed
Lead	\$23,022.00	\$79,664.00	2
Home Repair	\$173,405.00	\$173,402.00	15
Senior Repair	\$223,381.00	\$0.00	16
GDYT	\$345,977.72	\$0.00	303
Demo	\$0.00	\$6,813,672.22	312
Total	\$765,785.72	\$7,066,738.22	648
NRSA 3	CDBG	Non CDBG	Units Completed
Lead	\$91,654.00	\$379,274.00	9
Home Repair	\$0.00	\$0.00	0
Senior Repair	\$232,001.00	\$0.00	12
GDYT	\$191,678.95	\$0.00	149
Demo	\$0.00	\$11,643,148.67	363
Total	\$515,333.95	\$12,022,422.67	533
NRSA 4	CDBG	Non CDBG	Units Completed
Lead	\$22,645.00	\$23,968.00	1
Home Repair	\$135,000.00	\$120,000.00	11
Senior Repair	\$175,646.00	\$0.00	10
GDYT	\$176,209.30	\$0.00	150
Demo	\$0.00	\$1,999,237.98	66
Total	\$509,500.30	\$2,143,205.98	238
NRSA 5	CDBG	Non CDBG	Units Completed
Lead	\$34,726.00	\$144,229.00	4
Home Repair	\$76,848.00	\$76,848.00	7
Senior Repair	\$302,290.00	\$0.00	21
GDYT	\$367,506.36	\$0.00	319
Demo	\$0.00	\$4,377,477.76	198
Total	\$781,370.36	\$4,598,554.76	549
2022-2023 Total	CDBG	Non CDBG	Units Completed
Lead	\$1,063,714.50	\$51,479,160.00	82
Home Repair	\$395,252.50	\$380,249.50	35
Senior Repair	\$1,612,838.00	\$0.00	100
GDYT	\$1,326,294.22	\$0.00	1129
Demo	\$0.00	\$29,194,579.91	1162
Total	\$4,398,099.22	\$81,053,989.41	2508

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

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

Annual Action Plan Public Contact Information

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

1. Introduction

A critical part of the development of the 2020-2024 HUD Consolidated Plan and the 2024-25 Annual Action Plan involved consultations with housing providers, non-profit organizations, social service providers, and other key stakeholders that serve the communities impacted by the funding received from HUD. In the development of the Plan, the City of Detroit conducted an extensive outreach process, using community surveys and meetings to solicit input from critical stakeholders within the City and the region to assist in identifying housing and community development needs, and in developing priorities, goals, and strategies for the allocation of federal funding for the City's next fiscal year.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Capital Agenda	City of Detroit	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 Plans	City of Detroit	The Mayor's Neighborhood Plan guides investments within Detroit Neighborhoods including Consolidated Plan funding.
Detroit Future City Strategic Framework	Detroit Future City	Detroit Future City analyses provide vision and actions that coordinate with Consolidated Plan strategies and goals.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

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

Narrative (optional):

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

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

3. Lead Poisoning Prevention and Intervention

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

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

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

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

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

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

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

- *Annual Action Plan CDBG/NOF 2024 Subrecipient Workshops were held on August 1, 2023, September 6, 2023, and October 4, 2023 - Total of 255 participants.*
- *ESG 2024 Subrecipient Workshops were held on January 12, 2024, February 7, 2024 and February 21, 2024 - Total of 154 participants.*
- *Public Virtual Hearing Meeting #1 for the 2024 to 2025 Annual Action Plan will be held June 25, 2024 - TBD Participants.*
- *Public Virtual Hearing Meeting #2 for the 2024 to 2025 Annual Action Plan will be held June 26, 2024 – TBD Participants.*
- *The draft FY 2024 to 2025 Annual Action Plan was published for a 30 day comment period from June 5 - July 6, 2024 and posted on the City's website.*

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

Housing and Community Development Needs Prioritization

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

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

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

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

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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	Annual Action Plan CDBG/NOF and 2024-25 Subrecipient Workshops	Non-profits	Questions centered around the application process, programs, procurement and eligibility. 255 participants. Meeting dates: Aug. 01, Sept. 06 and Oct. 04, 2023	See Appendix Citizen Participation section (Pending)	All comments were accepted	https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans
2	ESG 2024-25 Subrecipient Workshops	Non-profits	Questions centered around the application process, programs, procurement and eligibility. 154 participants. Meeting dates: Supplier Outreach, Jan 12, Pre-Bid webinar, Feb. 7, Q&A webinar Feb 21, 2024	See Appendix Citizen Participation section	All comments were accepted	https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans
3	Annual Action Plan Public Hearing #1 6/25/24	Non specified residents, community leaders	Presentation on the 2024 Annual Action Plan and Action Plan Budgets, Con Plan definitions and community resources TBD participants were in attendance	See Appendix Citizen Participation section	All comments were accepted	https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Annual Action Plan Public Hearing #2 6/26/23	Non-specified – residents, community leaders	Presentation on draft Annual Action Plan, Con Plan definitions 2023-24 Action Plan Budget and community Resources TBD participants were in attendance	See Appendix Citizen Participation section	All comments were accepted	https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans
5	30-day public comment period 06/05-07/06/2024	Non-specified - citywide	Draft FY 2024-25 Annual Action Plan	Covered in comment section	(See Appendix Citizen Participation section)	https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans
6	Public Hearing – Detroit City Council Committee (Discussion) TBD	Non-specified - citywide	Draft FY 2024-25 Annual Action Plan	None	N/A	https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing – Detroit City Council Committee (Approval) TBD	Non-specified - citywide	Draft FY 2024-25 Annual Action Plan	None	N/A	https://detroitmi.gov/departments/housing-and-revitalization-department/hud-programs-and-information/hud-consolidated-plans

Table – Citizen Participation Outreach

Action Plan

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

Introduction

The anticipated expected federal resources to carry out activities and projects during the program year are from the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Person with Aids Program (HOPWA) and Emergency Solutions Grant (ESG). Although the City of Detroit is not expected to receive any loan settlements from Section 108 loan guarantees or traditional program income in the coming year, in fiscal year 2022-23, the City did receive a total of \$140,023.38 in loan settlements and \$1,755,536.96 CDBG Program Income. Last fiscal year, the city generated HOME Program Income in the amount of \$65,071. This fiscal year, the HOME Program Income is estimated at \$4,785,000 that will be available in the 2024-25 fiscal year. In addition, the city is expected to receive approximately \$7,746,486.22 of revolving loan proceeds from the 0% interest loan home repair program. These proceeds will be invested back into the program. The 2024-25 Fiscal Year awards are shown below:

Program	2024 Award
CDBG	\$32,759,210
HOME	\$ 5,928,131
ESG	\$2,990,945
HOPWA	\$ 3,593,290
Total	\$45,271,576

Based on the above allocations, the City of Detroit is expected to receive a total of \$45,271,576 from all HUD entitlement grant sources for the Action Plan. All funds have been allocated to meet the housing, homeless, public service and community development needs and goals identified in the Consolidated Plan. The City of Detroit plans to use these resources for the following eligible activities:

