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August 18, 2025

U.S. Department of Housing and Urban Development
Region V Office
477 Michigan Avenue, Detroit 48226

Subject: Request to the Department of Housing & Urban Development (HUD) for Renewal of the Designation of Five Neighborhood Revitalization Strategy Areas (NRSAs) in the City of Detroit

Dear Kathy Bagley,

The City of Detroit, through its Housing and Revitalization Department, requests the approval of the enclosed Neighborhood Revitalization Strategy (NRSA) renewal application the designation of five (5) Neighborhood Revitalization Strategy Areas (NRSAs), per HUD Notice CPD-96-01.

Detroit's five Neighborhood Revitalization Strategic Areas span nearly 70 square miles. NRSA 1 covers 17.6 square miles in the southeast, including Jefferson Chalmers and Morningside. NRSA 2 spans 12.7 square miles on the west side with Gardenview Estates and Warrendale. NRSA 3, the largest at 23.1 square miles, encompasses Mexicantown and Bagley in central and southwest Detroit. NRSA 4 covers 10 square miles in the north, including Conant Gardens and Mount Oliver. NRSA 5, the smallest at 5.5 square miles in the northwest, includes Riverdale and McNichols Evergreen.

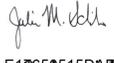
The NRSA leverages CDBG funds to revitalize Detroit neighborhoods by improving housing, supporting businesses, attracting investment, preparing residents for jobs, and building family wealth, using coordinated initiatives and flexible funding.

The NRSA application details selection criteria, demographics, and neighborhood assessments, outlining strategies for economic opportunity and empowerment developed through extensive community consultation.

The City will implement the five-year strategy by setting annual NRSA benchmarks, assigning a Coordinator, and expanding partnerships, with progress tracked through monitoring and public hearings. This application aligns with the FY 2025–2029 Consolidated Plan and FY 2025–2026 Action Plan.

Thank you for your consideration. For questions or further information, please contact Julie Schneider by telephone at 313-224-6380 or by email at schneiderju@detroitmi.gov.

Sincerely

DocuSigned by:

Julie Schneider

Director of Housing and Revitalization Department



CITY OF DETROIT

FY 2025-2029

NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA)

Michael Duggan, Mayor

Julie Schneider, Director

Housing and Revitalization Department

August 2025

CITY OF DETROIT

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I. Introduction

2025–2029 NRSA Renewal Request

The City of Detroit is requesting approval for the renewal of five Neighborhood Revitalization Strategy Areas (NRSAs) under HUD Notice CPD-16-16, as part of the 2025–2029 Consolidated Plan. The NRSA designation enables Detroit to concentrate its Community Development Block Grant (CDBG) resources in targeted neighborhoods and to attract additional public and private investment to support comprehensive community revitalization.

According to HUD guidance in “Basically CDBG,” Chapter 10, Section 10.2, communities with approved NRSAs benefit from enhanced flexibility in implementing economic development, housing, and public service activities using CDBG funds. These flexibilities are critical to addressing Detroit’s persistent housing and community development challenges and are central to the City’s commitment to inclusive neighborhood recovery and long-term economic mobility.

Background and Past Implementation:

Detroit received its initial NRSA approval in 2015 during a period of post-bankruptcy recovery, marked by significant population loss, property vacancy, and limited access to home repair capital. The NRSA framework became an essential strategy for geographically focusing federal resources while leveraging new partnerships to stabilize neighborhoods, support public services, and catalyze economic development for low- and moderate-income (LMI) residents.

The City renewed the NRSA designation for 2020–2024, aligning it with the strategic goals of its Consolidated Plan. Updated demographic data and analysis prompted adjustments to NRSA boundaries, reflecting shifts in Area Median Income (AMI) and population. The new boundaries captured emerging opportunities for investment and better aligned NRSA activities with broader City-led revitalization efforts.

Rationale for 2025–2029 Renewal:

Since 2015, Detroit has made measurable progress in stabilizing and investing in its neighborhoods. The Duggan administration, in collaboration with public and private partners, continues to promote equitable development, improve housing conditions, and expand opportunities for Detroit residents. Despite visible progress downtown and in some corridors, persistent challenges remain—particularly in LMI neighborhoods—such as aging housing stock, underutilized commercial corridors, property vacancy, and poverty.

Renewal of the NRSA designation for 2025–2029 is necessary to continue building on existing momentum and to extend the benefits of revitalization more broadly across the city. The NRSA tool will be used in conjunction with key neighborhood-focused initiatives, including:

- Strategic Neighborhood Fund (SNF): A resident-informed, place-based revitalization strategy supporting park upgrades, streetscape improvements, commercial corridor reinvestment, and affordable housing.

- Detroit Housing for the Future Fund: A public-private fund—co-managed by the City, LISC Detroit, and MSHDA—committed to preserving and developing affordable housing. The first \$58M of the fund will be fully deployed in 2025, the City of Detroit and LISC are currently raising additional capital to continue the fund in 2026.
- Choice Neighborhoods Initiative (CNI): In May 2021, the City of Detroit was awarded a \$30 Choice Neighborhoods Implementation Grant for a Transformation Plan focused on the Historic and North Corktown neighborhoods. In response to increased construction and financing costs, the City applied for and was awarded a supplemental CNI grant of \$5M in 2023. The initiative will replace distressed public housing with high-quality mixed-income units, improve educational outcomes, and foster community reinvestment.
- Economic Development for Public Services: Detroit Employment Solutions Corporation (DESC) administers the Grow Detroit’s Young Talent (GDYT) Program each year and works with a multitude of partners. Eligible candidates are low-income youth ages 14-24, residing in the City of Detroit and having at least one predetermined barrier to employment
- Detroit Housing Network (DHN): An integrated service delivery network providing Detroiters with streamlined access to housing stability resources, financial literacy training, homeownership support, and referrals to wraparound services.

Updated NRSA boundaries for 2025–2029 incorporate HUD-provided LMI data and reflect current housing, economic, and demographic conditions. Newly qualified block groups have been included to better target areas of need and align NRSA geography with overlapping initiatives. The updated designation will allow the City to maximize the impact of CDBG resources while coordinating efforts across multiple funding streams, agencies, and community partners.

In summary, renewal of the NRSA designation for 2025–2029 supports the City of Detroit’s long-term neighborhood reinvestment strategy and commitment to stabilizing housing, fostering broad-based economic growth and participation, and enhancing resident quality of life in Detroit’s most challenged communities.

2025-2029 NRSA Boundaries Overview

The City of Detroit is proposing five Neighborhood Revitalization Strategy Areas (NRSAs) across various parts of the city, each with a Low to Moderate Income (LMI) rate of approximately 70% or higher. These areas vary in size and encompass a range of distinct neighborhoods. Detailed descriptions for each NRSA follow in Section III below.

- NRSA 1 covers 17.6 square miles in the southeast, including neighborhoods such as Jefferson Chalmers and Morningside.
- NRSA 2, on the west side, spans 12.7 square miles and includes Gardenview Estates and Warrendale.
- NRSA 3 occupies 23.1 square miles in central and southwest Detroit, with areas like Mexicantown and Bagley.
- NRSA 4 lies in the north, covering 10 square miles and featuring neighborhoods like Conant Gardens and Mount Oliver.

- NRSA 5 is the smallest at 5.5 square miles, located in the northwest and home to communities such as Riverdale and McNichols Evergreen.

II. NRSA Requirements

According to HUD guidance contained in the CPD Notice -16-16, an NRSA designation must meet the criteria below to receive HUD's approval. The City of Detroit's application for the proposed five NRSA's meet all the required criteria outlined below.

Demographic Criteria: 2025-2029

To qualify as a Neighborhood Revitalization Strategy Area (NRSA), the proposed area must have a Low- and Moderate-Income (LMI) population that meets or exceeds either the community's "highest quartile percentage" as defined by HUD or 70% per 24 CFR 570.208(a)(1)(ii), whichever is lower, but not less than 51%. Since the City's highest quartile exceeds 70%, the 70% threshold is applied. Eligibility is determined using Census tract and block group data; if an NRSA boundary intersects a block group, data from the entire block group is included in the LMI calculation.

Based on the regulations, the 70 percent threshold was applied which resulted in a total of 159 eligible census tracts and 372 eligible block groups included in all five of the NRSA's.

According to the population data from the 2016-2020 American Community Survey 5-Year Estimates from the U.S. Census Bureau, ____ percent of the City's population was low- and moderate-income (LMI) households (80% AMI or below) and its upper-quartile percentage of census block groups containing low- and moderate-income households was 90%. See Attachment C for low- to moderate-income calculation.

Primarily Residential: 2025-2029

The CPD Notice states that the designated area must be documented as *primarily residential* but does not define a standard percentage. HRD used the HUD Guide to National Objectives & Eligible Activities for Entitlement Communities, Appendix E, page -11 through 3-13 (particularly the "Tips" on page 3-12) to guide on what is *primarily residential*. Also, Chapter 3 – Basically CDBG Handbook, page 3-6 notes that for an LMI service area, "*the activity must be primarily residential, and the activity must meet the identified needs of LMI persons. – An activity with a service area that is not primarily residential may not qualify under the LMI area benefit category even if the activity provides benefits to all residents in the service area and 51 percent of the residents are LMI persons.*"

To arrive at a primarily residential definition, the City of Detroit determined the percentage of land area classified as residential as a proportion of the total land area in the NRSA. In some NRSA's, there are significant areas of vacant land due to demolitions and City owned property as well as commercial, recreational, and industrial uses. To meet the primary residential criteria, the City had to expand the boundaries into other contiguous residential areas.

The City used 60% or more of residential land as its definition of "primarily residential." Industrial, large commercial, and park areas will be excluded from the calculation. Vacant residential land will be excluded unless there is a specific plan or projects in the pipeline for redevelopment of the land into housing.

Neighborhood commercial nodes or corridors will be included in the calculation. See Attachment C for “primarily residential” calculations.

Two of the main uses of the NRSA is benefits to individual beneficiaries (single-family homeowners, LMI limited clientele for public services, and LMI employees who qualify for jobs created) rather than an area benefit. The City wishes to balance the housing and economic development opportunities within the NRSAs by including job creation activities such as commercial corridors. that benefit LMI residents. An example might be projects that benefit elderly or senior citizens (“presumed” LMI under CDBG) such as a Senior Day Care facility located in a business district due to demand for the service and the convenience of a location close to public transit. Another example might be a small business incubator that would most naturally be in a business district.

As further referenced above for LMI areas in the CDBG Handbook Page 3-11, “... *it does not mean that activities located in commercial districts cannot be qualified under the LMI area benefit category on the virtue of their geography. The primarily residential test is applied to the service area of the activity.*”

Other NRSA requirements

In addition to the demographic and primarily residential criteria, according to HUD guidance contained in the Community Planning and Development Notice CPD-16-16, a Neighborhood Revitalization Strategy Area (NRSA) designation must meet the additional criteria below to receive HUD’s approval. The City of Detroit’s proposed renewal of the NRSAs meet all the required criteria.

- Selection of areas must be based on documented input from area’s stakeholders, including residents, business operators, financial institutions, nonprofits, and community groups. Documentation must include a description of outreach methods, and a description of how the needs and concerns of stakeholders (especially residents) were incorporated into the plan.
- Selection of the NRSAs must be based on an assessment of economic conditions, opportunities for economic development and anticipated barriers and challenges.
- The implementation plan must promote the area’s economic progress with a focus on activities that will create economic opportunities for low- to moderate-income residents of the NRSAs.
- The NRSA Plan must identify achievable benchmarks over the period of the designation; and
- The NRSA Plan must be submitted with or as an amendment to the Consolidated Plan. The subject NRSA renewal application will be submitted with the City’s FY 2025-2029 Consolidated Plan.

Benefits of a HUD approved NRSA Plan

The benefits of a HUD approved NRSA Plan are detailed in amendments to the CDBG regulations at 24 CFR 570 per the Federal Register of January 5, 1995, and updated in the Final Rule dated November 9, 1995, as follows:

1. **Job Creation/Retention as Low/Moderate Income Area Benefit:** Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208 (a)(1)(vii) and (d)(5)(i));

2. **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)).
3. **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
4. **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)).

III. NRSA Descriptions

For the 2025-2029 NRSA boundaries, the City used the 2020 boundaries as a starting point as well as demographic data from the 2016-2020 American Community Survey (ACS) and plans from several public and private sector investment initiatives. A map of the proposed 2025 NRSA is included as Exhibit A and below is a summary description and demographic profile infographics for each proposed NRSA. A more detailed assessment of economic and neighborhood conditions is provided in Section V of this Plan.

Comparative Analysis of 2020 NRSA and 2025 NRSA

Between 2020 and 2025, the City of Detroit revised the boundaries of its Neighborhood Revitalization Strategy Areas (NRSA) to respond to shifts in demographics and economic conditions across local neighborhoods. These adjustments were made to ensure that the designated areas continued to meet HUD requirements, with a focus on supporting neighborhoods most in need of revitalization.

NRSA 1 originally included parts of Downtown, Midtown, and the west side, such as Woodbridge, with a Low- and Moderate-Income (LMI) population of 72%. However, due to economic growth in Downtown and Midtown, the LMI share decreased, leading the City to reduce the NRSAs 1 boundary in 2025 to maintain compliance. The updated LMI rate now stands at 71%.

In NRSAs 2, the boundaries were both expanded and reduced. Neighborhoods like Pershing and Krainz Woods were added, while Mohican Regent was removed as it no longer met the income criteria. As a result, the LMI rate in NRSAs 2 decreased from 78% in 2020 to 70% in 2025.

NRSA 3 underwent similar boundary changes to better align with areas still qualifying under LMI standards. Claytown and Northwest Goldberg were added, and Virginia Park was removed, leading to a decrease in the LMI rate from 78% in 2020 to 72% in 2025.

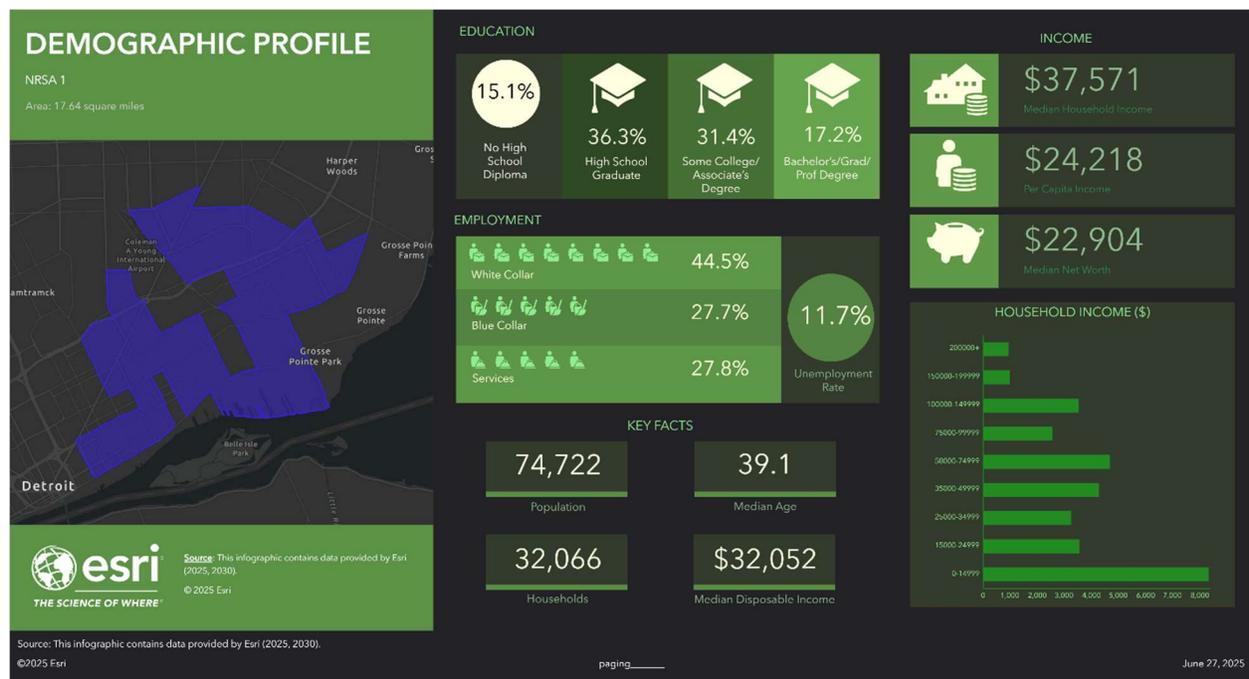
For NRSA 4, the City refined the boundaries to focus on neighborhoods with continuing LMI needs. Areas such as Warrendale, Far West Detroit, and Barton-McFarland were removed as they no longer qualified. This adjustment lowered the LMI rate from 76% in 2020 to 70% in 2025.

NRSA 5 saw reductions in its boundaries, excluding Riverdale, Brightmoor, and Greenfield due to demographic changes. The LMI rate in this area declined from 75% in 2020 to 71% in 2025.

Overall, these boundary adjustments across all five NRSA demonstrate the City’s effort to keep its revitalization strategies focused on the communities most in need, ensuring that public resources are effectively aligned with local conditions and priorities.