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

Relocation, and administrative and planning

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

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

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

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Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Historic Preservation	32,759,210	\$7,746,486.22	0	40,505,696.22	0	The CDBG funds will be used to benefit low-and-moderate income persons through various social and economic programs, assisting with housing needs and eliminating slums and blight in targeted areas. The funds will assist in restoring and restructuring distressed areas while improving population growth throughout the city. Also, funds may be designated to perform relocation activities.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,928,131	4,785,000	3,286,334	13,999,465	0	<p>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.</p>
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,593,290	0.00	0.00	3,593,290	0	The HOPWA program funds will be used to serve homeless and non-homeless persons who meet income guidelines and are infected/and or affected by HIV/AIDS through Tenant Based Rental Assistance (TBRA) while providing information and supportive services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,990,945	0.00	0.00	2,990,945	0	ESG funds will provide a 1 to 1 match with the CDBG Program and other in-kind contributions. Funds will be used for Emergency Shelters, Warming Centers, Homeless Prevention, Rapid Re-Housing and Street Outreach with the primary goal of eliminating homelessness

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care –	public - federal	Admin and Planning Rapid re-housing (rental assistance) Rental Assistance TBRA Transitional housing Other	32,035,919*	0	0	32,035,919	32,035,919	<p>The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly re-house homeless persons; promote access to and utilization of mainstream programs by homeless persons; and optimize self-sufficiency among individuals and families experiencing homelessness.</p> <p>* This amount reflects 2019 Tier 1 funding. Additional 2019 Tier 2 funding may be awarded.</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Strategic Neighborhood Fund	Private-corporate	Public facility improvements, commercial development, affordable housing development	130,000,000	0	0	130,000,000	N/A	A group of seven area banks and major corporations has pledged a total of \$35 million to fund community improvements in the City's ten (10) Strategic Neighborhood Fund areas. These funds will provide physical improvements to parks and streetscapes, commercial development, and affordable housing development through renovation of existing vacant units and new construction as needed.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Detroit Housing for Future Fund	Private-Corporate/philanthropic	Affordable housing preservation and development	N/A	0	0	65,000,000	N/A	<p>The Detroit Housing for the Future Fund (DHFF) encourages the preservation of regulated and naturally occurring affordable housing throughout the City of Detroit and the development of new mixed-income and affordable housing in targeted multi-family housing areas. DHFF is expected to contribute to the goal of preserving 10,000 units of existing affordable housing and the development of 2,000 units of new affordable housing.</p> <p>DHFF will primarily invest in existing housing that is affordable to households at or below 80% of AMI and will seek to invest in homes that are available to households below 50% and 30% of AMI.</p>

Table - Expected Resources

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

Leveraged Resources

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

1. Historic Tax Credits

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

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

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

3. Strategic Neighborhood Fund (SNF)

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

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

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

4. The Preservation Housing Partnership

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

5. Detroit Housing for the Future Fund (DHFF)

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

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

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

6. Choice Neighborhoods

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

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

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

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

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

Matching Requirements

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

The HOME program requires a 25% local match of funds that are expended on affordable housing. The matching requirement for HOME dollars may vary and is set annually by HUD based on criteria related to severe fiscal distress. Currently, the City of Detroit does not have a matching requirement for the HOME program and has not for several years. For FY 2022, the City of Detroit met the HUD criteria for severe fiscal distress and was granted a 100% reduction in the match requirement. This match reduction applies to FY 2023 HOME funds as well. The City will qualify for similar match reductions in future years due to recovery from severe fiscal distress.

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

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

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

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

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

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

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AP-20 Annual Goals and Objectives

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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	2024	2025	Homeless	City-Wide	<p>Increase in affordable housing options</p> <p>Homeless Prevention Rental Assistance</p> <p>Homeless Outreach Emergency Shelter and Transitional Housing</p> <p>Rapid Re-housing</p>	<p>CDBG: \$2,456,940.75</p> <p>ESG: \$2,990,945</p> <p>CoC: \$32,035,919</p>	<p>Tenant-based rental assistance / Rapid Rehousing: 2,850 Households Assisted All "Extremely Low" income benefit</p> <p>Homeless Person Overnight Shelter: 3,000 Persons Assisted All "Extremely Low" income benefit</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 340 Beds All "Extremely Low" income benefit</p> <p>Homelessness Prevention: 2,900 Persons Assisted All "Extremely Low" income benefit</p> <p>Homeless Outreach: 1000 Persons Assisted All "Extremely Low" income benefit</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Rehabilitation of Existing Housing Units	2024	2025	Affordable Housing rehabilitation of existing housing units	City-Wide NRSA Slums & Blight	Rental Assistance Production of new housing units Rehabilitation Rental units Acquisition Rehabilitation of Existing Units incl 0% loan and Sr. Home Repair programs and Lead Remediation Development of Permanent Supportive Housing	HOME: \$10,713,131 CDBG: \$279,493.50 CDBG: \$8,000,000	Rental units constructed: 215 Household Housing units Homeowner Housing Rehabilitated: 225 Household Housing Units 10% extremely low; 35% low; 50% low/mod; 5% middle income Rental Units rehabilitated: 250 Household Housing Unit; 20% extremely low; 40% low; 35% low/mod; 5% middle Acquisition

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Acquisition of existing units: TBD Household Housing Units Permanent Supportive Housing units constructed: TBD Household Housing Units
3	Homeownership Program	2024	2025	Affordable Housing	City-Wide NRSA	Down Payment Assistance Increase Home ownership opportunities	CDBG: \$0	Loans Provided: N/A Household Housing Units
4	Public Services Activities for Citizens of Detroit	2024	2025	Public Service Summer Youth Employment	City-Wide NRSA	Public Services Activities Job/Job Training	CDBG: \$2,456,940.75 CDBG: \$1,500,000	Public Service activities: 33,560 Person assisted 500 Youth assisted
5	Econ Dev (Creation of	2024	2025	Non-Housing Community Development	City-Wide NRSA Areas	Economic Development Jobs/Small Business	CDBG: \$0	Businesses assisted: TBD Jobs created and/or retained

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	Jobs/Small Businesses)							
6	Sustain Infrastructure and Public Improvements	2024	2025	Non-Housing Community Development	City-Wide	Public Improvement & Infrastructure	CDBG: \$2,747,567	Other: TBD residents of LMA served
7	Public Facilities and Improvements	2024	2025	Non-Housing Community Development	City-Wide	Public Facilities	CDBG: \$0	Other: TBD Public Facilities TBD residents of LMA served TBD community benefit
8	Econ Dev (Commercial Rehab)	2024	2025	Non-Housing Community Development	City-Wide	Jobs/Small Business	CDBG: \$0	Businesses assisted: 0 Commercial Façade/Businesses Assisted
9	Blight removal and demolition	2024	2025	Demolition	City-Wide	Demolition Clearing Acquisition of Existing Units	CDBG: \$0	Buildings Demolished: TBD Structures (includes schools, commercial and residential properties)
10	Section 108 Repayment	2024	2025	Non-Housing Community Development	City-Wide	Economic Development	CDBG: \$4,220,388	Businesses assisted: TBD Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Help those with special needs (non-homeless)	2024	2025	Non-Homeless Special Needs	City-Wide	Public Services Homeless Prevention	HOPWA: \$3,593,290	HIV/AIDS Housing Operations including Tenant-based rental assistance: 270 Household Housing Units; Short-Term Rental: 50; Permanent Housing; 30
12	Other: Relocation	2024	2025	Non-Housing Community Development	City-Wide	Relocation of Displacement residents	CDBG: 0	These outcomes will be determined based on Annual Action Plan goals and funding based on need
13	Other: Residential Historic Preservation	2024	2025	Housing Rehabilitation	City-Wide	Rehabilitation of Existing Units	CDBG: \$0	Number of individuals or households TBD Persons or Households Assisted
14	Other: Interim Assistance	2024	2025	Non-Housing Community Development	City-Wide	Emergency conditions threatening health and safety	CDBG: TBD	Number of individuals or households TBD