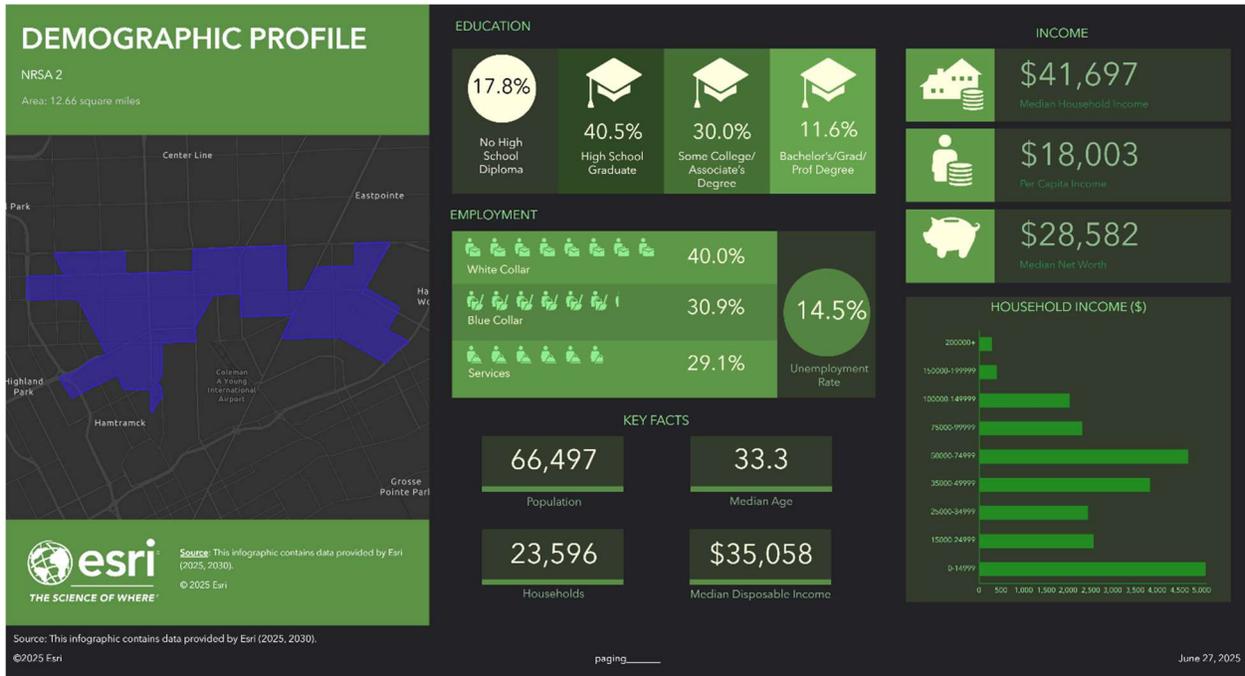
NRSA Demographic Profile and Boundaries

NRSA 1:



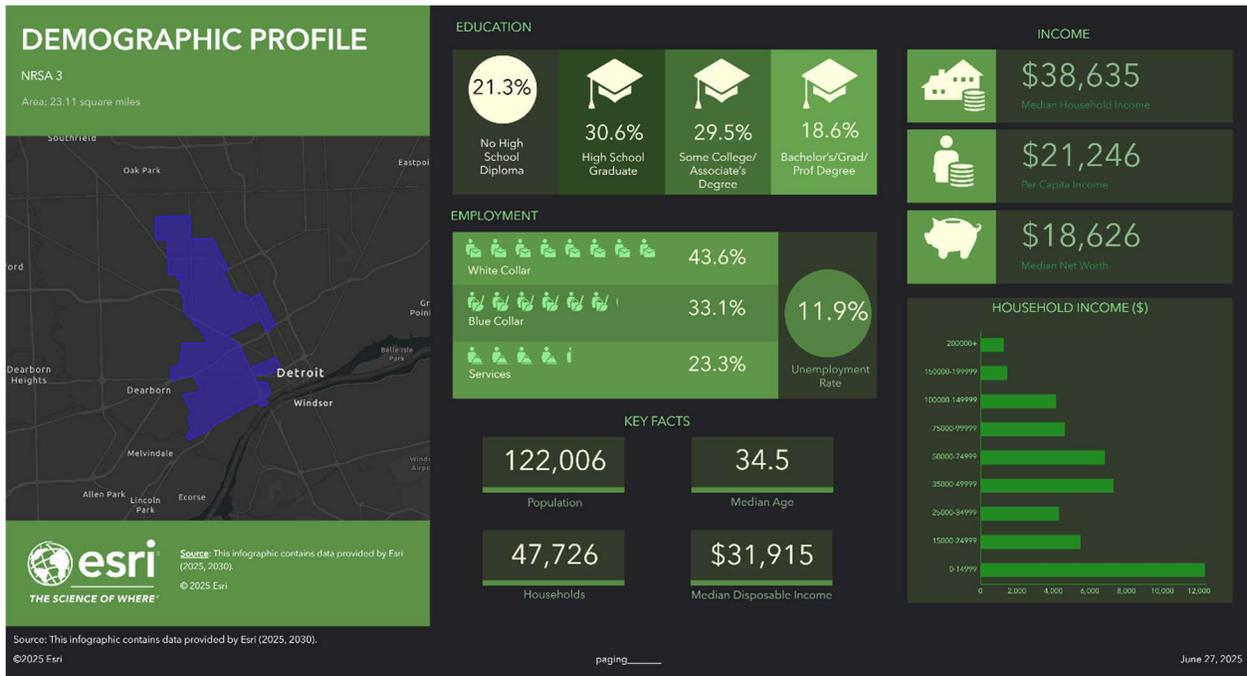
Located on the City’s southeast side, NRSA 1 has a 71% Low Moderate Income (LMI) rate and is 17.6 square miles in size. NRSA 1 has a number of notable neighborhoods within its boundaries, including: The Marina District, Jefferson Chalmers, East Village, Gratiot Woods, and Morningside. The boundaries are as far west as Saint Aubin Street, and spans encompasses areas to the east as far as Calvin Avenue. The southern boundary is Jefferson Avenue as well as the Detroit River, while the northern boundary is as far north as E. McNichols Road..

NRSA 2:



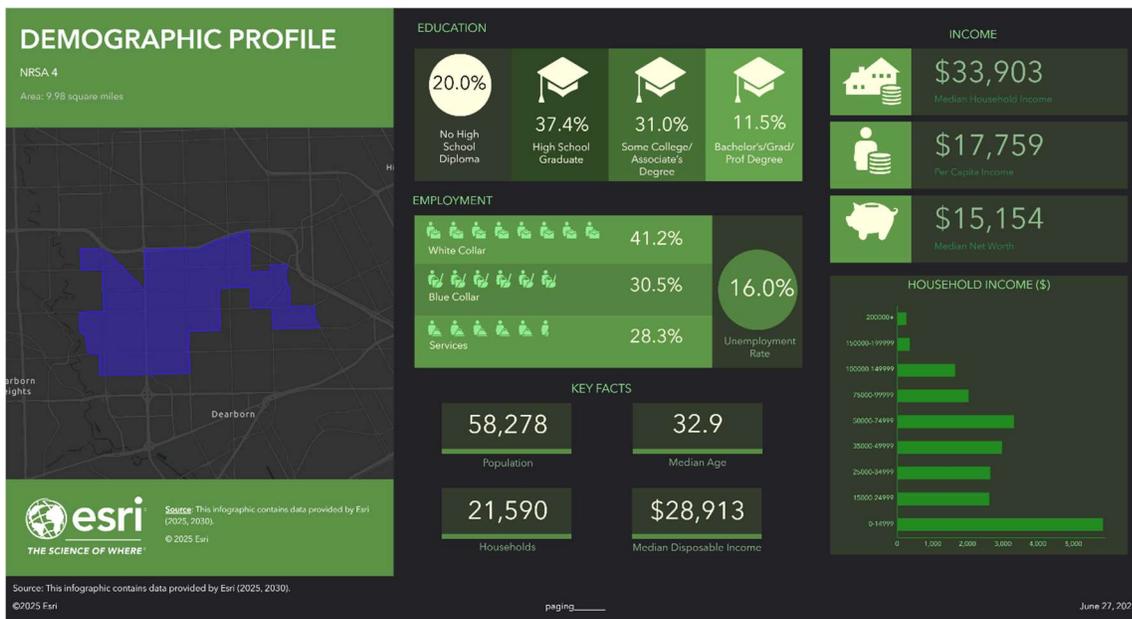
Located on the City's west side, NRSA 2 has a 70% LMI rate and is 12.7 square miles in size. NRSA 2 has a number of notable neighborhoods within its boundaries, including: Gardenview Estates, Warrendale, Franklin Park, and Plymouth-Hubbell. The boundaries are as far west as Trinity Street, as far south as Paul Street, as far east as Livernois Avenue, and as far north as Interstate 96.

NRSA 3:



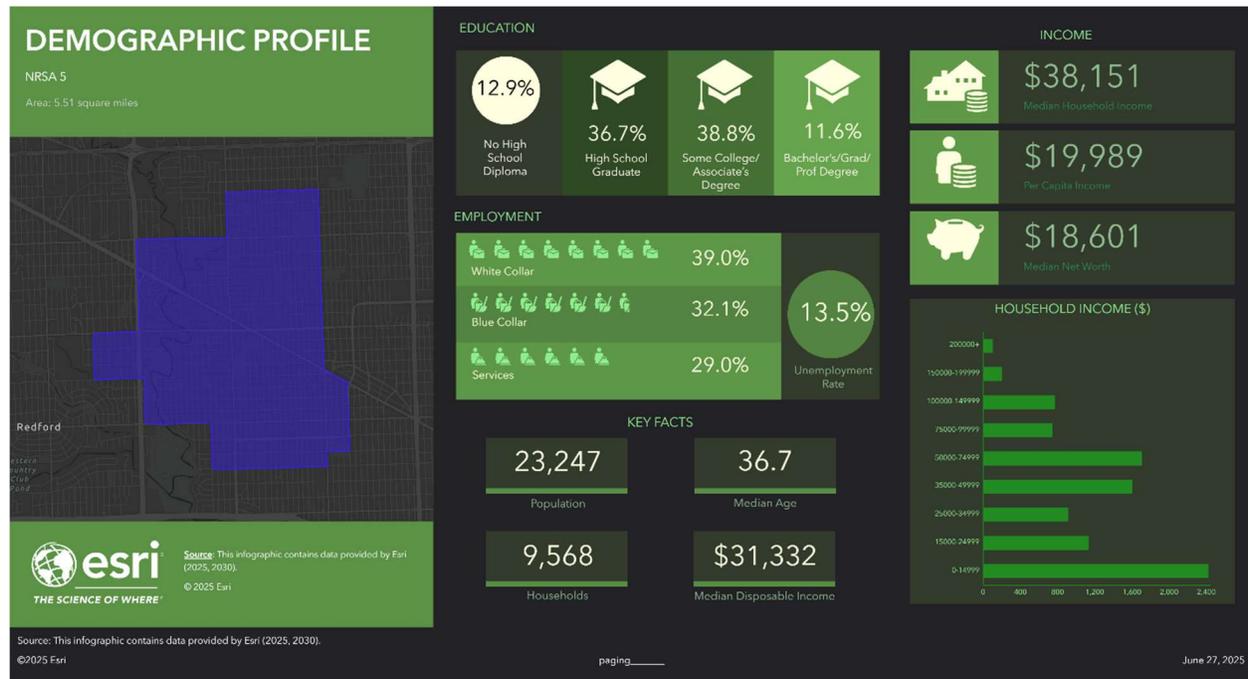
Located in central and southwest Detroit, NRSA 3 has a 72% LMI rate and is 23.1 square miles in size. Some of the neighborhoods found in the NRSA include Virginia Park, Mexicantown, Springwells, Dexter-Fenkell, and Bagley. NRSA 3 spans a considerable portion of the center of the city. The southern boundary is Interstate 75, the western boundary abuts the City of Detroit's boundary, the northern boundary is W 7 Mile Road, and the most eastern portion follows Woodward Avenue.

NRSA 4:



Located on the City’s north side, NRSA 4 has a 70% LMI rate and is 10.0 square miles in size. NRSA 4 has a number of notable neighborhoods within its boundaries, including: Pershing, Conant Gardens, Grant, and Mount Oliver. The boundaries are as far north as 8 Mile Road, as far west as Interstate 75, as far east as Interstate 94, and as far south as Brockton Street.

NRSA 5:



Located on the City’s Northwest side. NRSA 5 has a 71% LMI rate and is 5.5 square miles in size. Some of the neighborhoods included in this area are: McNichols Evergreen, Riverdale, and Redford. The southern boundary is Lyndon Street, the western boundary is the Detroit city line, the eastern boundary is Outer Dr. W, and the northern boundary is Pembroke Avenue.

See Attachment C for census tract and block group information for the NRSAs.

IV. Community Consultation

The community consultation process for creating the FY 2025–2029 Neighborhood Revitalization Strategy Areas (NRSAs) and the City of Detroit’s Consolidated Plan was comprehensive, inclusive, and multi-faceted. Led by the City’s Housing and Revitalization Department (HRD) in partnership with planning consultants, the process utilized in-person and virtual engagement strategies to ensure broad participation from residents, public agencies, non-profits, and neighborhood-based organizations.

Consultation activities were intentionally varied to maximize access and participation. Online resident and agency surveys, open from March 12 to April 14, 2025, gathered input on housing and community development needs. The resident survey received 424 responses, while the agency survey was completed by 30 organizations collectively serving more than 150,000 people annually. Respondents were diverse in

race, age, and neighborhood representation, with a strong showing from ZIP codes 48224, 48201, and 48219.

To promote direct dialogue, the City hosted eight Department of Neighborhoods (DON)cast virtual meetings across all seven Council districts in March 2025, engaging over 400 participants in “plug-in” sessions. Two virtual Resident Priority Input sessions held on April 22 and 24 introduced plan concepts and utilized interactive tools to capture participant priorities. These were followed by two in-person Neighborhood Feedback workshops on June 3 and 5 in targeted NRSA areas. These hands-on sessions engaged 81 residents in map-based exercises, prioritization activities, and facilitated discussions.

Additional outreach efforts included two Neighborhood Opportunity Fund (NOF) meetings for non-profits (Dec 10 and Dec 18, 2024), newspaper advertisements in the Detroit Free Press (May 28 and June 25, 2025), and a centralized Consolidated Plan/NRSA webpage (www.DetroitMI.gov/HRD) for sharing information and collecting feedback.

Draft documents were made publicly available for review and comment from June 25 through July 25, 2025. Copies were accessible both online and at City district offices. A virtual public hearing was held on June 18, 2025, with 32 participants offering feedback on the draft Consolidated Plan and NRSA strategies. The City Council held its first public hearing on July 11, with follow-up committee sessions and a second hearing scheduled for July 22, 2025.

Altogether, more than 1,155 Detroit residents and stakeholders provided input during the development of the FY 2025–2029 Consolidated Plan and NRSA application. The feedback gathered emphasized priorities such as home repair assistance, infrastructure improvements, small business support, affordable rental housing, and improved neighborhood safety. Community insights played a direct role in shaping plan goals, funding strategies, and proposed investments across the five NRSA areas.

During engagement for the FY 2025–2029 NRSA application, residents and stakeholders showed strong interest in shaping the strategy. While many supported focused investments, some raised concerns about neighborhood exclusion. Residents proposed additional areas for inclusion but were advised that eligibility depends on meeting HUD’s Low- and Moderate-Income (LMI) criteria.

Stakeholders emphasized aligning NRSA investments with broader City efforts in housing, economic development, and infrastructure. Public comments are being reviewed and will inform the final plan.

To streamline implementation, the Housing and Revitalization Department (HRD) now accepts CBDO applications via DocuSign and provides support with documentation and eligibility. HRD is also reviewing CHDOs for potential CBDO certification and has added a staff member to assist nonprofits with technical guidance, including governance adjustments to meet CBDO standards.

The City will provide quarterly updates on HRD’s website and share information with partners including DEGC, DESC, Housing Resource Centers, and the Department of Neighborhoods.

Please see Attachment F for community feedback on the establishing of the NRSAs.

V. Assessment of Economic and Neighborhood Conditions

Demographics and Economics

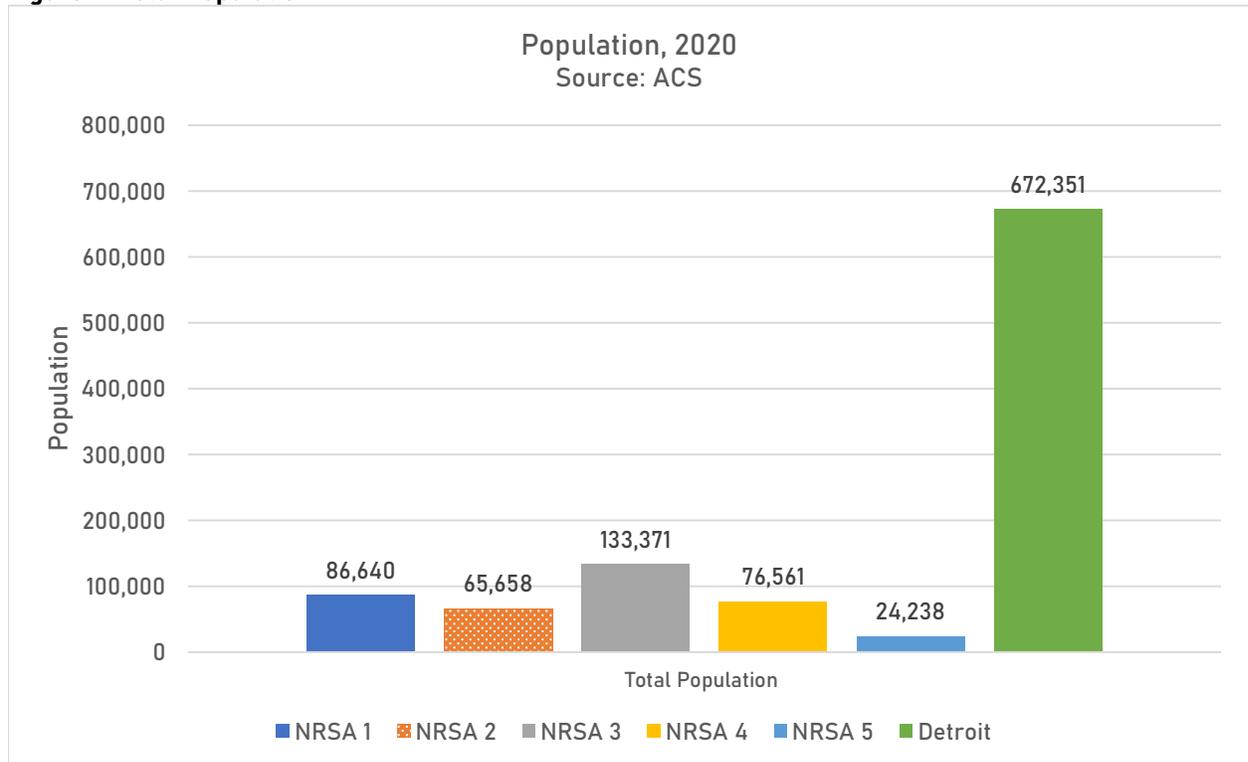
Demographics

Over the past 60 years, the City of Detroit has undergone significant demographic and economic changes, largely influenced by the decline of the automobile industry. These shifts have resulted in a range of long-term challenges that the City is now working to address through the designation of specific neighborhoods as Neighborhood Revitalization Strategy Areas (NRSAs). This section of the report examines key demographic trends—including population decline, changes in racial and ethnic composition, and an aging population—that have shaped current conditions and inform revitalization efforts.