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	CDBG Planning and Administration	2024	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	N/A	CDBG: 6,551,842	Other
16	CDBG Housing Rehabilitation Activity Delivery Cost	2024	2025	Affordable Housing	City-Wide	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities	CDBG: 5,293,605	Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Construction of Housing	2024	2025	Affordable Housing	City-Wide	Increase in affordable rental housing options Increased homeownership opportunities	CDBG: \$0	Other: 0 Other
18	Debt Service Reserve	2020	2025	Affordable Housing	City-Wide	Expand economic development opportunities	CDBG: \$0	Other: 0 Other
19	Clean up of Contaminated Sites	2020	2025	Contaminated Sites	City-Wide	Rehabilitation of existing owner-occupied units	CDBG: \$0	Other: 0 Other
20	Privately Owned Utilities	2024	2025	Affordable Housing	City-Wide	Rehabilitation of existing owner-occupied units	CDBG: \$0	Other: 0 Other

AP-20 Annual Goals Summary

Goals Summary Information

Table – Goals Summary

Goal Descriptions

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

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

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

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

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

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

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AP-35 Projects – 91.220(d)

Introduction

The activities described in the 2024 Action Plan reflect the City’s highest priorities and goals. Housing Development, including Single-Family Home Rehabilitation, Public Facility Rehabilitation, Public Services and Non-Housing Special Needs are critical community needs that will be addressed by investing HUD funds wisely and strategically. The plan is a culmination of data analysis, prioritization of resources, collaboration between the Mayor and City Council, and partnerships with community groups and other stakeholders to revitalize Detroit neighborhoods.

Over seventy percent of HUD funds are targeted in geographic locations that align with other investments, taking advantage of community assets and advancing the restoration of distressed communities. It is a strategy born of necessity. In Detroit, the demand for services far exceeds available funding levels, and almost all Census tracts in Detroit are over 51 percent low to moderate income. Accordingly, the Action Plan and Public Housing Assistance used geographic targeting to be more strategic in making investments that will benefit low- and moderate-income people throughout the city. For Fiscal Year 2024-25, the projects are listed below:

Projects

#	Project Name
1	ADMINISTRATION AND PLANNING (ADM/PLN)
2	HOUSING REHABILITATION HOME REPAIR (HR) & LEAD REMEDIATION
3	HOUSING PRE-DEVELOPMENT COSTS (AFFORDABLE HOUSING) AND DIRECT HOMEOWNER ASSISTANCE
4	PUBLIC FACILITY REHABILITATION AND PUBLIC IMPROVEMENT (PFR)
5	PARK IMPROVEMENTS AND NEIGHBORHOOD FACILITIES (PRK/NEIGH)
6	PUBLIC SERVICE (PS)
7	HOMELESS PUBLIC SERVICE (HPS)
8	SECTION 108 LOANS (REPAY)
9	CONSTRUCTION OF HOUSING
10	DEBT SERVICE RESERVE
11	RELOCATION

#	Project Name
12	CLEANUP OF CONTAMINATED SITES
13	PRIVATELY OWNED UTILITIES
14	ECONOMIC DEVELOPMENT
15	HOME Assisted Housing (HOME) (2024)
16	ESG24 Detroit (2024)
17	HOPWA 2024 City of Detroit MIH24F001
18	CDBG HOUSING ACTIVITY DELIVERY

Table - Project Information

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

Analysis of consultations, plans, studies, and surveys were used to establish priorities. These priorities were also based on projects submitted during the City's CDBG proposal process, department recommendations, on-going and new development activities in the City, as well as priorities developed and considered during the review process. In addition, other Consolidated Plan programs (HOME, ESG and HOPWA) prioritized investment based on a combination of needs, development activities, and the ability to carry out projects. For fiscal year 2024-25, priorities are listed below:

* Housing Rehabilitation

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

*Public Service

- Education
- Seniors
- Health
- Public Safety
- Recreation

- * Homeless Public Service
 - Street Outreach
 - Emergency Shelter Services
 - Rapid Re-housing
 - Homelessness Prevention
- * Public Facility Rehabilitation
- * Economic Development
- * Section 108
- * Administration/Planning
- * Residential Historic Preservation
- * Homeownership Assistance
- * Relocation
- * Cleanup of Contaminated Sites

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

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

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

AP-38 Project Summary

Project Summary Information

1	Project Name	ADMINISTRATION AND PLANNING (ADM/PLN)
	Target Area	City-Wide
	Goals Supported	CDBG Planning and Administration
	Needs Addressed	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities Expand economic development opportunities Increased employment training - public services Increase Public Improvement & Infrastructure Increased Community and Public Facilities Increased Public Services Homeless Prevention Emergency Shelter and Transitional Housing Rapid Re-housing Permanent Housing
	Funding	CDBG: \$6,551,842
	Description	Planning and Administration for staff costs related to the implementation of CDBG activities
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	N/A
2	Project Name	HOUSING REHABILITATION HOME REPAIR (HR) & LEAD REMEDIATION
	Target Area	City-Wide NRSA Areas Slums and Blight Designation

	Goals Supported	Rehabilitation of Existing Affordable Housing
	Needs Addressed	Rehabilitation of existing owner-occupied units
	Funding	CDBG: \$8,000,000 + \$1,147,154(P.I.) totaling \$9,147,154
	Description	Zero interest loans to eligible low- and moderate-income homeowners including service delivery staff cost for housing rehabilitation that will be leveraged with other sources of funds to create greater impact and leveraging. Also, includes emergency home repair grants for seniors, lead remediation and Acquisition Rehabilitation. The amount includes P.I. from 0% interest loan in the amt of \$1,147,154 that will be invested back into the program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	415 low and low-moderate families
	Location Description	City Wide, NRSA and Slums and Blighted
	Planned Activities	see above
3	Project Name	HOUSING PRE-DEVELOPMENT COSTS (AFFORDABLE HOUSING) AND DIRECT HOMEOWNER ASSISTANCE
	Target Area	City-Wide
	Goals Supported	Rehabilitation of Existing Affordable Housing Homeownership Program CDBG Housing Rehabilitation Activity Delivery Cost Construction of Housing Clean up of Contaminated Sites
	Needs Addressed	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities
	Funding	CDBG: \$279.493.50

	Description	Pre-development cost for the rehabilitation and new construction of publicly/privately owned properties for Detroit low and moderate income residents, including affordable housing direct homeownership assistance
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	75 Low and moderate families
	Location Description	City-wide
	Planned Activities	see above
4	Project Name	PUBLIC FACILITY REHABILITATION AND PUBLIC IMPROVEMENT (PFR)
	Target Area	City-Wide
	Goals Supported	Increase in Public Facilities and Improvements Residential Historic Preservation
	Needs Addressed	Increase Public Improvement & Infrastructure
	Funding	CDBG: \$0
	Description	Public Facility Rehabilitation of Public Facilities buildings that operates Public Service activities. Also, including Public Improvements/Parks and sustain infrastructure
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	see above
5	Project Name	PARK IMPROVEMENTS AND NEIGHBORHOOD FACILITIES (PRK/NEIGH)
	Target Area	City-Wide

	Goals Supported	Sustain Infrastructure and Public Improvements Increase in Public Facilities and Improvements
	Needs Addressed	Increase Public Improvement & Infrastructure
	Funding	CDBG: \$2,000,000
	Description	5% grant match requirement of the \$30MM Choice Neighborhood Initiative including an additional \$5MM to provide affordable housing and critical community improvement projects w/in the City's Greater Corktown Neighborhood area/ GSD Park Improvements and playground improvements
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Corktown Neighborhood area
	Planned Activities	see above
6	Project Name	PUBLIC SERVICE (PS)
	Target Area	City-Wide NRSA Areas
	Goals Supported	Public Services Activities for Citizens of Detroit
	Needs Addressed	Increased employment training - public services Increased Public Services
	Funding	CDBG: \$2,456,940.75
	Description	Public Service activities including NRSA Summer Youth Employment and Training
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	33,560 individuals