Population

The five proposed NRSA's in Detroit contain 57% of Detroit's total population. Figure 1 shows the population of each proposed NRSA area. The largest NRSA by population is NRSA 3 which has about 133,000 residents and includes neighborhoods such as Midwest and Claytown. The NRSA, with the fewest number of residents, is NRSA 5 with about 24,000 residents and includes the areas of Brightmoor, Riverdale, and Oak Grove District 1.

Figure 1: Total Population

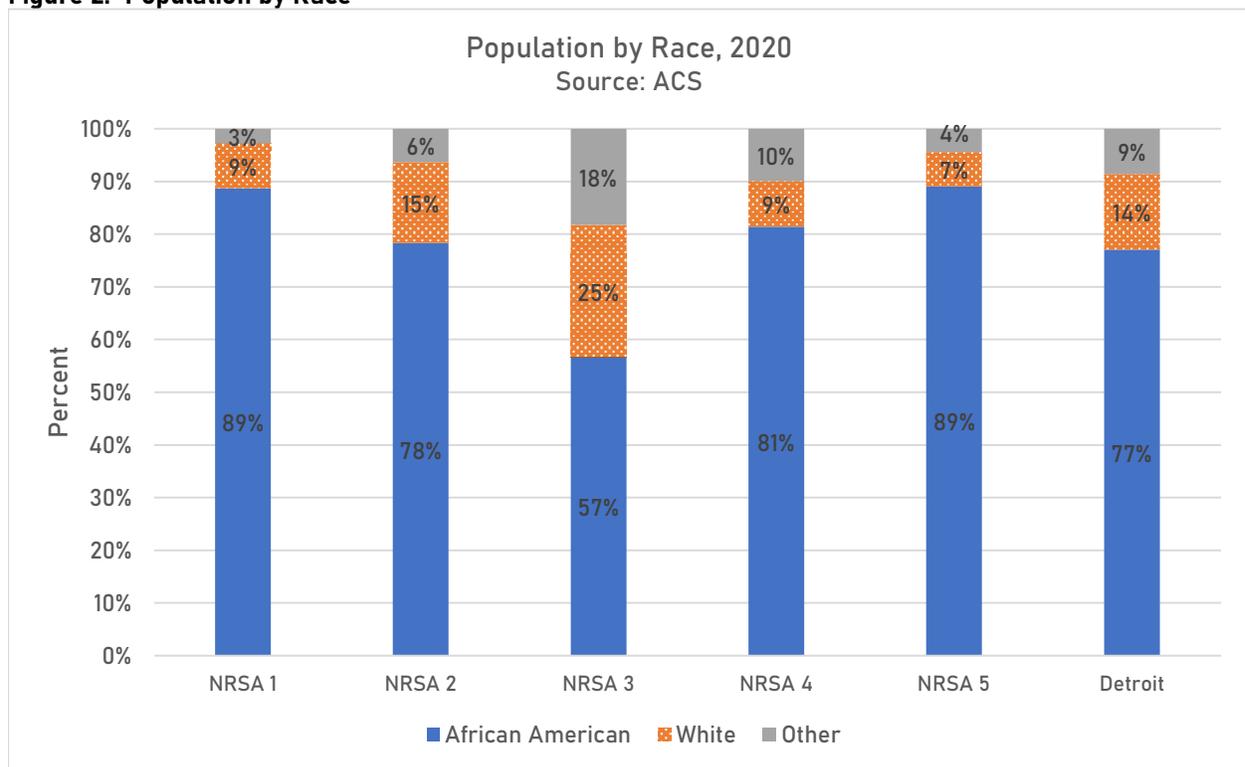


The identified NRSA's have experienced population declines in the past like those found across the rest of the City. The resulting decline in population has led to an increase in housing vacancy and further disinvestment in the housing stock within each NRSA

Population by Race

Black/African Americans comprise about 77% of Detroit's population. Figure 2 compares the racial composition of each NRSA to the City of Detroit. The areas with the least diversity are NRSA 1 and 5 where 89% of the population is Black/African American. Conversely, the area with the greatest diversity of population is NRSA 3 which encompasses an area in the center and southwest of the City. In this area, the Black/African American population (57%) is considerably less than what is typically found across the rest of Detroit, and the White (Hispanic) and Other race/ethnicities (composed of Asian, Native American, and those identifying with more than one race) are more prevalent.

Figure 2: Population by Race



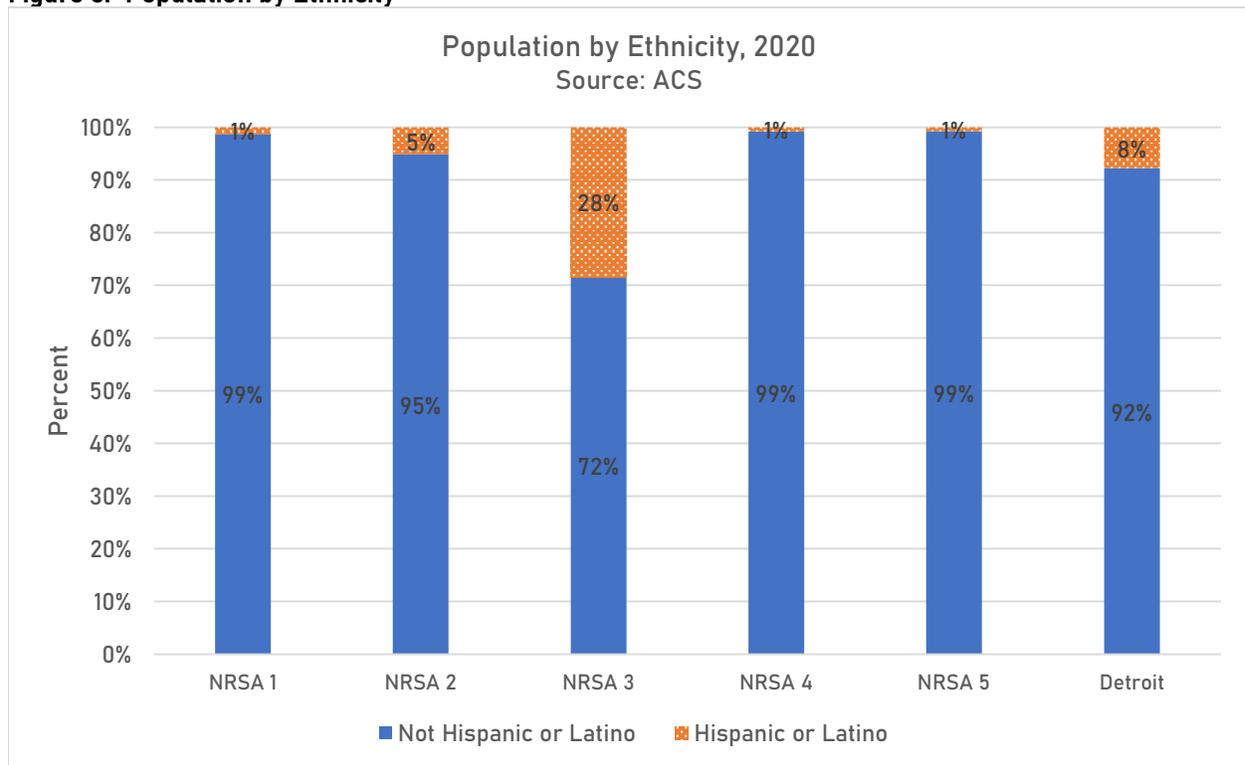
The demographics of NRSA 3 are interesting because those identifying as Other represent 18% of the population. Of those classified as Other, many identify as Asian. The Asian population in Detroit is generally found near Hamtramck, a historically Polish community, which in recent times has seen an increase in Arab and South Asian populations. During the 1970's the Hmong population initially settled in the area and subsequent waves of immigration have resulted in a greater diversity of residents.

In Detroit, 14% of the population is White. This population group, while integrated into some neighborhoods, tends to generally be found on the periphery of the City or near Midtown, Downtown, and areas along the riverfront which have seen significant capital investment. Over the last 10 years, there has been an influx of White residents to these areas.

Population by Ethnicity

Across Detroit, the Hispanic/Latino population accounts for nearly 8% of the population. As mentioned earlier, NRSA 3 includes the neighborhoods with the largest concentration of Hispanic/Latino residents. Mexicantown is a nearly 100-year-old community which has a large concentration of Hispanic/Latino households. In NRSA 3, the Latino/Hispanic population accounts for 28% of the population.

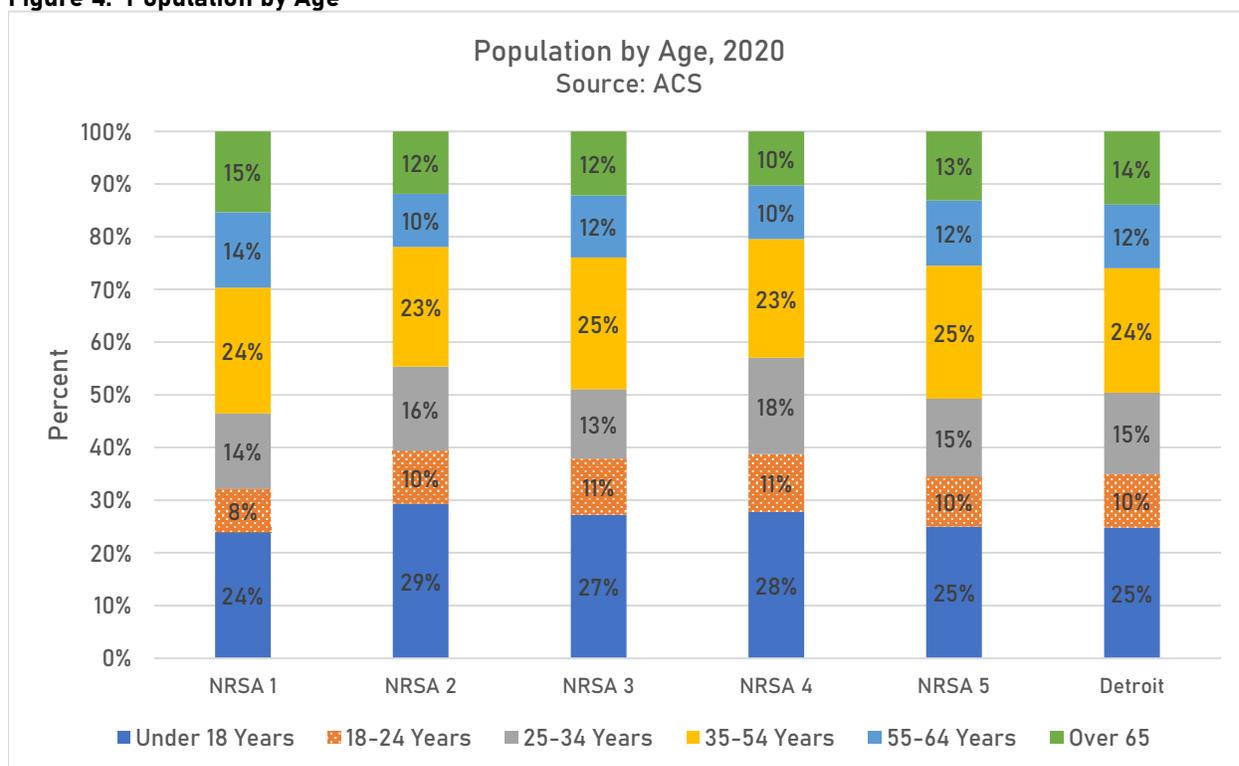
Figure 3: Population by Ethnicity



Population by Age

Population by age is one way to look at the demographic makeup of a community and assess potential housing, employment, and service needs. A large youth population could be an asset, as younger workers may have an easier time adapting to a changing economic ecosystem and are often exposed to a range of college education, apprenticeships/internships, and training. In Detroit, about 25% of the population is under the age of 18. At the other end of the age spectrum, seniors (those older than 65) make up 14% of the population and tend to be in the latter part of their working years or into retirement. In Detroit, about 24% of the population is between the ages of 35 and 54, which can be considered prime earning years. These individuals tend to establish roots within communities and have school-aged children.

Figure 4: Population by Age



The five NRSA's have somewhat similar age distributions of residents between the ages of 18 and 64 years old. The NRSA with the largest percentage of children is NRSA 2, where 29% of the population is under 18 years of age, while the NRSA with the smallest youth population is NRSA 1, having only 24% of the population under the age of 18 years old. The percentage of older adults is highest in NRSA 1 with 15% of the population classified as elderly. The smallest percentage of older adults are in NRSA 4, with 10% of the population classified as elderly.

Households

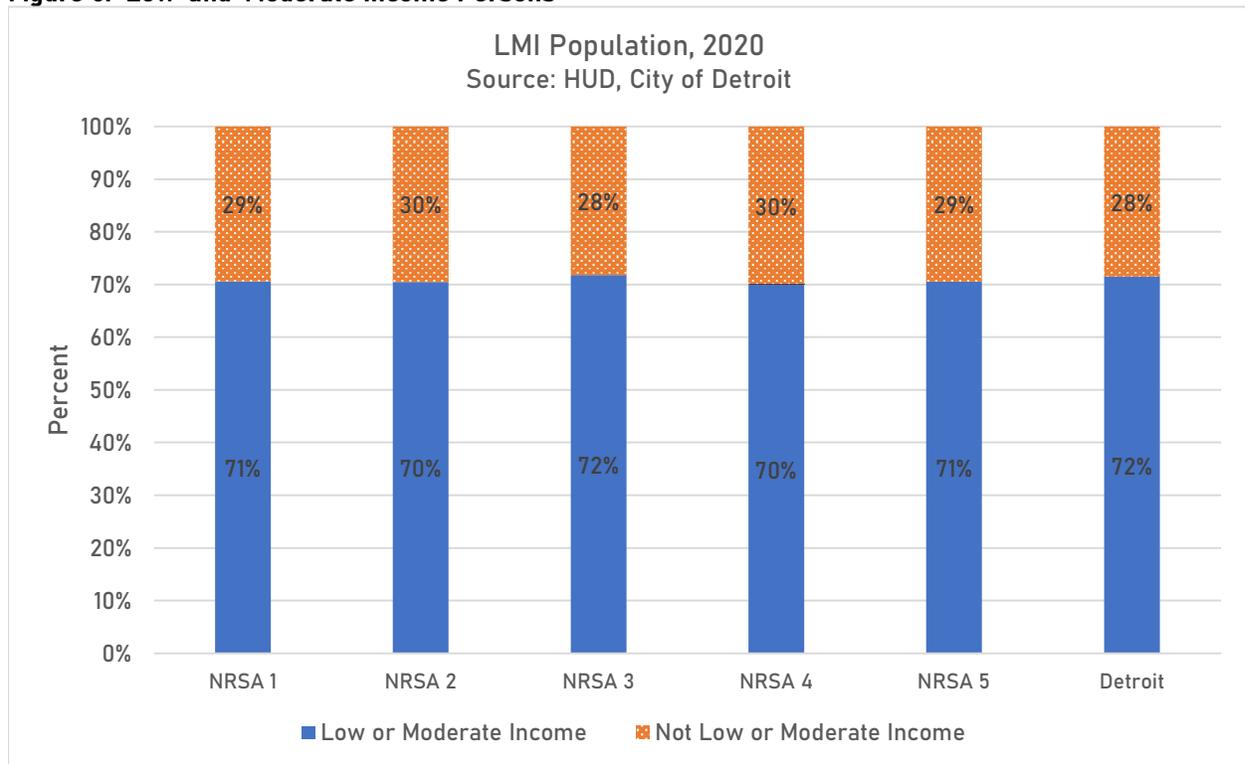
This section examines households in each NRSA from an income perspective. Key data points explored in this section include low-and-moderate households, median household income, and relative income distribution across the NRSA's.

Low-and-moderate Income households

Globalization and the decline of manufacturing greatly impacted the City of Detroit over the last 60 years and has resulted in changes to the City's economy and resultant household income. The automotive industry, which has been the backbone of the regional economy, has dealt with changes in technology, supply chains, competition, and consumer preferences. For the City, these changes have resulted in higher unemployment and out-migration of residents. These economic conditions have resulted in higher numbers of households qualifying as low-or-moderate income (LMI). Moderate-income households have an annualized family income between 50% and 80% of the U.S. Department of Housing and Urban

Development (HUD) area median income (AMI), while low-income households have an annualized family income of less than 50% of the HUD area median income.