	Location Description	City-wide and NRSA
	Planned Activities	see above
7	Project Name	HOMELESS PUBLIC SERVICE (HPS)
	Target Area	City-Wide
	Goals Supported	Reduce homeless citizens in City of Detroit Provide interim assistance to address emergency
	Needs Addressed	Homeless Prevention Emergency Shelter and Transitional Housing Rapid Re-housing Permanent Housing
	Funding	CDBG: \$2,456,940.75 ESG: \$2,990,945 Continuum of Care: \$26,137,973
	Description	Public Service programs for the homeless
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	8,850 low and extremely low families
	Location Description	City-Wide
	Planned Activities	see above
8	Project Name	SECTION 108 REPAYMENT
	Target Area	City-Wide
	Goals Supported	Section 108 Repayment
	Needs Addressed	Expand economic development opportunities
	Funding	CDBG: \$4,220,388
	Description	Repayment of Section 108 Loans
	Target Date	6/30/2025

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

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

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

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-Wide
	Planned Activities	see above
15	Project Name	HOME Assisted Housing (HOME) (2024)
	Target Area	City-Wide
	Goals Supported	Rehabilitation of Existing Affordable Housing
	Needs Addressed	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities
	Funding	HOME: \$10,713,131
	Description	Affordable housing rehabilitation including rental units constructed. The amount includes estimated Home Program Income for FY 2024-25 \$4,785,000.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	225 Low and Moderate Income
	Location Description	City-Wide
	Planned Activities	see above description
16	Project Name	ESG24-Detroit (2024)
	Target Area	City-Wide
	Goals Supported	Reduce homeless citizens in the City of Detroit
	Needs Addressed	Homeless Prevention Emergency Shelter and Transitional Housing Rapid Re-housing Permanent Housing
	Funding	ESG: \$2,990,945

	Description	ESG Activities includes Administration, Emergency Shelter, Outreach, Rapid Re-housing, Homeless Prevention and Data Collection.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5,950 extremely low-income
	Location Description	City-Wide
	Planned Activities	see above
17	Project Name	HOPWA 2024 City of Detroit MIH24F001
	Target Area	City-Wide
	Goals Supported	Assist special needs (non-homeless) populations
	Needs Addressed	Homeless Prevention
	Funding	\$3,593,290
	Description	HOPWA administration and short-term emergency/transitional housing including rental assistance, supportive/informational services for clients who may or may not be medically fragile but who have and HIV/AIDS diagnosis.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	350 presumed benefit
	Location Description	CITY-WIDE
	Planned Activities	see above
18	Project Name	CDBG HOUSING ACTIVITY DELIVERY
	Target Area	City-Wide NRSA Areas Slums and Blight Designation
	Goals Supported	Rehabilitation of Existing Affordable Housing CDBG Housing Rehabilitation Activity Delivery Cost

Needs Addressed	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options
Funding	\$5,293,605
Description	CDBG housing rehabilitation activity delivery staffing costs
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	N/A
Planned Activities	see above

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Affordable Housing

AP-50 Geographic Distribution – 91.220(f)

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

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

NRSA 1

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

NRSA 2

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

NRSA 3

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

NRSA 4

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

NRSA 5

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

Slum and Blight Area

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	94
NRSA's	5
Slum and Blight Areas	1

Table - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

Major NRSA projects include the following:

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

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

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

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

Discussion

Target area activities will primarily benefit low/moderate income citizens or areas within the city where at least 51 percent or more Detroit residents are low/moderate income. This year at least 93 percent of investments will benefit low- and moderate-income citizens or low- and moderate-income areas within the City (exceeding the minimum threshold for the primary objective [1]).

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

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

AP-55 Affordable Housing – 91.220(g)

Introduction

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

The City uses a combination of Community Development Block Grant (CDBG), Community Development Block Grant CARES Act (CDBG-CV), Community Development Block Grant Disaster Recovery (CDBG-DR), HOME Investment Partnership Program (HOME), HOME Investment Partnerships American Rescue Plan Program (**HOME-ARP**), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds to assist the most vulnerable populations in our community including homeless and low/moderate income housing needs. CDBG, CDBG-CV, HOME-ARP and ESG funds help prevent homelessness and assist those that are already homeless with shelter and supportive services. HOPWA funding addresses affordable housing needs faced by those struggling with an HIV/AIDS diagnosis. HOME, CDBG, CDBG-CV, CDBG-DR and 108 Loan funds are used to build rental housing, help with down payments and rehabilitate homes for low- and moderate-income persons/families in Detroit. HOME funds will be used primarily for Rental Housing projects. The City may use a portion of HOME funds to assist with tenant-based rental assistance to combat the growing dislocation problem. Additionally, the City received a FY20 \$30M Choice Neighborhoods Implementation grant to support a neighborhood transformation plan in the Greater Corktown, as well as a supplemental \$5M grant to address increased costs. The majority of this grant will go towards development of affordable and mixed income housing in this target area.

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

In 2018, the City began receiving \$1.2 million annually from the Michigan Department of Health and Human Services (MDHHS) through the Medicaid Children's Health Insurance Program (CHIP). The goal of the program is to serve between 25 and 30 units annually with lead-based paint hazard reduction in

sixteen of the City's zip codes through the Medicaid Children's Health Insurance Program (CHIP).

The City of Detroit was awarded \$4.1 million (\$3.5M in Lead Hazard Reduction (LHR), \$600,000 in Healthy Homes Supplemental) from the HUD's OLHCHH in January of 2019. The grant ended February 2024 and assisted 148 units with lead-based paint hazard reduction, two units short of the 150 units goal.

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

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

The City received an additional \$5.65M from OLHCHH in December 2022 which will be used through December 2026 to address lead hazards and healthy homes hazards in 150 units.

In FY 2024-2025 the City will use a clear and consistent application process to evaluate and select housing rehabilitation and new construction projects to meet the established program goals (for example in geographically targeted areas of the City). HRD will continue to utilize the Targeted Multifamily Housing Areas Map to assist in making 2024-2025 HOME NOFA investment decisions. The City will seek to leverage HOME, HOME-ARP, CDBG, CDBG-CV, CDBG-DR and other local funds with other funding sources such as Low-Income Housing Tax Credits, Historic Tax Credits, grants and federal and state affordable housing financing programs and support projects that will create and enhance stable communities where other services are provided.

Goals for investing in rehabilitated and newly constructed housing in 2024-2025 include:

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

income households.

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

One Year Goals for the Number of Households to be Supported	
Homeless	1107
Non-Homeless	780
Special-Needs	331
Total	2218

Table - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1393
The Production of New Units	370
Rehab of Existing Units	435
Acquisition of Existing Units	20
Total	2218

Table - One Year Goals for Affordable Housing by Support Type

Discussion

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

Community Housing Development Organization (CHDO)

As per the 24 CFR Part 92.300, at least 15 percent of the city's HOME allocation will be reserved for investment only in housing to be owned, developed, or sponsored by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

In order to count towards the 15 percent set-aside, a CHDO must act as the owner, developer, or sponsor of a project that is an eligible set-aside activity. These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.

Technical items from our HOME policy document that could be added if required:

When the City provides set-aside funds to a property ownership entity that includes a Community Housing Development Organization with a controlling interest in the general

partnership, the written agreement specifies that the CHDO must own the property during development and for a period at least equal to the period of affordability as required per 24 CFR 92.504(c)(3)(x).

When the City is providing set-aside funds to a property ownership entity that includes a Community Housing Development Organization with a controlling interest in the general partnership, the written agreement specifies that the CHDO, or an experienced project manager hired by the CHDO, must oversee all aspects of the development process in accordance with 24 CFR 92.300.

When the CHDO is a “sponsor” and the limited partnership or limited liability company agreement permits removal of the CHDO as general partner or sole managing member of the organization, the written agreement specifies that the CHDO may only be removed as general partner or sole managing member for cause and must be replaced with another CHDO in accordance with 24 CFR 92.300(a)(4)(i).

When the owner, developer or sponsor is a Community Housing Development Organization (CHDO) and is receiving CHDO operating assistance in accordance with 24 CFR 92.208, the agreement includes 24 CFR 92.504(c)(3)(x) and 24 CFR 92.504(c)(6).

When applicable, a provision that the CHDO is expected to receive CHDO set-aside funds for a specific project within 24 months of the date of receiving CHDO operating funds.

When applicable, the terms and conditions upon which the expectation for receiving CHDO set-aside funds is based.

When the owner, developer or sponsor is a Community Housing Development Organization (CHDO) and is receiving project-specific technical assistance and site control loans in accordance with 24 CFR 92.301(a), the agreement should specify as required per 24 CFR 92.504(c)(3)(x) and 24 CFR 92.504(c)(7).

If the owner, developer, or sponsor is a Community Housing Development Organization (CHDO) and is receiving project-specific seed money loans in accordance with 24 CFR 92.301(b) the agreement should specify as required per 24 CFR 92.504(c)(3)(x) and 24 CFR 92.504(c)(7).

2. CDBG Rehabilitation: HRD's 2024-2025 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 2024-25, the City of Detroit's Senior Emergency Home Repair Program, currently administered by HRD, continues to assist low income senior residents with emergency home repair grants. In addition to using CDBG funds, the City will leverage private capital investment to increase home repair dollars to residents of the City of Detroit through the Zero Percent Interest Home Repair Loan Program. The following details how each method will serve low- and moderate-income homeowners:

- Senior Emergency Home Repair Grant – These CDBG funds, in addition to General Funds, when available, and CDBG-CV funds are targeted to low- and moderate-income Senior Detroit homeowners. The grant is used to provide emergency replacement and repair of roofs, furnaces, porches, plumbing, and electrical concerns affecting the immediate health and safety of occupants. An estimated 170 homeowners will be assisted with an approximate expenditure of \$15,000 per home.
- Zero Percent Interest Home Repair Loan Program - These privately leveraged CDBG funds will provide zero percent interest home repair loans, to low- and moderate-income homeowners. In addition, those areas designated NRSA areas and Slum and Blight areas will allow residents who are above 80 percent of area median income to participate in the program. An estimated 55 homes will be assisted with an average CDBG expenditures of \$12,500, with a match of leveraged private capital, per home.

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

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

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

5. Healthy Homes Production (HHP) Grant: HRD was awarded \$2M to address healthy homes hazards,

including lead hazard reduction. HRD anticipates assisting 40 units over the next year and 125 units through the life of the grant.

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AP-60 Public Housing – 91.220(h)

Introduction

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

- Owns and operates 13 family and elderly public housing developments totaling approximately 3,400 units
- Completed development activities for Four (4) federally funded HOPE VI revitalization projects (Woodbridge Estates, Cornerstone Estates, The Villages at Parkside (off-site component Emerald Springs) and Gardenview Estates that provide rental and homeowner opportunities. These projects were completed a decade or more ago and are ready for repositioning. Woodbridge and Gardenview Estates will be refinanced under HUD's Rental Assistance Demonstration (RAD) program. The Villages at Parkside are under contract as of Q4 2023 and the predevelopment process has begun. Phase IA and IB of the redevelopment plan is the construction of 150 units on Village I of Parkside (vacant land). Detailed redevelopment phases continue to be finalized
- Administers approximately 6,000 Housing Choice Vouchers under the Rental Assistance Housing Program
- Encourages homeownership and self-sufficiency through several different programs, including Jobs Plus, Family Self-Sufficiency and Youth Build

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

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

- DHC has utilized the recently completed Capital Needs Assessment (CNA) to develop a Comprehensive Portfolio Upgrade Plan that addresses the needs of its properties. Over the past year DHC developed the plan based on the guidance received from Physical Needs Assessments, worked with a real estate consultancy, input from DHC staff and its residents. DHC will use the plan to reposition DHCs assets, using either Section 18 and/or RAD programs. The Plan complies with HUD guidance and regulations. DHC began implementation of the plan and will continue to implement aspects of the plan over the next year. This includes the development or redevelopment of Parkside, Gardenview 200, and the Flats on Tyler
- DHC continues to expend and administer CFP funds received to improve and preserve DHC properties. While DHC has developed and continues to implement a Capital Improvement Plan to improve the quality of life for DHC's residents, it is clear that DHC's annual appropriation of operating subsidy and capital grant funds cannot be relied upon to make significant improvements in the public housing portfolio
- The Detroit Housing Commission has successfully been awarded an Emergency Safety and

Security Grants in the past and will continue to see new opportunities to increase revenues or decrease expenses to improve its operations and ability to serve the community in need of affordable housing

- DHC creates and follows a new Five-Year Action Plan with an emphasis on ADA compliance, energy efficiency upgrades, vacancy reduction and the overall improvement of the physical condition of DHC's ACC inventory
- DHC explores opportunities to collaborate with governmental agencies, non-profit community organizations, and developer partners to further the acquisition, development and preservation of affordable housing in the City of Detroit
- DHC in conjunction with the City of Detroit will actively pursue a Choice Neighborhood Initiative Planning grant at the Forest Park – Diggs Developments
- Rocket Community Fund and the City of Detroit in partnership with DHC plans to pilot a broadband expansion and digital equity initiative that would expand DHC residents' internet access through technology education and hardware donations as a tool for poverty eradication at Diggs Development
- DHC will improve security at some of its developments through the installation of camera's and the potential further enrollment of additional developments into the Green Light Program
- DHC will identify sources of financing to leverage its ability to increase affordable housing with the goal of increasing the total Annual Contributions Contract (ACC) Inventory to reach the PHA limits set in The Faircloth Amendment
- DHC has and will continue to form partnerships with developers to provide Project Based Vouchers (PBV) rental assistance to further affordable housing in the City
- DHC will implement the HUD mandated Small Area Fair Market Rents to increase the accessibility to all zip codes that DHC serves by rightsizing rent limits
- DHC will look to reposition its Public Housing properties to further affordable housing and increase our ability to serve current and future residents. These actions may include partnering with entities to develop or provide services at properties and seek tax-credits to aid in its redevelopment efforts
- DHC may consider converting some or all public housing properties to voucher assisted housing through the RAD program as approved and as determined to be beneficial to DHC and its residents
- DHC will seek out self-development as well as new development opportunities to assist with affordable housing initiatives
- DHC, with HUD national staff, has opened and will be expanding the Envision Center to promote family self-sufficiency through educational and economic development
- DHC through its HUD-awarded grants continues to expand workforce development and job training efforts

Actions to encourage public housing residents to become more involved in management and

participate in homeownership

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

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

Regardless of the applicable year, DHC encourages the public to comment on the draft throughout the 45-day comment period. In FY 2024, DHC hosted virtual public hearing. The public, in particular public housing residents, were notified of the meeting with instructions on how to call in via print and social media and at the RAB meeting. The public hearing is recorded and made available on the DHC website. A PowerPoint presentation that outlines changes to the PHA plan is also posted to the DHC website. DHC has created an email address where residents and the general public can email recommendations, questions and comments about the PHA Plan.