Figure 5: Low-and-Moderate Income Persons

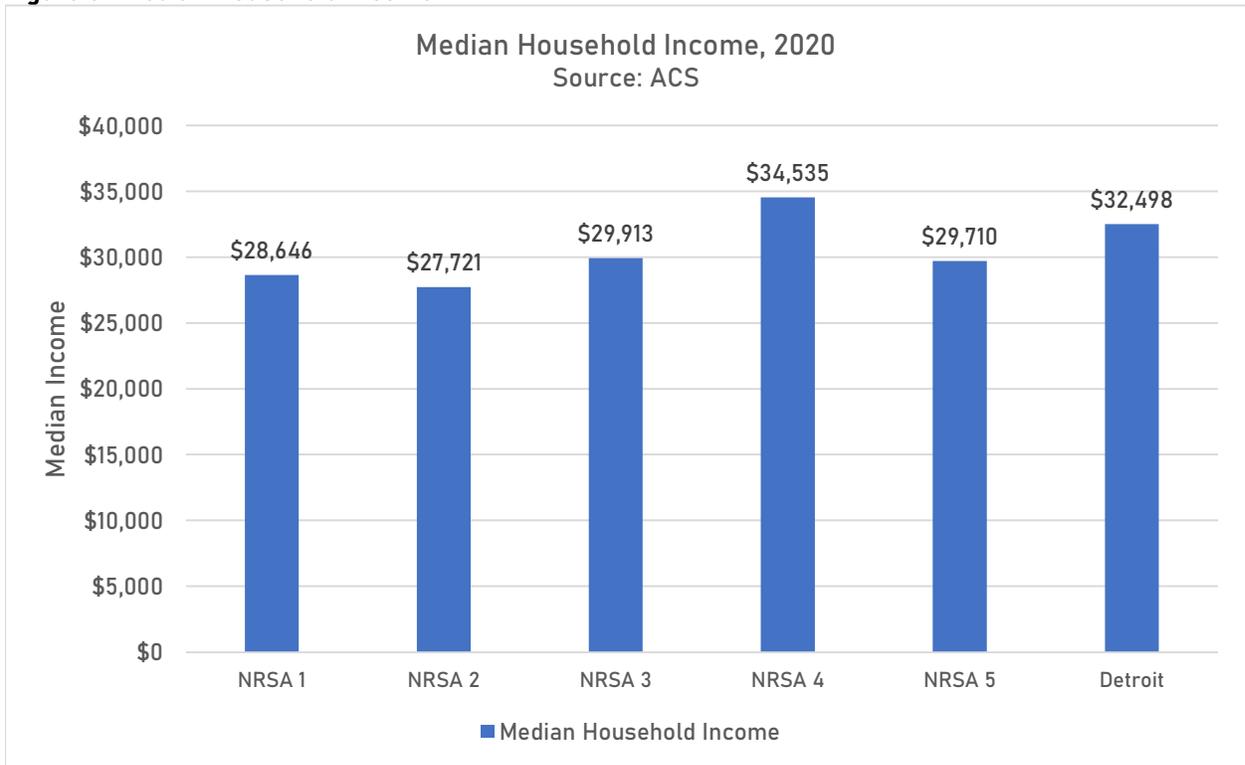


In Detroit, about 72% of the population is classified as LMI, illustrating the economic and income challenges residents face. Households which qualify as LMI, may have difficulty finding and securing safe and affordable housing. Additionally, these households have limited disposable incomes for necessities. The five identified NRSA's have LMI populations less than or equal to the City-wide figure. Based on HUD regulations the minimum LMI percentage allowable for an NRSA is 70%.

Median household Income

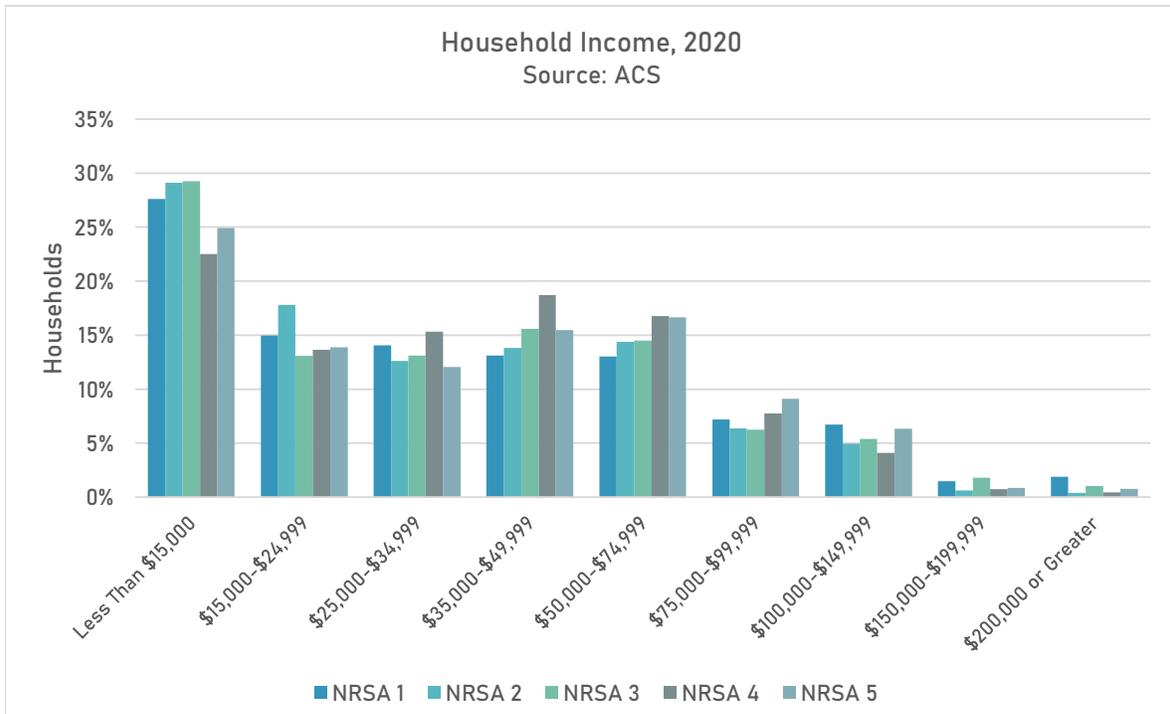
While the City still faces significant challenges, work continues to strategically position Detroit for attracting new businesses, investment, and talent. These elements are key for building a knowledge and service-based economy given the changes in traditional industrial sectors. Even with the changes observed across the City over the last decade, the median household income in Detroit remains low. In 2020, the median household income was \$32,498 which is nearly half the nationwide median. Aside from NRSA 4, the median income in the NRSA's is below the City-wide median.

Figure 6: Median Household Income



The distribution of household incomes within each NRSA shows the degree to which households may be struggling, particularly those who are currently in housing priced higher than what they may be able to realistically afford. Across the five NRSA's, more than 27% of the households have incomes below \$15,000 per year. Nearly 42% of households within the identified NRSA's are earning at or below the federal poverty line (\$26,650 for a three-person household) which places tremendous pressure on individuals and families to balance housing costs with other daily needs like healthcare, education, transportation, food security, and more.

Figure 7: Household Income



Economics

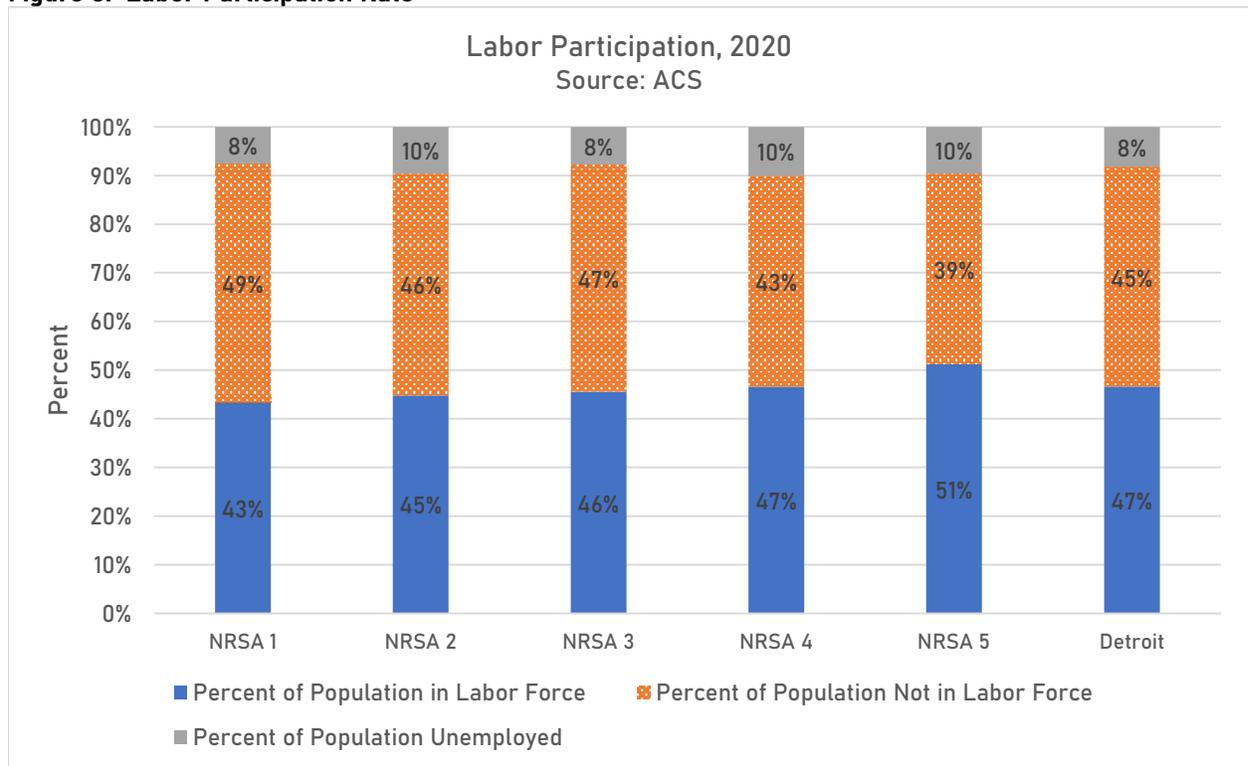
Local economic conditions are an important factor to look at when identifying strategies for NSRAs and how to provide better outcomes for the LMI population. Understanding the existing employment landscape can help in targeting specific policies and programs. This section describes labor participation, employment, and occupations across each of the selected NRSA's.

Labor Participation and Unemployment

The declines in historic manufacturing industries across the City and region have resulted in job loss and declining household incomes for many in Detroit. The periods of economic decline have also created a lower labor participation rate for working age residents. Across the City, there are pockets of areas with high unemployment rates, however, across the NRSA's the percentage of the population in the labor force

is above or slightly below the City labor force participation rate of 47%. Figure 8 shows the labor force participation rates by NRSA.

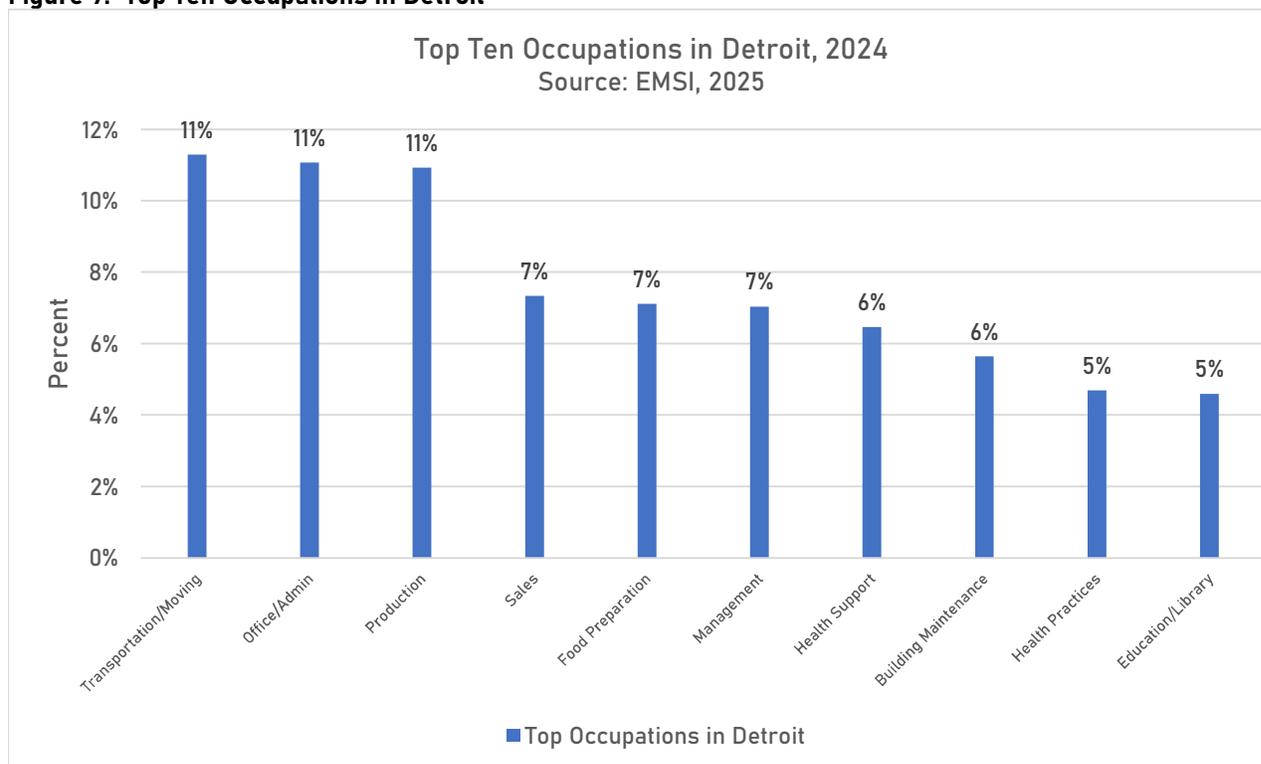
Figure 8: Labor Participation Rate



Detroit Occupations

The decline of manufacturing jobs has played a major role in Detroit's population decline from a peak of almost two million residents in the 1950's. Today, the City's predominate industries include businesses in Health Care and Social Assistance; Arts and Entertainment; Manufacturing; and Professional and Technical Services. From an occupational standpoint, the largest occupations include Transportation, Office/Administration, and Production. Figure 9 presents the top ten occupations for Detroit.

Figure 9: Top Ten Occupations in Detroit

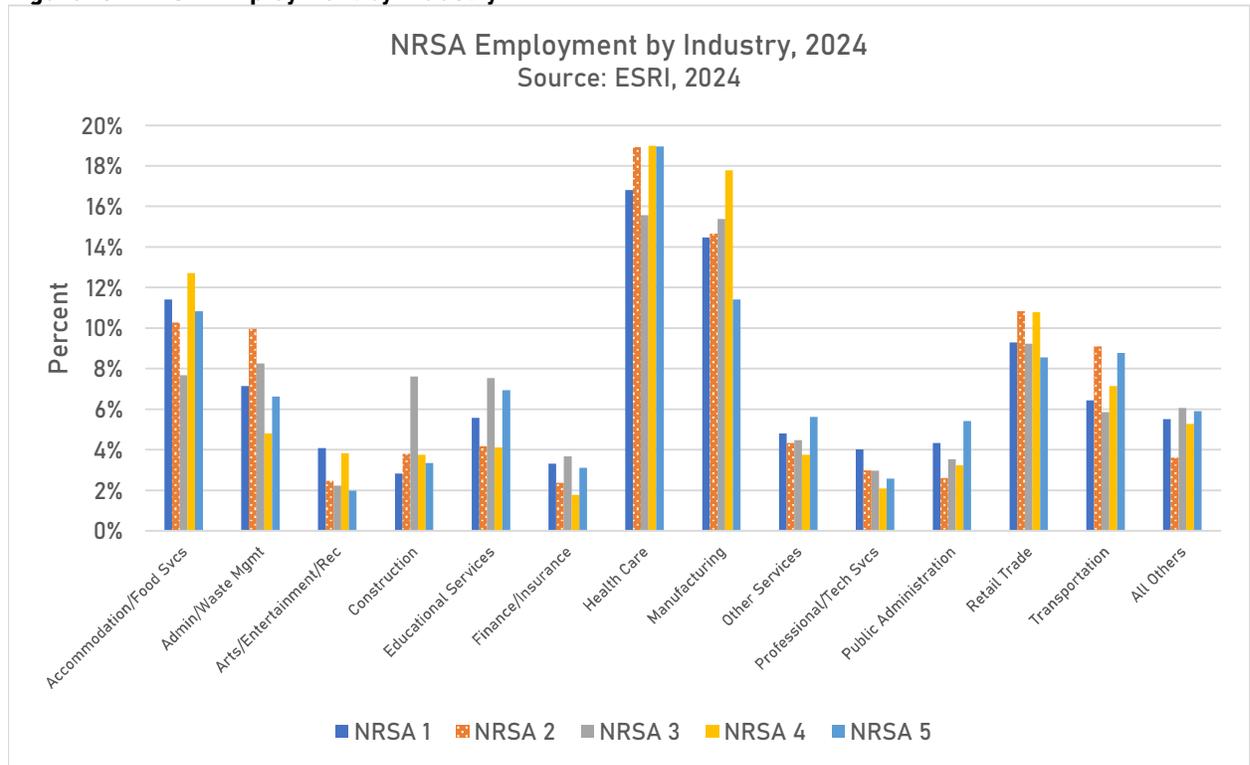


Many of the top occupations, outside of those requiring computer or technical skills, are low wage jobs. The importance of education cannot be understated, as workers with low levels of education will find it more difficult to compete for living wage jobs. Existing industries such as automotive and manufacturing are now requiring workers to have higher levels of education, technical skills, and the ability to adapt to technological change. Investment in human capital is necessary to ensure everyone in Detroit has an opportunity to be gainfully employed. The City has programs available to help improve individual’s capabilities around basic skills, technical training, and educational credentialing.