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

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

The Detroit Housing Commission is designated as a standard performer in Housing Choice Voucher program, troubled in the public housing program. The public housing designation is tied directly to lowered rent collections, vacancies and late annual recertifications – all as a result of the pandemic. DHC has significantly reduced both its public housing program and Housing Choice Voucher delinquent recertifications rate. It has onboarded additional staff to assist with key tasks in the Housing Choice Voucher program. DHC has also contracted vendors to assist with unit pre-inspections so that DHC can mitigate NSPIRE deficiencies. DHC continues to move toward the goal of achieving better than standard

performer status through concrete efforts in streamlining and improving its business systems, customer service delivery, performance and accountability measures.

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

Introduction

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

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

The City of Detroit is an active participant in an annual unsheltered Point in Time Count to assess progress toward ending homelessness. An unsheltered count was conducted in 2024 however data from that event has not yet been released. Specific to the unsheltered populations, the provider network is focused on:

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

During the 2024-2025 year, Detroit will continue to implement the coordinated assessment process that has been in place since early 2014. This coordinated assessment process reaches out to and assesses persons experiencing homelessness and is required per the HEARTH Act. Locally, this system is referred to as the Coordinated Assessment Model (CAM). The intent of CAM is to provide a streamlined process by which people who are homeless or at-risk of homelessness are assessed for the most appropriate intervention to meet their needs, and to be able to access those resources.

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

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

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

An essential role of CAM is the referral of households to emergency shelter, Rapid Re-Housing (RRH), and Permanent Supportive Housing (PSH). In 2023, most emergency shelter and permanent supportive housing (PSH) referrals were for single adults. While single adults made up 84% of referrals to shelter, they comprised 76% of referrals to PSH. This is largely because PSH is prioritized for chronically homeless households, and single adults are more likely to be chronically homeless than other population types.

Addressing the emergency shelter and transitional housing needs of homeless persons

Addressing emergency shelter needs

In 2024-2025 Detroit will address the emergency housing needs of homeless persons in the following ways:

- Improving services to those in shelter. The City of Detroit published its Emergency Shelter Community Standards to create uniformed services and guidelines for clients.
- Utilize ARPA funding to allow for a limited number of shelters to operate during the daytime hours while providing increased case management as well as increase the number of shelter beds in the community.
- During the winter additional seasonal emergency shelter programs, referred to as warming centers, open to provide shelter space for persons during the cold weather months. It is estimated there will be three Warming Centers operating during the winter of 2024-2025.
- The City of Detroit will continue to support a highly successful shelter diversion program. This program, coordinated through the shelter access points, identifies persons seeking emergency shelter who could be diverted to an alternative housing setting with mediation support. In 2023, a total of **1,869 households were diverted including:**
 - 52% of total Single Adults
 - 48% of adult families presenting

- The City will continue placing greater emphasis on housing outcomes for shelter providers through a performance-based NOFA process which integrates performance metrics into scoring.
- Incorporate additional data metrics into future NOFAs

Addressing transitional housing needs

The Continuum of Care has reduced its inventory of transitional housing through strategic reallocations. In 2024-2025, the focus will be providing high quality transitional housing for individuals and families who express a desire to live in these settings and keeping side doors closed to entry to ensure referrals come through the coordinated entry system. The number of referrals (58 households) was similar to 2022; parenting youth continue to be the main referral population (47% of all referrals).

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

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

Veterans and Their Families – To end Veteran homelessness, in Detroit, the Detroit CoC participates in Community Solution’s Built for Zero campaign. The campaign works with communities across the world to reach functional zero. Function zero means the number of Veterans experiencing homelessness at any time does not exceed the number of Veterans Detroit is able to house each month. The Veteran Leadership Committee, a Detroit CoC committee, has targeted its efforts to try to reach functional zero by December 2024. The Detroit CoC uses a by-name list process in order to track Veteran inflow, outflow, and stages in the housing process. Through this process the Detroit CoC has successfully reduced the number of Veterans experiencing homeless by 5% in 2023. In addition, 255 Veterans moved into permanent housing continue to monitor our progress through regular leadership team meetings and by name list meetings. As of March 2024, there were 109 Veterans experiencing homelessness in Detroit. In working on Veteran homelessness, we deploy the following tools to address Veteran needs:

- Supportive Services for Veteran Families (SSVF): SSVF provides both RRH and prevention assistance for veterans (both single veterans and families with Veteran head of households). RRH provides short- to medium-term rental assistance and services to quickly move people from a homeless situation back into housing. Prevention assistance helps persons at-risk of

homelessness by using funds to pay rental or utility arrearages, or security deposits and limited rental assistance going forward for persons who need to move to a new housing unit. There are currently three SSVF programs operating in Detroit.

- HUD-VASH: HUD-VASH is a permanent supportive housing program funded by both HUD and the Veterans Administration (VA). Veterans receive a voucher for housing that is partnered with case management to ensure a successful transition from homelessness to housed.
- Grant Per Diem Transitional Housing (GPDTH): GPDTH beds provide transitional housing assistance to veterans experiencing homelessness, the majority of whom are single males. The intent of the GPDTH programs is to move these individuals into permanent housing. There are 80 GPDTH beds in the City of Detroit.

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

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

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

In 2022, a community planning process was carried out, culminating in the completion of Detroit's Coordinated Community Plan (CCP) to end youth homelessness. The CCP acts as a guiding and organizing document in the youth space. The hope is that the awarded communities will build momentum around youth work and then share that experience to help mobilize communities around the country towards the same end – already in Michigan, we have seen several other communities apply for YHDP and look to Detroit for guidance.

The population served by YHDP is youth experiencing homelessness up to age 24. In April of 2023, Detroit's Youth Homelessness Demonstration Program (YHDP) grant period began. The following project types were funded and launched: Permanent Supportive Housing (PSH), Joint Component Transitional Housing Rapid Rehousing (TH-RRH), Rapid Rehousing (RRH) portion of the joint component program, and Crisis Mental Health. This initial round of YHDP funding goes through March of 2025. Three organizations that best represented our collective vision and had extensive experience serving youth are now implementing these new projects. The recipients are: Ruth Ellis Center, Permanent Supportive Housing (PSH); MCHS Family of Services and Detroit Phoenix Center, Joint Component Transitional Housing Rapid Rehousing (TH-RRH); and MCHS Family of Services, Crisis Mental Health.

Additionally, improvements have been made to our Coordinated Entry system for youth, with the addition of YHDP-funded youth-specific navigation services. This team, working out of Community and Home Supports (CHS), has helped our community to better meet youth where they are and get them connected to appropriate and necessary services. They also facilitate Detroit's new Youth Case Conferencing space, where providers can share resources and consult on client cases in real-time. Through these efforts, we are confident that we are improving outcomes for youth in our community. Detroit looks forward to evaluating these new projects to get a more complete picture of the impact they are having.

With the newly YHDP-funded projects off the ground, Detroit has been able to shift focus to the CCP and system-level work to address youth homelessness in our community. This work is being led by the CoC's Committee on Youth Homelessness (CYH). Seated committee members include a representative from the City of Detroit and other stakeholders in the youth space from MDHHS, the education system, the juvenile justice system, the Youth Action Board, the CoC Board, youth service agencies, and more. The CYH is working to make system improvements for youth and have begun exploring the possibility of Direct Cash Transfer programming through both private and public funding channels.

In addition to YHDP-funded projects discussed above, the following funded resources will be available to youth in Detroit:

- There will be at least two emergency shelters that are specifically for youth.
- There will be one transitional housing program specifically targeted to youth that can also serve pregnant/parenting teens.
- There will be an organization that specifically provide drop-in services, counseling, and housing services to homeless youth who identify as LGBTQ.
- There will be two funded project-based Permanent Supportive Housing programs that are open to all but targeted to youth.

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 2024-2025 year will be to provide short-term leasing assistance and utility and/or rental arrears payments. Detroit will do this by using Emergency Solutions Grant (ESG) funds via RRH.

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

- Foster care
- Mental health care

- Correctional facilities

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

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

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

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

Discussion

For 2024-2025 year, CDBG funds totaling approximately \$2.5M will support the following homeless activities:

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

CDBG homeless funds are also used to meet the 2024-2025 ESG match. ESG regulations require a 100 percent match for every dollar received from HUD. During 2024-2025, CDBG funds will match approximately 90 percent of the 2024 ESG award. The remaining 10 percent match will be met by community organizations receiving ESG funding. Community organizations traditionally meet the match through in-kind contributions and other award commitments. The match is documented in their contracts.

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AP-70 HOPWA Goals – 91.220 (I)(3)

One-year goals for the number of households to be provided housing using HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	270
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Short Term Rental, Mortgage, and Utility Assistance	50
Permanent Housing Placement Activities	30
Total	350

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

Introduction:

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

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

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

Tax Abatement Streamlining—Due to high tax rates within the City of Detroit, tax abatements including the Payment in Lieu of Taxes (PILOT) are necessary tools to make affordable and mixed income housing feasible. The process for securing tax abatements has been difficult for developers to navigate, so the City of Detroit is developing a tax abatement portal to bring efficiency and transparency to the process. The City secured a contractor to develop the tax abatement portal and expects to launch the system in 2024.

Access to Capital—The City has collaborated with philanthropic investors and the Local Initiative Support Corporation to develop a private affordable housing loan and equity investment tool to complement and augment public investment in affordable housing. This tool was launched in fall the 2020 and has grown to \$65 million in fund capacity. Additional private funds are currently being sought to recapitalize this fund to continue providing predevelopment funds and low interest loans to affordable housing developers.

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

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

affordable housing activities.

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

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

ARPA Prevention and Diversion: The Department of Treasury awarded the City of Detroit funding through the American Rescue Plan Act (ARPA). A portion of this funding, 3 million dollars, will be used to assist The first initiative, Prevention, targets households staying with friends or family, often referred to as “doubled up”, who need to leave their housing because it is either overcrowded or unstable. Prevention activities include limited case management which focuses on identifying a new housing unit while connecting clients to mainstream resources and client level financial assistance for security deposits and rental assistance. This funding will be used in coordination with the ESG Prevention funding that can serve households doubled up or facing eviction. The second initiative, Diversion, targets households that are in immediate need of emergency shelter and contacts the front door of the homeless system, referred to as the Coordinated Assessment Model (CAM). Diversion activities include engagement and financial assistance. Engagement focuses on planning and problem solving to assist clients with either staying in their current unit or moving in with other family or friends (assistance could

be monetary or in the form of mediation). The Diversion program may also assist clients with finding a new unit and first month's rent/security deposit.

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

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

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

Housing Services

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

A hotline will offer assistance for those looking to avoid housing displacement, emergency response for those facing immediate homelessness, and connections to additional housing resources. Residents eligible for case management services will receive 1:1 case management and housing navigation support

to gain permanent housing. The target goal is to place 2,000 residents in permanent housing at the conclusion of ARP funding.

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

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

HRD has multiple active LHR grants, with a total award of \$16.65M. The programs are at different stages of implementation, however across the three programs HRD anticipates assisting 150 units with lead hazard reduction over the next year. CDBG funds are used to match the two HUD OLHCHH grants as well as provide emergency repairs as needed to ensure the long-term integrity of the lead repairs.

HRD was awarded \$2M to address healthy homes hazards, including lead hazard reduction, in the majority of cases these funds will be used in conjunction with the 0%IRHP. HRD anticipates assisting 75 units over the next year and 125 units through the life of the grant.

Actions planned to reduce the number of poverty-level families

Housing, education, transportation, and job opportunities are all important aspects of Detroit's anti-poverty strategy. Housing: See Affordable Housing section AP 55 for details on HRD's efforts to reduce the number of poverty level families by making decent, safe, and affordable housing available for those in need. For households experiencing homelessness, 1,062 referrals were made in 2022 to either Rapid Re-Housing (440) or Permanent Supportive Housing (622) according to the Homeless Action Network of Detroit. These programs provide subsidized rental assistance along with case management to assist households with increasing their self-sufficiency and increasing their income.

Education:

Educational attainment is one key to bringing individuals out of poverty. According to the winter 2015, Michigan Economic and Workforce Indicators and Insights, "The effects of increased levels of education attainment are evident when looking at the labor force participation and unemployment rates for the population 25 and over. There is a clear negative relationship between educational attainment and the jobless rate. It is also apparent that additional education enhances workforce participation." The Detroit Public Schools Community District approved a Community Education Commission, which will grade public schools and provide information to parents to help improve the district's overall performance. While there is still much work to do, teacher vacancies in the district have been reduced by more than half, and salaries have increased by more than \$5,000 annually. In addition, the Detroit Promise Scholarship program offers Detroit High School graduates a tuition-free path to trade, two-year and four-year credentials at 26 Michigan colleges/universities. CDBG funding for educational programs continues to be a city priority. For FY 2024-25, CDBG Neighborhood Opportunity Fund will support approximately \$1.3 million in funding educational programs.

Transportation:

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

individuals with disabilities to fully use the transit services.

Employment:

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

Actions planned to develop institutional structure

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

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

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

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

The City also supports DHC's efforts to create a more robust array of supportive and social services to its residents in both the public housing and Housing Choice Voucher programs. Beginning several years ago, the EnVision Center was established to leverage public and private resources for the benefit of individuals and families, residing in federally assisted housing, interested in achieving economic independence through better educational opportunities and employment training. The EnVision center continues to be a hub for economic empowerment, character leadership, educational advancement, and health & wellness. DHC leverages its partnerships to provide resources and services at the EnVision center with collaboration from the City of Detroit.

DHC has brought together several public and private services stakeholders, creating a menu of programs and a referral network serving public housing and voucher holders beginning at the age of 18. DHC has cultivated over 65 partnerships and 8 are unique City of Detroit partnerships. The partnerships support property improvements, proper service delivery, staff education/skills development, resident resource access and much more. The City continues to partner with DHC to secure funding like the Choice Neighborhood Planning Grant. The City incorporates DHC in its community improvement initiatives like the Greater Warren / Conner Framework Neighborhood initiative.

DHC continues to receive HUD grants for Resident Opportunities Self-Sufficiency (ROSS) and Family Self-

Sufficiency (FSS) and Jobs Plus. DHC was also recognized for its dedication to providing training and employment services to youth. The Department of Labor selected and re-awarded DHC with the YouthBuild grant from the 2024 applicants.

For youth whose families participate in our rental assistance programs, DHC continues to work with the city to bring broadband access to the city's most economically challenged citizens. Specifically, DHC is partnered with private organizations who have donated and continue to donate laptops for school-age young people, also providing furniture to families leasing units and clothing for those getting ready to enter/re-enter the world of work. In addition, DHC plans to partner with the Rocket Community Fund and the City of Detroit to increase internet education and access, including the installation of wireless internet at the Diggs development.