Industry Employment

The employment distribution by industry sector within each NRSA presents an interesting picture of their relative industry advantage. Figure 10 shows that while many industries have similar representation across the NRSAs, the Manufacturing industry represents 18% of the jobs found in NRSAs 4. Manufacturing jobs tend to have higher pay and require technical skills. The data also shows that NRSAs 2 has about 19% of its local employment clustered in the Healthcare. On average, these industries tend to pay more than traditional retail and service sector jobs.

Figure 10: NRSA Employment by Industry



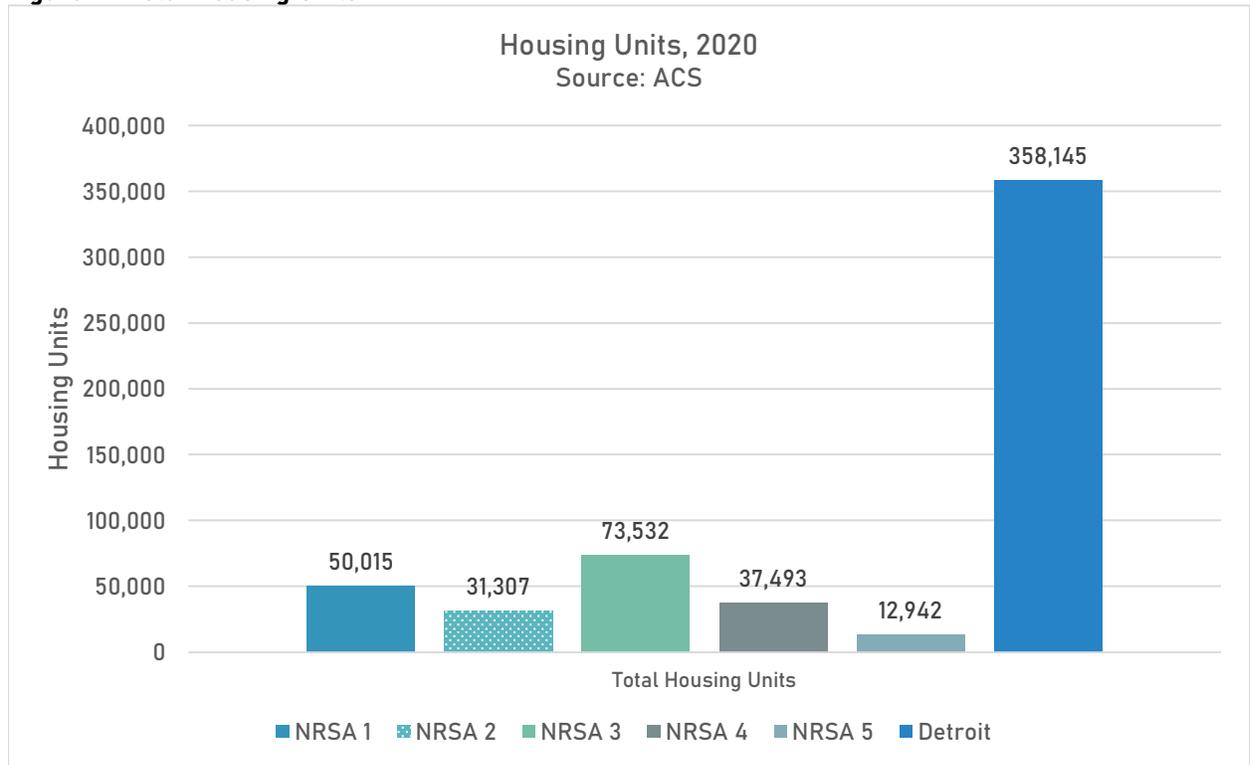
Housing Conditions

Housing quality and availability are critical factors in shaping Neighborhood Revitalization Strategy Areas (NRSAs). Strategic use of programs and funding can enhance the condition of existing homes while also promoting new development that aligns with residents’ needs and income levels. This section provides an overview of the housing stock, including median home values and rental costs, within each of the proposed NRSAs.

Total Housing Units

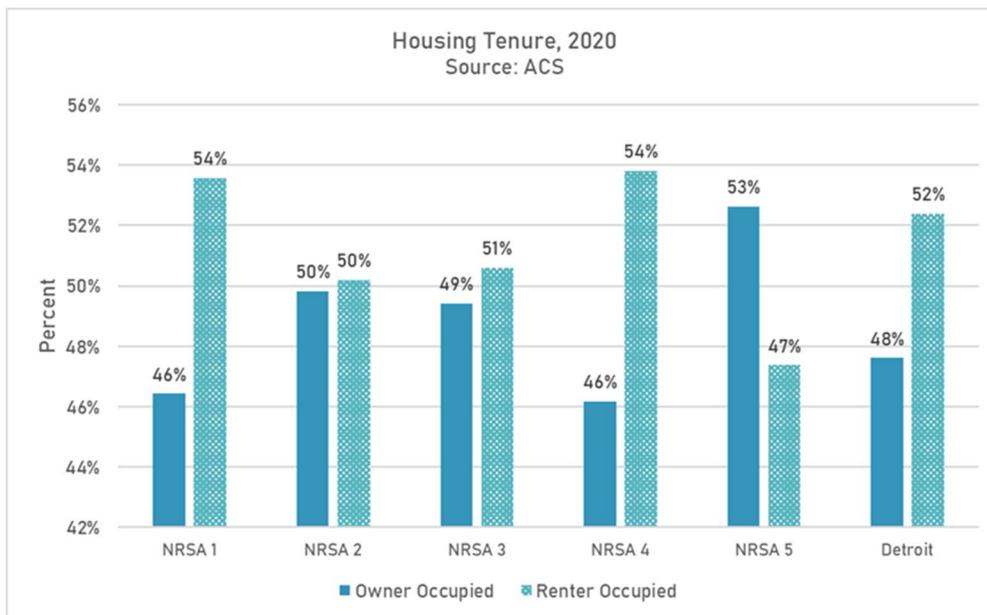
The five proposed NRSAs encompass a substantial portion of Detroit’s residential landscape, containing approximately 57% of the city’s total housing stock. According to the U.S. Census Bureau’s 2020 data, Detroit had 358,145 housing units citywide, with 205,289 of those located within the NRSA boundaries.

Figure 11: Total Housing Units



Housing Tenure

In the City of Detroit, about 48% of residents live in owner-occupied housing, while the remaining 52% reside in renter-occupied units. The chart below compares these figures across the five designated NRSA. Notably, NRSA 2, 3, and 5 each surpass the citywide homeownership rate by approximately 2%, 1%, and 5%, respectively. In contrast, owner-occupied housing represents 46% of units in both NRSA 1 & NRSA 4.



Residential Structures – Year Built

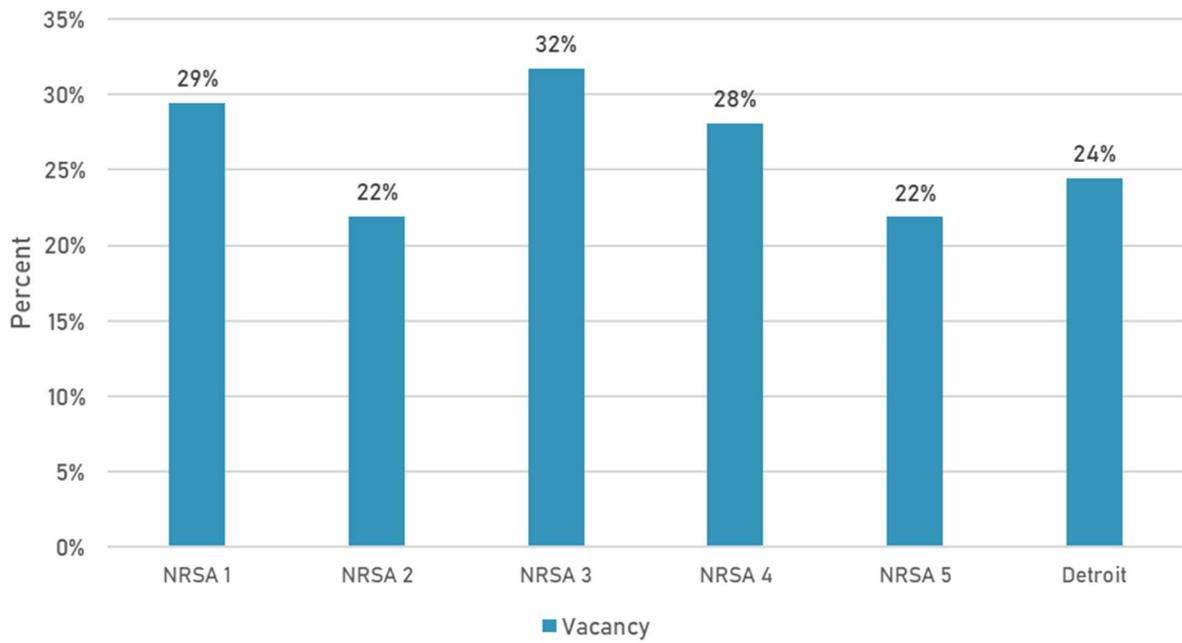
Detroit’s housing stock is predominantly older, with 86% of residential structures built before 1970. This trend is reflected across the NRSAs, with some areas showing even higher concentrations of aging homes. In NRSA 4 and NRSA 3, 93% and 89% of structures, respectively, were built prior to 1970. Newer construction is rare, only about 1% of homes citywide were built after 2010, a pattern consistent within the NRSAs. The prevalence of older housing poses ongoing challenges for both the City and homeowners, particularly in terms of maintenance and rehabilitation, which can be especially burdensome for residents with limited incomes..

Table 1. Year Built for Residential Structures						
Year Built	NRSA 1	NRSA 2	NRSA 3	NRSA 4	NRSA 5	Detroit
Built 2010 or Later	1%	1%	0%	0%	0%	1%
Built 2009 - 1990	8%	4%	5%	2%	5%	5%
Built 1989 - 1970	10%	7%	6%	4%	8%	8%
Built 1969 - 1940	23%	36%	15%	38%	41%	30%
Built 1939 or Earlier	58%	53%	74%	55%	46%	56%
Total Housing Units	100%	100%	100%	100%	100%	100%
Source: ACS 2020						

Vacancy

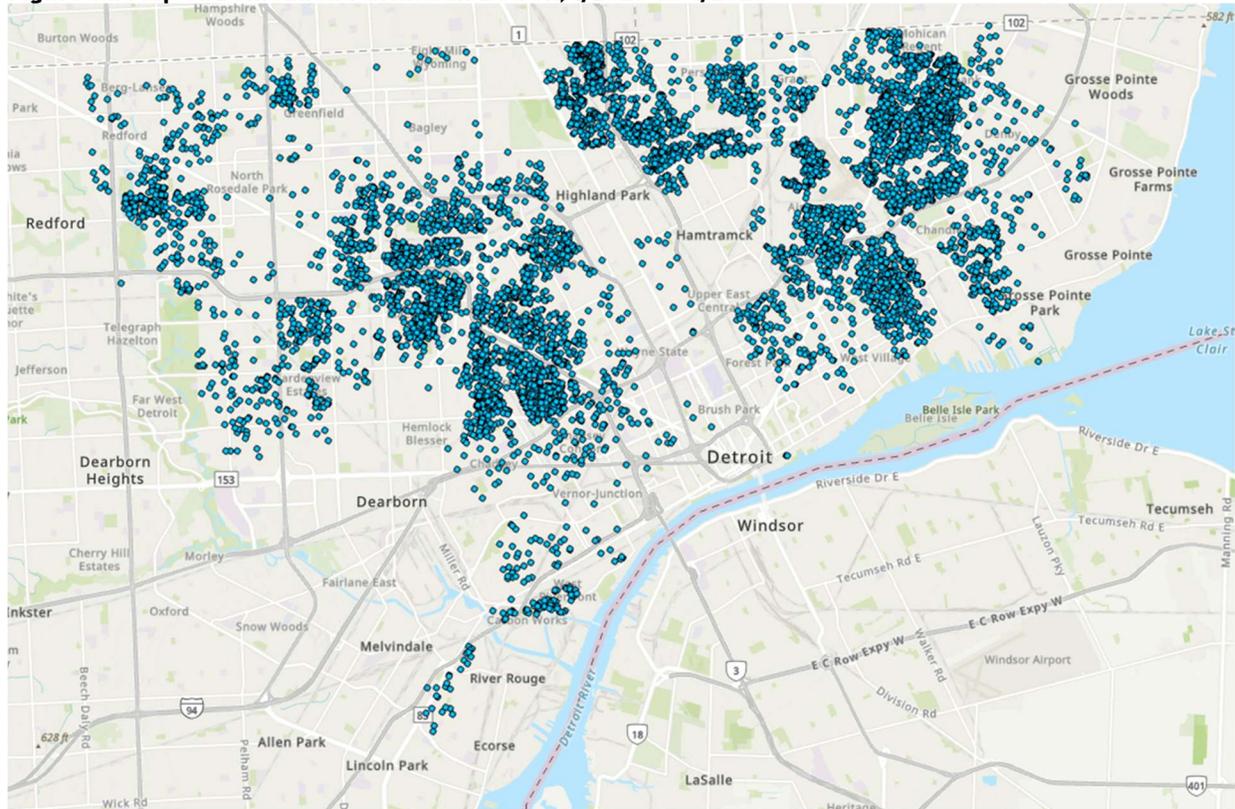
Local housing conditions are a contributor to housing values and influence market forces. There are 87,699 vacant housing units in the City, which accounts for about 24% of the entire housing stock. Of the vacant units, 78% or 68,685 are classified as Vacant-Other which indicates these units are in various states of disrepair, have title issues, or have been abandoned. Between, 2015 and 2020, the number of units categorized as Vacant-Other decreased by 13%, going from 78,501 in 2015 to 68,685 in 2020. The decrease in vacancy occurred in part due to the Detroit Land Bank’s active demolition program. Vacancy rates across each of the NRSAs are somewhat like the City, although NRSA 1, 3, and 4 are experiencing higher rates of vacancy than other areas.

Residential Vacancy, 2020
Source: ACS



Between January 2020 and April 2025, the City of Detroit issued 606 building permits Citywide for new construction (commercial and residential structures). The City also issued a combined 27,151 building permits for alternations to existing structures and residential rehabilitations. During the same period, the City also issued 7,218 demolition permits which means for every permit issued for new construction, nearly 12 permits are issued for demolition of structures.¹

Figure 14: Map of Demolition Permits in Detroit, 1/2020 to 4/2025



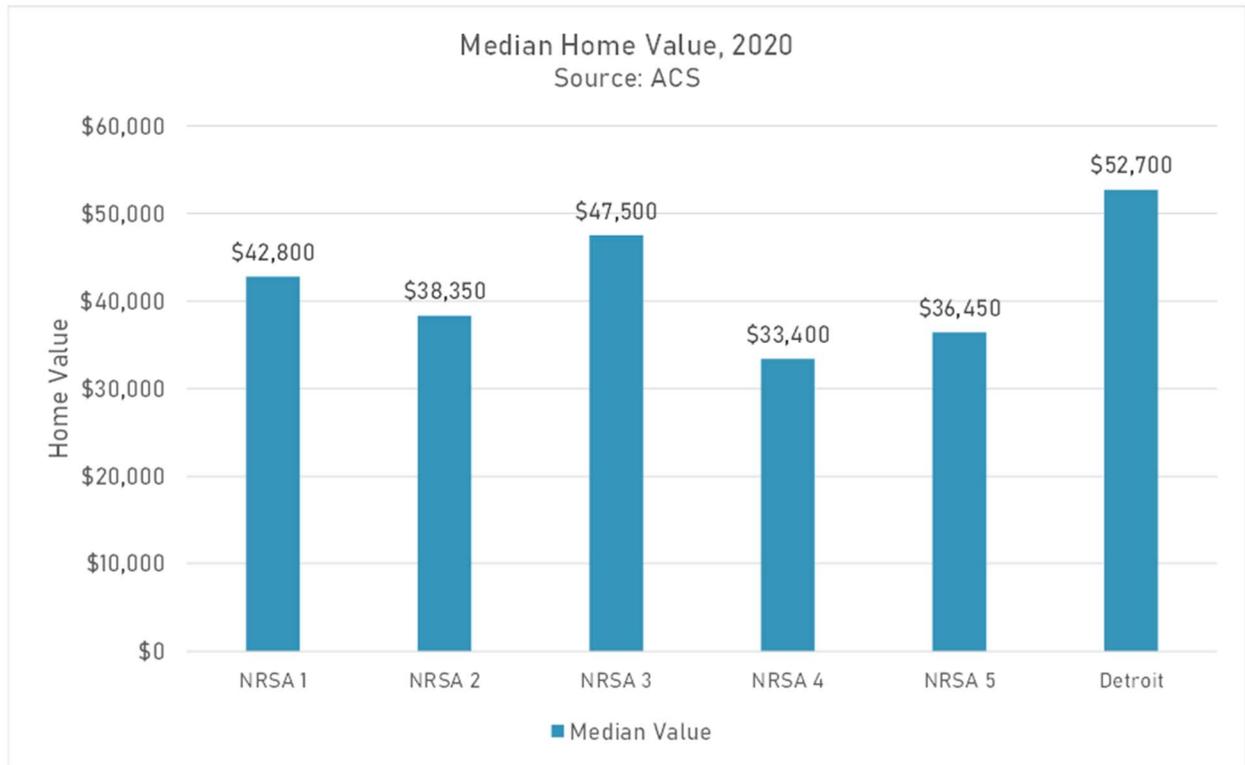
Source: City of Detroit Open Data Portal, RKG Associates, 2025

Median Home Value

The median value of homes in Detroit was \$52,700 in 2020 which is nearly one-third half the Wayne County (\$177,300), and about one-sixth that of the median value across the United States (\$340,200). All of the NRSAs fall below Detroit’s median value. The age of the housing stock, median household incomes, and impacts of inflation resulting from the Covid-19 pandemic have created a significant housing challenge for many of Detroit’s neighborhoods. Owner-occupants may find it challenging to keep up with on-going maintenance and rehabilitation needs given current incomes and what may be available to a household to maintain homes over time.

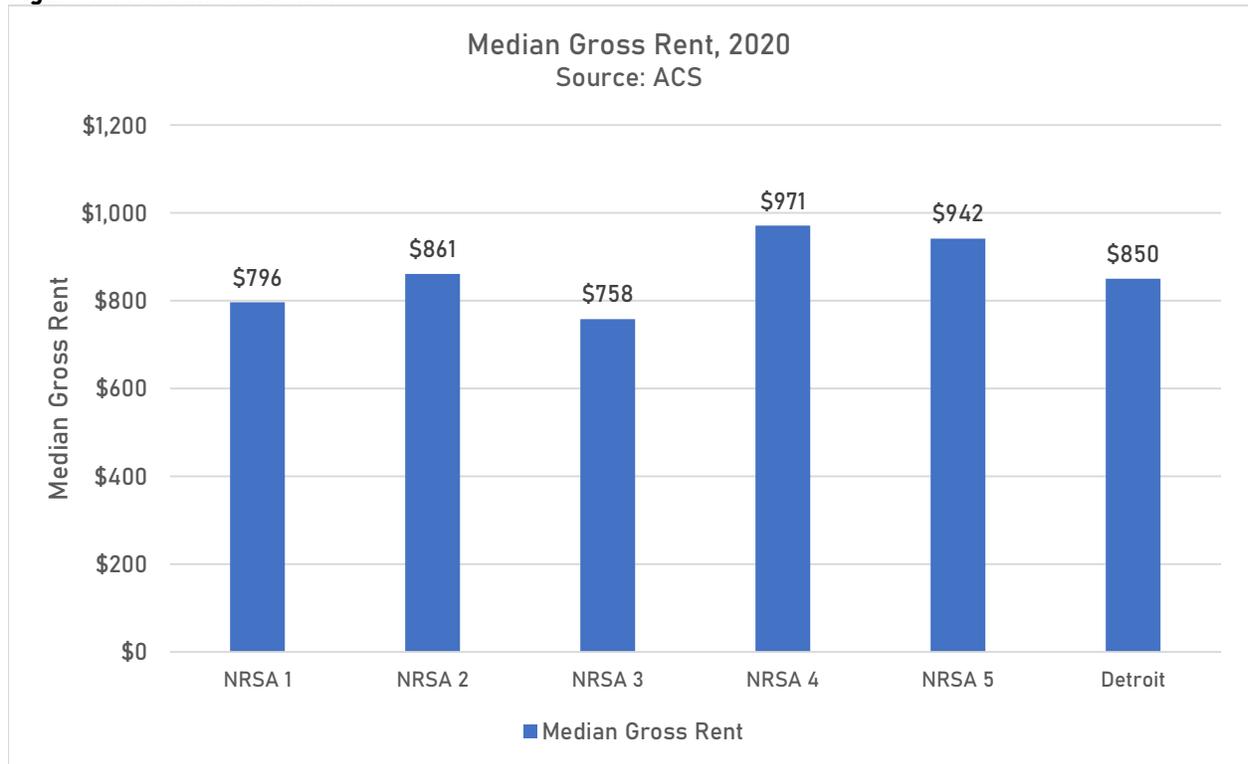
¹ City of Detroit Open Data Portal, April 2025.

Figure 15: Median Home Value



In 2020, the median gross rent for a unit in Detroit was \$850 per month which was lower than the median for Wayne County (\$896). By comparison, median gross rent in the United States was \$1,096 per month. Three of the five NRSA's had median gross rents above the City average, while NRSA's 1 and 3 had lower rents.

Figure 16: Median Gross Rent



Quality of Life

In addition to demographic, economic, and housing conditions, the improvements within the NSRAs should also consider quality of life. These issues and opportunities go hand in hand with NRSA changes and can also be factors the City focuses on in addition to the physical changes to housing and business development in each area.

Education

Education strongly correlates to income, prosperity, and quality of life. One way to measure educational opportunities is to look at educational attainment of residents 25 years and older. This data from the Census provides a detailed snapshot of the education of residents within each NRSA and the City of Detroit. Overall, each NRSA tracks very closely to the City with one-third of residents having a high school diploma and another third having some college education. Between 9% and 14% of residents across the five NRSA's have earned a bachelor's degree or higher.

Table 2. Educational Attainment						
	NRSA 1	NRSA 2	NRSA 3	NRSA 4	NRSA 5	Detroit
No High School	18%	21%	26%	19%	16%	18%
High School Graduate	34%	35%	30%	38%	31%	32%
Some College	34%	34%	30%	34%	41%	33%
Bachelor's or Higher	14%	10%	14%	9%	13%	16%
Source: ACS 2020						

Crime Rate

Crime significantly affects quality of life and neighborhood safety, often reflecting broader challenges like limited job access, struggling schools, and inadequate housing. From 2020 to 2024, reported crimes in Detroit rose 12%, from 79,022 to 88,258 incidents, according to the City's RMS Crime Incidents data. In 2024, 66% of all incidents fell into five categories: assault (19%), larceny (14%), property damage (13%), stolen vehicles (10%), and aggravated assault (9%). Notably, homicides declined 28% during the same period.²

The NRSA strategy supports targeted investment in housing, infrastructure, and employment that are key factors in promoting safer, more stable neighborhoods.

Vacant Land

An on-going challenge in the City of Detroit is the presence of vacant and dilapidated structures across many neighborhoods. To combat the visual and physical impacts of these vacant structures, the City and the Detroit Land Bank have worked tirelessly to demolish vacant structures. As was noted above, the City issued 7,218 demolition permits over the last five years. Table 3 illustrates the percentage of vacant land as classified by the City of Detroit, which includes both vacant residential and vacant commercial land.

Table 3. Vacant Land					
	NRSA 1	NRSA 2	NRSA 3	NRSA 4	NRSA 5
Vacant Residential	43%	27%	34%	22%	33%
Vacant Commercial	4%	3%	4%	3%	3%
Source: City of Detroit, 2025					

Access to Transportation

Transportation plays a vital role in daily life, connecting individuals to jobs, education, healthcare, childcare, and essential services. In Detroit, 69% of working residents over age 16 commute alone by car,

² City of Detroit Open Data Portal, RMS Crime Incident Data, 2020-2025

while 13% carpool and only 7% rely on public transit. Approximately 89% of workers have access to at least one personal vehicle, leaving 11% without.

While the City's large geographic area makes car access important, an even greater factor is that 68% of Detroit's workforce commutes to jobs outside the city. Limited transit connections to regional employment hubs and long or unreliable commutes further reinforce the need for personal vehicles.

For jobs located in the City of Detroit, the transit routes managed by Detroit Department of Transportation (DDOT) are quite extensive, covering nearly all major roadway corridors across the City. Figure 17 below provides a snapshot of DDOT's transit coverage.

Figure 17: DDOT Transit Route Map



Source: DDOT, 2025

VI. Housing and Economic Opportunities/Empowerment Strategy

Empowerment Strategy

To achieve the objectives and take advantage of the benefits of the 2025-2029 NRSAs, the City of Detroit through HRD plans to promote and facilitate the economic progress of each selected NRSA. The economic progress will be defined by the measurable increase in affordable housing and economic opportunities that will be of principal benefit to low- and moderate-income (LMI) individuals and households. Empowerment strategies will include the following:

- **Housing Opportunities:** Develop housing opportunities available to households with a broad range of incomes to meet the needs of LMI and to attract middle-income households to improve the housing market. The City has developed a multi-family housing strategy that targets multi-family and single-family rental housing including low income housing tax credit (LIHTC) and developed financing pools to facilitate developers.
- **Economic Opportunities:** Develop and fund programs from multiple sources that create or retain jobs that contribute to the economic stability and self-sufficiency of LMI households and persons. Programs will include financial and technical assistance including working capital, equipment, and workspace improvements for small businesses and microenterprises. The strategy should include support services such as job training, transportation, education, health, and childcare which are public services eligible under CDBG regulations. The use of designated Community Based Development Organization (CBDO) undertaking a neighborhood revitalization, community economic development, or energy conservation project [24 CFR 570.204(b)(2)(ii)] will create economic opportunities.

Stabilize Neighborhoods

Since 2024, Detroit has made notable progress in tackling neighborhood challenges such as blight, safety concerns, and high vacancy rates. Strategic investments, targeted demolitions, and community revitalization have helped stabilize many areas. However, neighborhoods with surplus housing and low property values continue to face difficulties.

Despite new development and rehabilitation efforts, financing barriers persist. Low appraisals hinder mortgage approvals and home equity access, affecting not only low- and moderate-income households but also those above 80% AMI. High loan-to-value ratios remain a key obstacle due to persistent undervaluation and disinvestment.

To sustain neighborhood stabilization and reduce blight, Detroit must continue a holistic, data-driven strategy that addresses vacancy, credit access, and housing demand, while expanding homeownership, rehabilitation, and financing opportunities across all income levels.

The NRSAs are key to Detroit’s targeted revitalization efforts, enabling flexible, place-based programs that align federal funding with local needs. In these areas, the City can pilot housing and economic initiatives, streamline CDBG use, leverage public-private partnerships, and track measurable outcomes.

By focusing resources in LMI neighborhoods, NRSAs help Detroit combat disinvestment, boost market confidence, and promote inclusive growth. Insights from these efforts inform broader citywide strategies.

The following housing and economic strategies will support revitalization within NRSA neighborhoods and drive equitable development across Detroit:

Housing Opportunities

All CDBG-funded programs described below are free from racial, ethnic, gender identity, or ideological preferences, and are administered in compliance with federal laws that prohibit discrimination and promote equal opportunity based on objective criteria. The City of Detroit remains committed to housing for all residents and does not include any group preference, selection criteria, or set asides based on race, ethnicity, gender identity, or sexual orientation.

1. Neighborhood Stabilization through Housing Preservation

CDBG-funded housing preservation programs described below, both citywide and within NRSAs, will assist qualified families with minor or major home repairs and support the rehabilitation of vacant properties.

a. Critical Home Repair Program

The current iteration known as the Senior Emergency Home Repair Program is ending with the launch of the newly designed and expanded emergency repair program. The Critical Home Repair Program will launch in August 2025, and will focus on five areas: roof failures, electrical hazards, HVAC failures, plumbing failures, and accessibility barriers and structural failures. Grants are available city-wide for eligible residents. To be eligible for the program, residents must be approved by the City and have a minimum age of 62 years, or a child or children in the home under 18, or someone with a documented disability in the home. The City will spend approximately \$20 million in CDBG funds over the next five years assisting a minimum of 1000 homes.

b. Home Repair Loan Program (HRLP)

Established in 2015, the Home Repair Loan Program (HRLP) was designed to expand access to home repair funding for Detroit residents. Utilizing Community Development Block Grant (CDBG) funds as a credit enhancement, the City leveraged \$10 million in private capital. This innovative approach helped mitigate risk and dramatically increased the amount of home repair support available across various income levels.

Between 2015 and 2020, the HRLP achieved remarkable success, approving over 800 home repair loans and completing 559 repair projects. These efforts assisted households with incomes ranging from below 30% to up to 120% of the Area Median Income (AMI) within Neighborhood Revitalization Strategy Areas (NRSAs).

Over the next five years, the City plans to reaffirm its commitment to the HRLP by investing approximately \$12.5 million in additional CDBG funds. This significant investment will be matched by an equal amount of private capital, ensuring continued robust support for homeowners.

The program's core aim is to help existing homeowners maintain their properties, contributing directly to property rehabilitation and stabilizing neighborhood housing markets. Critically, within the NRSAs, the HRLP will also assist homeowners with incomes above 80% AMI. This broader reach helps to improve overall housing values and addresses the lack of capital often needed to preserve existing housing stock and combat neighborhood decline across the City.

The current iteration of the Home Repair Loan Program is scheduled to conclude in December 2025. Discussions and design efforts for a possible replacement program are slated to begin this summer. Over the next year, \$1 million will be invested to shape the future of these vital home repair financing initiatives..

c. Lead Hazard Reduction Grant

The City of Detroit provides grants to households with children under six who live in or frequently visit the home. Partnerships with the Michigan Department of Health and Human Services (MDHHS), the Detroit Health Department, HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH), and the federal Healthy Homes – Lead Hazard Reduction Demonstration program help to leverage funding to connect eligible families to programs that best address lead hazards in their homes. Eligible improvements may include new windows, doors, and siding to reduce lead exposure.

The fiscal year 2019 lead grant contributed approximately \$1.46 million in lead match funds, with a performance period ending on May 30, 2025. A new grant awarded in fiscal year 2024, runs through March 1, 2029, and includes a \$1.1 million lead match commitment. The City expects to invest approximately \$5 million in lead hazard reduction over the next five years.

2. Neighborhood Stabilization through Affordable Housing Development

The city will continue to use CDBG and HOME funds to leverage private, state, and other local funds to develop affordable housing for income eligible Detroit residents citywide and in the NRSAs through the programs described below.

a. Affordable Housing Development with CDBG & HOME

The City will continue to invest \$30 million in HOME Investment Partnership Program funds and \$5M in CDBG to support affordable housing, some of which will be multi-family housing development with availability for investment in the NRSAs. These investments leverage private debt, Low-Income Housing Tax Credits (LIHTC) through the State of Michigan, and other state and federal sources. These funds support HOME- and CDBG- eligible project costs, including acquisition, soft costs, and construction costs..

b. Detroit Housing for the Future Fund

The Detroit Housing for the Future Fund is an affordable housing investment fund created through collaboration between the City of Detroit and Local Initiatives Support Corporation (LISC). This fund receives grant and loan capital from corporate and philanthropic investors and deploys them into

affordable housing development and preservation projects. The fund includes financing tools designed to align with the local market including predevelopment grants, low-interest senior & subordinate loans, and preferred equity. The first \$58M of the fund will be fully deployed in 2025, the City of Detroit and LISC are currently raising additional capital to continue the fund in 2026.

c. Section 108 Loan for Affordable Housing Development

The City of Detroit has applied for \$75M in Section 108 Loan Pool Authority under the CDBG program to support affordable housing development and is awaiting approval. These funds will be used for CDBG- and Section 108- eligible activities including acquisition, rehabilitation, and certain soft costs. All loans will be secured with real property and/or other sources of collateral to prevent reliance on CDBG for repayment.

3. Homeownership Opportunities

The City will provide CDBG and HOME funding for homeownership opportunities including those within the NRSAs as follows:

a. Detroit Land Bank Authority (DLBA) Auctions

The Detroit Land Bank Authority (DLBA) launched its auction website in May 2014 to connect potential homebuyers with vacant, DLBA-owned properties. Initially offering one home five days a week, the auction has expanded to two homes daily, seven days a week. Since its launch, nearly 1,000 homes have been sold. Several financial institutions are partnering with the DLBA to provide financing for both the acquisition and rehabilitation of these properties.

b. Homeownership Program for Low-Income Renters in Scattered-Site Affordable Housing

The City will provide CDBG funds to assist LMI households and individuals who are existing low-income renters in units eligible for purchase, including those within NRSAs, to purchase and rehabilitate their homes. Funds will be used to provide down payment and closing cost assistance, for rehabilitation, and in some instances to remove existing debt obligations on the rental properties.

c. Down Payment Assistance

The Detroit Down Payment Assistance Program offers grants of up to \$25,000 to eligible households citywide and within NRSAs for home purchase, covering up to 50% of the purchase price. The funds may be used for down payments, prepaid expenses (including interest rate buy-downs), closing costs, and principal reduction.

Round I and II of the Detroit Down Payment Assistance Program was funded with \$30MM in American Rescue Act Plan funds. The program created over 788 new homeowners between 2023 and 2025. The program is currently paused and will re-open for Round III in late 2025 utilizing CDBG-DR and CDBG funding. Round III of Detroit DPA will create an additional 250-280 new homeowners.

Slum and Blight Reduction for Neighborhood Stabilization

The City will provide CDBG funds for slum and blight reduction and elimination on an area or “spot” basis Citywide and within the NRSAs. During the Con Plan period of 2025-2029, the City will determine a specific CDBG amount to be allocated for this activity Citywide and within the NRSAs. Currently, other local funds are being used to meet this need.

Economic Opportunities

The City of Detroit’s economic development strategy focuses on economic development assistance programs that will focus on small business development and microenterprise assistance by creating meaningful employment opportunities and promoting comprehensive neighborhood revitalization throughout the City.

In 2025-2029, the City will only provide CDBG funds for economic development via public service funds for the GDYT Program that will assist in summer youth jobs for youth age 14-24 that reside in an eligible NRSA. Non-CDBG funding will be leveraged for other economic development opportunities Citywide and within the NRSAs.