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

Discussion:

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

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

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

non-profit groups for the purposes of furthering fair housing.

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Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	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
Total Program Income:	0

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.

83%

Specify the year(s) covered that include this Annual Action Plan.

1 year - 2024

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

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

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

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

In Detroit, there are several existing rental developments comprised of single-family scatter-site units that were originally assisted with HOME proceeds along with Low Income Housing Tax Credits (LIHTC). Several of these developments are past their 15-year LIHTC initial compliance period and are now eligible (through the LIHTC program) for units to be converted from rental to homeownership. For HOME-assisted developments that are eligible for homebuyer conversion, the original owner of the rental development may submit a Homebuyer Plan for review and approval by the City. The Homebuyer plan must align with the resale requirements per 24 CFR 92.254(a)(5)(i) and as detailed below. If approved, the City may amend the original development & loan agreement and related documents to allow for sales to existing tenants as individual homebuyers. This will give the current low-income household, who initially occupied the home as a rental unit, the opportunity

to be a homeowner.

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

The Homebuyer Plan must meet the following requirements:

- Resident option: Residents have the option of purchasing the home they live in, but they can also continue to rent. They may not be compelled to buy the home, nor may they be compelled to leave if they cannot afford to buy.
- Low-income qualification: Homebuyers must qualify as a low-income family (per 24 CFR 92) and the home must be the principal residence of the qualifying family throughout the period of affordability, as stated in 24 CFR 92.254(a)(3). Prior to issuing approval to close, the City will confirm that each buyer can afford to purchase their home and qualifies for financing as needed based on the structure of the sale.
- Affordable housing restriction: Homes sold to low-income homebuyers will continue to be encumbered by an affordable housing restriction throughout the original period of affordability, as defined in 24 CFR 92.255. This affordable housing restriction will be signed by the homebuyer and recorded with the Wayne County Register of Deeds and will comply with the Resale Requirements as defined in 24 CFR 92.254(a)(5)(i). The period of affordability will be equal to the remaining period of affordability if the homes were to remain as rental, per 24 CFR 92.255
- Initial Purchase price: The purchase price for original homebuyers (the first buyers to purchase from the rental development) will be affordable to a reasonable range of low-income homebuyers, meaning the maximum purchase price will be the lesser of: (1) the appraised value of the home or a similar home within the same original rental development, conducted within 6 months of purchase; (2) 95% of the median purchase price for Wayne County according to HUD's published HOME homeownership value limits; or (3) a purchase price set through a Homebuyer Plan submitted to and approved by the City by the original owner of the rental housing development. This purchase price must be based on analysis demonstrating that at least 50% of the residents of the original rental development at time of amendment have sufficient income to support monthly housing payments. This plan must account for estimated insurance, property taxes and utilities. This means their monthly housing payments, which must be calculated to include mortgage, estimated insurance, property taxes and utilities that homebuyers are expected to pay, should not exceed 30% of the household's gross monthly income.
 - o For example, if the median household income in a development is \$24,000, this places an upper limit of monthly housing costs for homebuyers would be \$600/month. If estimated insurance, taxes and utilities total \$270/month, the seller would have to demonstrate that mortgage products are available to residents that would limit monthly payments to \$330, and that home prices would not

exceed the supportable mortgage plus any down payment assistance made available.

- Subsequent sales price: Homebuyers may elect to transfer the homes to another household that is qualified as low-income during the period of affordability. During the period of affordability, the maximum purchase price for subsequent buyers will be the greater of: (1) the purchase price for the original low-income homebuyer or (2) a purchase price set affordably for a low-income household at 80% of AMI for their household size based on the following assumptions:
 - o 30% of monthly gross income for housing costs and 70% of housing costs for mortgage payments
 - o 5% down payment
 - o 30-year fixed FHA interest rates at time of sale.

Following the expiration of the period of affordability, the sale price will be unrestricted. This policy ensures that original low-income homebuyers looking to sell to a subsequent buyer have the opportunity to receive a fair return on investment, defined as receiving no less than what they paid for the home plus any capital improvements, both during and following the period of affordability.

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:

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

1. The refinancing is part of a rehabilitation of the property that includes a minimum rehabilitation of \$5,000 per unit and the refinancing is part of a recapitalization of the project.
2. The owner can demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met and the project is financially feasible for the length of the affordability period; and it is feasible the project will be able to serve the targeted population for the length of the affordability period.
3. The owner must demonstrate the new investment of HOME funds is being made to preserve the current affordability of units, create additional affordable units, or both.
4. The owner must enter into an affordability agreement for a period that is equal to or greater than the term of the HOME loan but not less than 15 years, recorded as a covenant running with the land that either preserves affordability, or creates new affordable units.
5. The property must be in the City of Detroit.
6. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including the CDBG program.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not Applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific

category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not Applicable.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

Not Applicable.

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

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

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

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

The Detroit Continuum of Care (CoC) had created a coordinated assessment system that assesses all clients seeking services with a standardized assessment tool (the VI-SPDAT) and ensures coordinated entry into shelter programs and prioritization of clients for housing and services on the basis of their assessment score. The Coordinated Entry System, or CAM, as it is known locally, moved from a call center to an in-person access point model in late 2017/early 2018 and was operated Southwest Counseling Solutions. During 2018 and 2019, the community completed a local evaluation of the CAM lead and process to understand how well the program is serving the community and opportunities for improvement. Due to COVID-19 CAM temporarily moved to a call center model.

For the first time since 2015, a new CAM Lead Agency and Implementing Partners were selected in 2023. Wayne Metro Community Action Agency was selected by the Detroit CoC to provide resident-facing CAM services to households. The Homeless Action Network of Detroit was selected to serve as the CAM Lead Agency as well as provide the back-office, data focused, functions of CAM. Community and Home continued to provide navigation services to households in emergency shelter.

These three agencies provide unique but interdependent services that make up Detroit's CAM system.

In November 2023, CAM began operating as a hybrid model, with two in person access points as well as a call center. As of May 2024, households experiencing homelessness can access in-person CAM services at the NOAH Project, 23 E. Adams, Detroit MI 48226 and Cass Community Social Services, 11850 Woodrow Wilson St. Veterans can also go to the Detroit Veterans Administration, 4646 John R, Red Tower, 2nd Floor, Detroit, MI 48201. Outside of the in-person access points, households can call 1-866-313-2520 to be connected with CAM. This call center is combined with other funding in order to offer a plethora of housing related resources to the community in addition to CAM.

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

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

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

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

5. Describe performance standards for evaluating ESG.

ESG performance is evaluated from both a programmatic and financial perspective. Organizations are assessed for risk prior to grant award, and financial and programmatic monitoring is integrated into the work of the contract managers. We ensure the performance of organizations both through the utilization of HMIS data and the qualitative information obtained through file review. The City

of Detroit has finalized ESG Policies and Procedures, which further detail performance expectations to increase accountability. During the 2024-25 NOFA, the City defined performance measures, established baselines, and benchmarks for organizations to meet during the coming year. This work has continued in future funding applications.

Housing Opportunities for Persons with Aids (HOPWA)

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

1. Selection of Contractors

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

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

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

2. Goals for HOPWA funded projects

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

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

3. Tenant Based Rental Assistance (TBRA)

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

4. Supportive Services

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

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

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

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

6. Permanent Housing Placement

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

7. Housing Information and Referral

Housing Information services is a key HOPWA activity which includes, but not limited to, counseling, information, and referral services to assist enrolled clients to locate, and maintain housing. The program expects to serve 292 people with this activity.

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