1. Job Creation

Over the past five years, the Detroit Employment Solutions Corporation (DESC) has helped place over 45,000 Detroiters into jobs and trained more than 20,000 residents in high-demand fields. Through partnerships with over 1,200 employers and programs like Grow Detroit’s Young Talent, DESC has expanded job opportunities for youth, returning citizens, and underserved communities—driving a 25% increase in employment among these groups. DESC remains focused on connecting Detroiters to meaningful careers and removing barriers to employment to support job growth citywide.

2. Economic Development Public Services

Growing Detroit’s Young Talent (GDYT)

Detroit Employment Solutions Corporation (DESC) administers the Grow Detroit’s Young Talent (GDYT) Program each year and works with a multitude of partners. Eligible candidates are low-income youth ages 14-24, residing in the City of Detroit and having at least one predetermined barrier to employment. A wide range of summer job opportunities are available. There are over 30 partners that contribute to this program and over 500 worksites in the GDYT Program. Besides valuable work experience, some past employers have hired the youth into permanent employment. During the summer program youth are paid a stipend or hourly pay ranging from \$8.25 per hour to \$10.00 per hour and can work up to 120 hours during the program.

The program will offer job training, skill building, and employment opportunities for low-income youth, providing valuable early work experience. Through professional placements, participants will develop workplace skills, create resumes, make career connections, and explore future job paths.

The 2025-2026 Annual Action Plan allocates \$1.5 million for one year, totaling \$7.5 million in CDBG funds over five years to fund the GDYT Program in partnership with both private businesses and nonprofit organizations. This funding is part of a broader commitment to youth development, reflected in a total program budget of \$13.99 million. These public funds will be strategically combined with private donations and federal grants to maximize impact. The program aims to serve 8,000 Detroit youth annually, offering meaningful summer jobs, skills training, and mentorship. The number of jobs created will depend on the final program design and corporate partner commitments.

3. HUD Section 3

Recipients of certain types of HUD funding are obligated under Section 3 of the Housing and Urban Development Act of 1968, commonly referred to as Section 3, to provide training, employment, contracting and other economic opportunities, to the greatest extent possible, to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons. In addition, HUD requires that grantees make efforts to perform outreach to low- and very low-income persons and to businesses that may meet the Section 3 requirements to increase equity and improve the quality of life of individuals. The city has Section 3 Analysts that oversees Section 3 compliance for HRD. The Section 3 Analysts are responsible for ensuring compliance is achieved with the following funds: CDBG, HOME, DDR, Choice, NSP, and more. Communities can build a talent pipeline to help with Section 3 compliance of qualified Section 3 workers and businesses. The City will help guide workforce development programs in construction skills through the opportunities of workforce development activities in the area.

VII. Overview of Previous NRSA Accomplishments – 2020-2024

The City of Detroit’s 2020–2024 NRSA accomplishments, summarized in the table below, reflect progress made under the strategic benchmarks of Improved Housing, Neighborhood Stabilization, Wealth Building, and Job Creation. While actual outcomes may have differed from proposed targets, the initiatives represent key steps in the City’s effort to revitalize its neighborhoods.

Programs such as Grow Detroit’s Young Talent, Detroit Employment Solutions’ Industry-Led Training, and Motor City Match demonstrate the City’s continued commitment to economic opportunity and resident prosperity. Housing-focused efforts, including the Home Repair Loan Program, Lead Abatement, and Senior Emergency Home Repair, underscore our focus on neighborhood stability and quality of life for low- to moderate-income residents.

Although outcomes varied across NRSAs, each area showed needs aligned with the established benchmarks. Sustaining and expanding these activities is critical to meeting resident needs. Additionally, a survey included later in this report offers further insight into whether our strategies are producing meaningful, measurable improvements in Detroit’s neighborhoods..

NRSA Accomplishments from 2020-2024 - Overview

Outputs	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Improved Housing (regular & senior repair and lead based paint mitigation)	46 S/F housing units	168 S/F housing units	201 S/F housing units	144 S/F housing units	150 S/F housing units
Neighborhood Improvements (demolitions)	8 demolitions	863 demolitions	1,320 demolitions	1,020 demolitions	1,156 demolitions
Small Business Support					
Public services Job Creation (youth summer jobs)	4,548 jobs	1,630 jobs	1,135 jobs	1,020 jobs	1,156 jobs

VIII. Proposed 2025 -2029 NRSA Plan

Affordable Housing

The City is implementing a multi-pronged approach to stabilize neighborhoods using the benefits and flexibility afforded through the NRSAs. The City will allocate funding to NRSA related activities annually. Several initiatives such as auction of publicly owned residential properties, sale of vacant lots, aggressive code enforcement and an expansive demolition effort will work together to stabilize neighborhoods. The City's home repair loan program and continuance of the much-needed emergency repair and lead abatement programs will further stabilization efforts. Small business assistance to create or retain jobs will be part of the strategy. Public services activity in the form of summer youth employment funded from CDBG above the 15 percent cap will be facilitated through community-based development organizations (CBDOs). Homeownership assistance can be provided using CBDOs.

Two added programs will be acquisition and rehabilitation of housing for homeownership sales and increase homeownership among qualifying households by reducing upfront housing costs through financial assistance.

Economic Development - Job Creation

DESC has an annual goal of providing basic career services – both virtually and in-person – to approximately 40,000 persons each year. DESC provides a list of services to job seekers including providing individualized longer-term services such as PATH, WIOA and FAE&T, enrolling eligible job seekers into occupational training, enrolling people into High School Completion or Equivalency program, and provide 5,000 eligible job seekers the option of participating in in-person job-readiness or job search training workshops.

Through continued partnerships with community-based and faith-based organizations, foundations, and many others, DESC provides employers with access to the broadest talent pool in Detroit, and jobseekers with the widest range of job-related services.

Youth Employment

The City will invest in summer jobs youth training program in partnership with private businesses and nonprofit organizations as described in Section VI. The use of the NRSA for this CDBG public service allows more youth to be served because the CDBG public services cap of 15% is waived in the NRSAs for services provided by community-based development organizations (CBDOs). Public service must be a new service or an increase in services.

Neighborhood Improvements

The City uses General Fund, Proposal N Blight funds, and ARPA funds for the demolition program. Under the terms of the bankruptcy, the City can only fund demolition activities from surplus funding. The following agencies have worked in partnership to create a comprehensive demolition strategy. These agencies include: HRD, DLBA, and the Detroit Building Authority (DBA).

IX. NRSA Performance Management Benchmarks

This section establishes benchmarks for the activities in this plan. In accordance with HUD regulations, the City will report its accomplishments against its benchmarks in the Integrated Disbursement and Information System (IDIS) on a quarterly basis. The specific estimates listed below will be entered into HUD’s Integrated Disbursement and Information System (IDIS) under the accomplishments screens:

- LMA Accomplishment – LMASA – low/moderate area benefit, NRSA
- LMH Accomplishment – LMH - low/moderate housing benefit, NRSA

The City will also identify the benchmarks in its Annual Action Plan that it expects to achieve for each program year. Also, the City will report its progress at the end of each program year in its Consolidated Annual Performance Evaluation Report (CAPER). Over the five-year period of the strategy, the City will work to accomplish the benchmarks in the table below against its NRSA objectives:

The City of Detroit’s proposed NRSA benchmarks for FY 2025–2029 outline measurable goals to support affordable housing, economic growth, and neighborhood revitalization for low- and moderate-income residents. The benchmarks are tied to specific activities with yearly outputs.

Affordable Housing

- Rehabilitate 375 homes via Home Repair Loans
- Complete 375 Emergency Repairs for vulnerable households
- Conduct 125 Lead Abatement projects
- Develop or preserve 5,000 affordable units through predevelopment assistance

Economic Development

- Support 25 small businesses with technical and financial assistance
- Employ 5,500 youth through the Summer Youth Employment Program

Neighborhood Stabilization

- Demolish 5,000 blighted structures citywide

Homeownership & Housing Stability

- Rehabilitate and sell 150 homes
- Assist 2,000 LMI homebuyers with down payment and closing cost support

These NRSA benchmarks provide a framework to measure the City’s progress and is followed by a detailed table tracking annual outcomes.

Objective	Strategy	Goals	Year 1	Year 2	Year 3	Year 4	Year 5	Total
AFFORDABLE HOUSING								
Improve the quality of housing stock	Home repair loan program	Housing units repaired	75	75	75	75	75	375
Help elderly households remain in their homes	Emergency repair grants	Emergency Units Repaired	75	75	75	75	75	375
Conduct lead abatement	Lead abatement grants	Lead free houses	25	25	25	25	25	125
increase and preserve the supply of affordable housing	Predevelopment for affordable housing	# of affordable housing units created or preserved	1,000	1,000	1,000	1,000	1,000	5,000
Add affordable housing units to the market for sale	Acquisition and rehabilitation of housing	Homes acquired, rehabbed, and sold.	30	30	30	30	30	150
Promote housing stability by expanding access to homeownership	Increase homeownership reducing upfront housing costs through financial	# of new homeowners created	400	400	400	400	400	2,000
SLUM & BLIGHT REMOVAL								
Neighborhood improvements	Demolish unsafe structures	Demolitions	1,000	1,000	1,000	1,000	1,000	5,000
ECONOMIC DEVELOPMENT								
Expand small businesses in NRSAs	Provide technical and financial assistance and workspace	No. of businesses assisted or low-to – moderate income	5	5	5	5	5	25

Objective	Strategy	Goals	Year 1	Year 2	Year 3	Year 4	Year 5	Total
		individuals assisted						
Expand workforce development in NRSAs	Growing Detroit Young Talent (GDYT) and Occupational Training Program	Increase soft skills and work experience for LMI youth located within qualifying NRSAs	1100	1100	1100	1100	1100	5,500

Monitoring

HRD staff will be responsible for monitoring the performance of subrecipients and developers undertaking activities in each of the NRSAs and compare that to the NRSA objectives and goals proposed in the 2025 – 2029 NRSA Application. HRD staff will work with various divisions and departments within the City, partnering agencies and stakeholders to understand projects that have been completed in the NRSAs, funds that were used to undertake project and the amount of money that was leveraged for each project.

The first part of the City’s NRSA monitoring will consist of ensuring that goals and objectives are clearly outlined in each CDBG agreement related to the NRSAs. Each subrecipient, CBDO or contractor that undertakes work in a NRSA with CDBG funds will be responsible for reporting to HRD on a quarterly basis on projects completed. These reports will be sent to the Economic Development NRSA coordinator no later than the (15th) day of each quarter. Listed below are the dates that reports are required to be sent in to HRD:

- January 01 – March 30; Report due in no later than April 15th
- April 01 – June 30; Report is due no later than July 15th
- July 01 – September 30; Report due in no later than October 15th
- October – December 31; Report due in no later January 15th

The quarterly reporting will allow HRD to review the proposed activities under the NRSA Plan and assess whether or not the activities are meeting the goals of the NRSA Plan. The City will include these assessments in the annual CAPER and will post on the City’s Website as well as make possible changes to the following program years funding recommendations. Once this information is collected and reviewed, this information will be given to the Director of Reporting and Compliance so that this information will be shared with HUD and included in each reporting year CAPER.

In addition to this, the City will reach out to any subrecipient who undertakes CDBG in the NRSA and provide a risk assessment. Based on the risk assessment performed, the City will then do an on-site monitoring or continue to perform desktop monitoring, which is completed each time a payment request is submitted to HRD. The City will use the NRSA HUD Monitoring Checklist (see attached) as their guide when monitoring subrecipients. In addition, there will be staff training on NRSA monitoring so that the monitoring process is streamlined and HRD is collecting the same information. HRD will also utilize Exhibit 3-16 named Guide for Review of Subrecipient/Community-Based Development Organization (CBDO Management), which can be found at CPD Monitoring Handbook (6509.2) | HUD.gov / U.S. Department of Housing and Urban Development (HUD).

Once this information is collected and reviewed, this information will be given to the Director of Reporting and Compliance so that this information will be shared with HUD and included in each reporting year CAPER.

In addition, at the beginning of each program year, the City's monitoring staff will conduct a risk assessment on each subrecipient or other partner that undertakes CDBG activities in the NRSA. City staff will use [Notice CPD-14-04: Implementing Risk Analyses for Monitoring CPD for FY 2015 and 2016 \(hudexchange.info\)](#) on Entities that have a high-risk assessment will be monitored more closely and frequently, and at least one on site monitoring visit will be conducted. Lower risk entities may not be monitored onsite. Based on the risk assessment performed, the City will then do an on-site monitoring or continue to perform desktop monitoring, which is completed each time a payment request is submitted to HRD. The City will use **HUD Exhibit 3-16** named **Guide for Review of Subrecipient/Community-Based Development Organization (CBDO Management)** when performing on-site monitoring on an annual basis. See link to CPD Monitoring Handbook: [CPD Monitoring Handbook - 6509.2 - HUD Exchange](#).

See Attachment H for the HUD Monitoring Checklist Guide that will be used to monitor the implementation of the NRSA.

In addition to this, the quarterly reporting will allow HRD to review the proposed activities under the NRSA Plan and assess whether the activities are meeting the goals of the NRSA Plan. The City will include these assessments in the annual CAPER and will post on the City's Website as well as make possible changes to the following program years funding recommendations.

X. Strategic Partnerships

Strategic partnerships are essential to ensuring the City of Detroit can implement the strategies outlined in Section VIII and meet the performance measures in Section IX. To achieve this, the City is collaborating with a range of entities and governmental units, including those listed below.

Detroit Housing Network

The City of Detroit is engaged in a strategic partnership with a network of Detroit-based housing counseling and housing service delivery agencies to improve the outreach, intake, and delivery of housing programs and services aimed primarily at growing and preserving homeownership for low income Detroit households. The Detroit Housing Network consists of seven agency partners and one network

management nonprofit organization. The partnership includes the development and maintenance of a network-wide CRM/reporting technology platform, marketing and communications support/materials, counselor training and technical assistance, and financial support for counseling activities. The Detroit Housing Network is funded by a combination of public dollars through the City of Detroit and corporate/philanthropic contributions. The network leverages HUD housing counseling dollars and other sources of program-specific funding.

Community Housing Development Organizations (CHDOs)

The City reserves at least 15 percent of HOME Investment Partnerships Program (HOME) funds for specific activities to be undertaken by 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. The Housing and Revitalization Department's Asset Management Team is responsible for receiving, reviewing, and processing developer applications for HOME CHDO certification or recertification.

Detroit Economic Growth Corporation (DEGC) & Economic Development Corporation (EDC)

The DEGC works closely with the City of Detroit and other partners to support existing businesses and to bring new companies and investments to the City of Detroit. The professionals who work for DEGC act as staff to several public authorities, whose board members are typically appointed by the Mayor and approved by Detroit City Council, and each public authority has a distinct responsibility based upon state enabling legislation. DEGC also works directly for the City of Detroit under contract and manages economic development efforts funded by private and foundation contributions, grants, and contracts.

Detroit Employment Solutions Corporation (DESC)

The Detroit Employment Solutions Corporation (DESC), the city's workforce agency, connects residents to meaningful employment through skills training, strategic partnerships, and targeted investments. Over the next five years, DESC will invest more than \$300 million—over \$60 million annually—in workforce development initiatives funded by federal, state, and local sources, focusing on high-demand industries such as healthcare, IT, skilled trades, advanced manufacturing, and green energy.

DESC prioritizes support for residents facing employment barriers and aligns its programs with Detroit's economic assets—including logistics, manufacturing, and aviation—to drive job placement. With over 1,200 employer partners, neighborhood-based career centers, and programs like Grow Detroit's Young Talent (GDYT), DESC is building an inclusive, future-ready workforce.

Michigan Economic Development Corporation

The Michigan Economic Development Corporation (MEDC) through its Michigan Main Street program has designated several Detroit business districts and commercial corridors for participation in the program. The program provides technical assistance and other resources to Main Street to help them with revitalization efforts that attract residents, business investments, economic growth, and job creation.

Community Based Development Organizations (CBDOs)

As outlined in HUD Notice CPD-96-01 and using the criteria for CBDO designation at 24 CFR 570.204 and 570.207(b)(3)(iii), the City of Detroit may use Community Based Development Organizations (CBDOs) to support certain public service, new construction of housing, homeownership assistance, and community economic development activities in the proposed NRSAs.

The City has elected to use to undertake public service activities such as the Grow Detroit's Young Talent Program, as the use of CBDOs in HUD-approved NRSAs are not counted against the 15 percent public service cap requirements. The City uses Detroit Employment Solutions Corporation (DESC) as the fiduciary agency to manage CDBOs in each NRSA.

The Housing and Revitalization Department's Neighborhood Services and Economic Development Team guides organizations through the Community-Based Development Organization (CBDO) certification process. The team regularly hosts informational sessions to educate community-based organizations on the requirements and benefits of becoming a certified CBDO, while also managing the intake, review, and processing of certification and recertification applications.

In recent years, the team has made a focused effort to expand the number of certified CBDOs across the city. As a result of this outreach and support, 12 organizations achieved CBDO certification in 2024—representing a 25% increase compared to the previous year. This growth reflects the City's commitment to empowering local organizations to lead neighborhood revitalization efforts.

Detroit Land Bank Authority

The Detroit Land Bank Authority (DLBA) continues to make homes available for rehab through its Auction and Own It Now programs. To date, the land bank has sold more than 17,000 homes through these programs across the city, including 10,226 in the proposed NRSA areas. The organization also sells homes to occupants of land bank homes through its Buy Back programming, and rehabbed homes through its Rehabbed & Ready program. Since 2014, more than 1,000 occupants have become homeowners through occupied programming in these areas. The DLBA works closely with the Housing and Revitalization Department to supply inventory for the Bridging Neighborhoods Program, and to assemble land for affordable housing sites.

Over the next five years, land bank staff expect to accelerate investment in rehabilitation, multifamily development, and infill housing as the number of vacant homes in the organization's inventory continues to decline. Collectively, this will represent an aggregated investment of approximately \$10,000,000.

Disability Advocacy Groups

The City of Detroit is working with Detroit Disability Power to identify and pursue opportunities to increase housing accessibility in Detroit. Detroit Disability Power has mobilized public investment into the collection and reporting of housing accessibility data, the development of resident and property owner education materials related to housing accessibility, and the design of home accessibility repair programs.

Strategic System Improvement Plan for Detroit's Homelessness Response System

The City's Housing and Revitalization Department actively works with the Homeless Action Network of Detroit (HAND) and the Detroit Continuum of Care (CoC) to implement the city's Strategic Plan, aiming for housing stability for all Detroiters. Shared objectives include:

- Increasing equity and justice in the homelessness system
- Improving staffing and operational capacity
- Securing more resources to expand and enhance programs
- Building upon existing improvement efforts
- Strengthening the shelter system
- Shelter operations
- Expanding housing supply and building an effective rehousing system
- Reducing unsheltered homelessness.

Specific steps will be taken by each organization to reach these goals.

Citywide Home Repair Task Force

The Citywide Home Repair Task Force (CHRTF) is a collaborative initiative established in Fall 2023 committed to addressing Detroit’s home repair crisis. By bringing together a diverse group of organizations throughout the City of Detroit, the CHRTF aims to develop more innovative, coordinated, and effective solutions to meet Detroiters’ home repair needs. In its first full year of collaborating, the CHRTF compiled a "Home Repair Census," a collection of home repair outcome data citywide - confirming over \$63.6M of home repair grants and loans were invested in Detroiters' homes in 2024. Over the next 5 years, the CHRTF aims to provide annual Home Repair Census reports, support implementation partners in improving program delivery - driving alignment where appropriate and impactful and collaborate with partners to advocate for additional home repair funding - including emphasis on access to low or no-interest home repair loans and partial grants to lower cost of home repair to residents.

Detroit Housing Commission

The Detroit Housing Commission (DHC) is executing a multi-year strategy to improve public housing by expanding and enhancing affordable units through a range of tools, regulations, and partnerships. Central to this effort is the ongoing optimization of the Comprehensive Portfolio Upgrade Plan (CPUP), with a strong focus on resident experience. The City of Detroit remains an active partner, supporting DHC’s initiatives and collaborating on opportunities to promote and develop affordable housing. Below is a summary of key DHC–City partnerships (not exhaustive):

- **Choice Neighborhood Grants.** DHC in conjunction with the City of Detroit, was awarded a Choice Neighborhood Initiative Planning grant at the Forest Park-Diggs Developments. DHC, the City, and its partners are employing this opportunity to secure a Choice Neighborhood Grant and improve the Forest Park-Diggs Development and its surrounding neighborhood.
- **New Development and Redevelopments.** DHC will continue asset repositioning. This includes the development of new properties and the redevelopment of existing properties. The City has been actively working with the DHC on these initiatives. The DHC has initiated the first phase of the redevelopment of The Villages of Parkside (over 400 units) and the new development at the Gardenview site (up to 200 units). Next steps include the improvement of Sojourner Truth, Sheridan, and the Brewster developments.
 - Gardenview Estates, a 136-acre site, reflects the comprehensive, community-focused approach led by DHC and the City. Once complete, it will include the existing housing

development, new residential units, a completed Boys and Girls Club, Covenant Community Care Center, the under-construction KIPP Detroit Imani Academy, and the planned Trinity Early Childhood Center. This development supports a broader initiative to revitalize the community. The City has contributed by constructing key infrastructure and remains an active partner in the project.

- **Increasing Connectivity.** Both the City and DHC understand that access to the internet is an integral part of functioning effectively within the current society. DHC and the City are part of an initiative with Rocket Community Fund, Digital, Merit, Wayne State University, Microsoft, and other stakeholders to bring free high-speed internet to the City of Detroit. During the month of July 2025, three of DHC's developments (Brewster, Forest Park, and Charles Diggs) will go live with free high-speed internet for the residents for three years. The goal is to continue to increase connectivity across the city and to as many of DHCs residents as possible.
- **Deconcentration of Poverty.** DHC will continue to use its ability to project base vouchers and Small Area Fair Market Rents to deconcentrate poverty. The City supports the development of new projects that can house the DHC voucher (via a competitive process).
- **The Faircloth Amendment.** DHC will identify sources of financing to leverage its ability to increase its housing inventory and the total Annual Contributions Contract (ACC) units by reclaiming units through The Faircloth Amendment

XI. Current Leveraged Resources in NRSAs

NRSAs have access to a range of resources beyond federal grants, including government initiatives, capital improvements, foundation-funded programs, and private investments. This section highlights key non-federal and private sector funding opportunities currently available for leverage within the NRSAs.

Recognizing that federal grants alone are insufficient to meet the housing and community development needs of low- and moderate-income residents, the City of Detroit has adopted a strategic approach; actively pursuing public and private partnerships to amplify the impact of its federal funds. The following initiatives illustrate how the City is leveraging these partnerships to advance its community development goals..

- **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. Before the enactment of tax reform legislation at the end of 2017, there was also a 10 percent non-historic rehabilitation tax credit for pre-1936 buildings. These Federal tax incentives are used to stimulate private investment in the rehabilitation and reuse of historic structures. Michigan State HTC has been restored. Projects that qualify locally as historic rehabs can claim up to 25% of project cost on qualifying expenditures.

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

The Low-Income Housing Tax Credit (LIHTC) 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. The City supports Detroit projects applying for LIHTC with letters of support and provides gap funding that helps projects compete for LIHTC and fully finance the costs of development.

MSHDA has awarded LIHTC funding to several affordable housing projects in Detroit for 2024 and 2025. These developments, ranging from new construction to redevelopment, will deliver deeply affordable units for low- to moderate-income households, including seniors and families. All projects are expected to be completed between 2025 and 2029, leveraging both public and private investments. These projects are located within NRSAs #s 2, 3, and 5.

2024 Projects

- 725 Amsterdam – 40 units | Start: 2024 | Credits: \$1.65M
- Gesu Senior Housing – 36 senior units | Start: 2024 | Credits: \$1.08M
- Villages of Parkside Phase III – 54 units | Start: 2024 | Credits: \$1.57M

2025 Projects

- Preserve on Ash I – 69 units (48 affordable) | Start: 2025 | 9% LIHTC
- Preserve on Ash II & III – 91 units combined | Start: 2025 | 4% LIHTC
- Trumbull – 88 units (72 affordable) | Start: 2025 | 4% LIHTC
- West of 10th – 44 senior units (38 affordable) | Start: 2025 | 4% LIHTC
- Bagley Townhomes & 10th Street Flats – 54 units (44 affordable) | Start: 2025 | 4% LIHTC

- **Choice Neighborhoods Implementation & Planning Grant**

In May 2021, the City of Detroit was awarded a \$30 Choice Neighborhoods Implementation Grant for a Transformation Plan focused on the Historic and North Corktown neighborhoods. In response to increased construction and financing costs, the City applied for and was awarded a supplemental CNI grant of \$5M in 2023. By the close of the 9/30/28 grant term, the City has committed to support American Community Developers, The Community Builders Inc, Tribe Development, and J29:7 to construct more than 600 rental units with affordability for \$0 income - market rate households and 25 for sale units. Four critical community improvements are currently in the design and engineering phase- the Owen Economic Empowerment Center, Streetscape Improvements, the 10th Street Greenway, and Green Stormwater Infrastructure. Since August of 2022, supportive services focused around health, education, and economic self-sufficiency have been delivered to the residents of the grant's target housing site - Clement Kern Gardens by The Community Builders-Community Life. Detroit Employment Solutions Corporation has dedicated career coaching resources to these residents. The United Community Housing Coalition has facilities resident councils that are now active at Clement Kern Gardens and Left Field. JFM Consulting was

onboarded in April 2024 to help the implementation team evaluate the impact of the grant and is actively working with the City and Greater Corktown community on this effort.

In late 2023, the City and Detroit Housing Commission identified HUD's Choice Neighborhoods Planning Grant as an opportunity to develop a comprehensive transformation plan to improve housing conditions for a distressed public housing site. After determining DHC's Diggs Homes and Forest Park Apartments and the surrounding Forest Park and Eastern Market neighborhoods to be a competitive candidate for a Planning Grant, the teams worked together in Q1 and Q2 2024 to prepare a response to HUD's FY 24 NOFO. In September 2024, the DHC and City were awarded a \$500,000 Choice Neighborhoods Planning Grant. Since receipt of the award, more than \$700,000 in additional CDBG, DHC, and philanthropic commitments have been leveraged to resource the team with staffing, a Planning Coordinator Consultant team, and engagement incentives. By September 2026, DHC and the City will submit a Transformation Plan that outlines a strategy for developing mixed-income housing that preserves the affordability and improves the physical conditions at the Forest Park Apartments and Diggs Homes, increases the number of mixed income units in the Eastern Market and Forest Park neighborhoods, implements critical community improvements that help promote economic development and connect target site residents to opportunities and amenities, and outlines a strategy for providing robust supportive services that result in improved health, education, income and employment outcomes for Diggs Homes and Forest Park Apartment residents. Currently drafting RFQ for HIE and Developer to be released July 1.

- **Pathways to Removing Obstacles to Housing grant (PRO Housing)**

The City of Detroit was awarded a \$4.2 million Pathways to Removing Obstacles to Housing grant (PRO Housing) from HUD to advance policies and programs that accelerate the development and preservation of affordable housing. These funds will specifically be used to update the City's zoning code, develop a pre-permitted pattern home program, launch a small project rehabilitation program, and launch a pre-development program to support multifamily housing development in Detroit neighborhoods. The grant supports housing and infrastructure that is more resistant to natural disaster.

- **Community Development Block Grant–Disaster Recovery (CDBG-DR)**

The City of Detroit has received two significant allocations of Community Development Block Grant–Disaster Recovery (CDBG-DR) funds from the U.S. Department of Housing and Urban Development (HUD) to address the impacts of severe flooding events in 2021 and 2023. These funds are pivotal in enhancing the city's housing and infrastructure resilience over the next five years.

In response to the severe storms and flooding of 2021, Detroit was awarded over \$95 million in CDBG-DR funds. The allocation focused on immediate recovery and mitigation efforts:

- Approximately \$60.5 million was designated for housing initiatives, including the Private Sewer Repair Program and Affordable housing.
- Around \$27.4 million was allocated for the rehabilitation of emergency shelters and infrastructure mitigation projects.

Following the severe storms and flooding in August 2023, Detroit received an additional \$346.8 million in CDBG-DR funds. This substantial allocation is aimed at long-term recovery and future disaster mitigation:

- \$75 million is designated for affordable housing initiatives, including public housing repairs, and down payment assistance.
- The majority, \$252.5 million, is allocated to infrastructure projects such as:
 - Public facility rehabilitation, including homeless shelters.
 - Stormwater improvement projects.
 - Alley Sewer repair programs.
 - Traffic signal connectivity and backup systems.
 - Flood mitigation projects in areas like Jefferson Chalmers.

Detroit aims to build a more disaster-resistance infrastructure and housing stock, capable of withstanding future disasters and providing safe, sustainable living conditions for its residents.

- **Strategic Neighborhood Fund**

The Strategic Neighborhood Fund (SNF) is a partnership between the City of Detroit, Invest Detroit, local neighborhood residents, and philanthropic and corporate donors. The City led community-driven neighborhood framework plans, which identified implementation 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. The SNF was started with a \$35 million pledge from a group of seven area banks and major corporations to fund these community-identified improvements in the City’s Strategic Neighborhood Fund areas. Each project began by soliciting input from residents with support and oversight from the City’s Planning and Development Department and the Department of Neighborhoods.

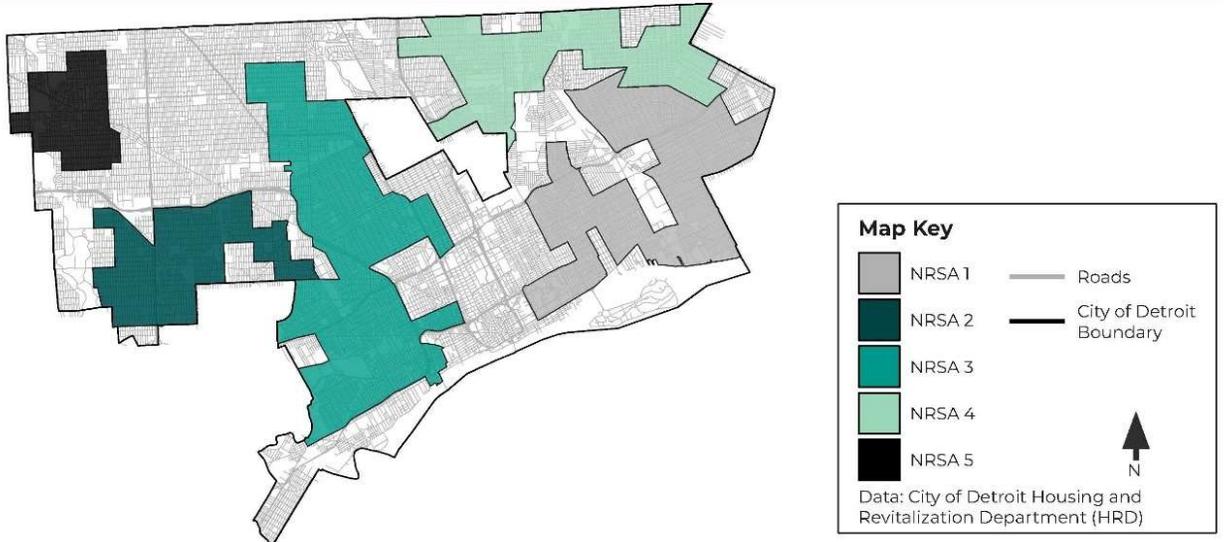
Additionally, \$56M in Philanthropic grants were combined with \$59M in City funds and \$15M in State of Michigan funds for a total of \$130M. This funding commitment will attract an additional \$113M in equity and commercial debt for a total of \$243M in total investments to improving some of Detroit’s most impacted communities. The following ten (10) neighborhoods are part of this program:

- 1) Livernois-McNichols
- 2) Grand River Northwest
- 3) Warrendale/Code-Rouge
- 4) Campau & Banlatown
- 5) Islandview & Greater Villages
- 6) Jefferson Chalmers
- 7) East Warren & Cadieux
- 8) Gratiot/7-Mile
- 9) Russell Woods & Nardin Park
- 10) Southwest Vernor

Appendices

Attachment A: 2025 NRSA Boundary Map

2025 Neighborhood Revitalization Strategy Areas (NRSA)



Attachment B: 2020-2024 NRSA Outputs

**City of Detroit
Neighborhood Revitalization Strategy Area (NRSAs)
FY 2020-20224 CDBG Funding and Outputs**

	Fiscal/ Program Year				
Proposed Goal	2020	2021	2022	2023	2024
Affordable Housing - Housing Units Repaired					
Home Repair Loan Program (HRLP) Provide 0% interest loans valued at up to \$25,000 to 375 Detroit homeowners.	No data collected	<u>All NRSAs</u> \$446,317.00 / 45 units <u>NRSA 1</u> \$74,247.50 / 8 units <u>NRSA 2</u> \$102,379.50 / 10 units <u>NRSA 3</u> \$32,188.50 / 4 units <u>NRSA 4</u> \$137,629.00 / 14 units <u>NRSA 5</u> \$99,872.50 / 9 units	<u>All NRSAs</u> \$271,766.00 / 23 units <u>NRSA 1</u> \$12,500.00 / 1 unit <u>NRSA 2</u> \$77,497.50 / 7 units <u>NRSA 3</u> \$0.00 / 0 units <u>NRSA 4</u> \$99,630.00 / 9 units <u>NRSA 5</u> \$67,138.50 / 6 units	<u>All NRSAs</u> \$344,841.00 / 34 units <u>NRSA 1</u> \$22,499.50 / 3 units <u>NRSA 2</u> \$244,407.50 / 14 units <u>NRSA 3</u> \$12,500 / 1 unit <u>NRSA 4</u> \$117,485.00 / 10 units <u>NRSA 5</u> \$58,949.00 / 6 units	<u>All NRSAs</u> \$223,947.00 / 20 units <u>NRSA 1</u> \$12,500.00 / 1 unit <u>NRSA 2</u> \$72,500.00 / 6 units <u>NRSA 3</u> \$0.00 / 0 units <u>NRSA 4</u> \$70,247.50 / 7 units <u>NRSA 5</u> \$68,699.50 / 6 units
Affordable Housing - Emergency Units Repaired					

Proposed Goal	Fiscal/ Program Year				
	2020	2021	2022	2023	2024
<u>Senior Emergency Home Repair (SEHR)</u> Provide emergency home repair grants to 375 households.	<u>All NRSA's</u> \$754,076/48 units	<u>All NRSA's</u> \$1,315,889 / 86 units	<u>All NRSA's</u> \$1,671,039 / 102 units	<u>All NRSA's</u> \$954,868 / 71 units	<u>All NRSA's</u> \$736,995 / 88 units
	<u>NRSA 1</u> \$ 267,642 /15 units	<u>NRSA 1</u> \$360,690.50 / 20 units	<u>NRSA 1</u> \$655,575.00 / 36 units	<u>NRSA 1</u> \$321,207.00 / 28 units	<u>NRSA 1</u> \$273,383.00 / 32 units
	<u>NRSA 2</u> \$ 115,389 /9 units	<u>NRSA 2</u> \$153,295.00 / 10 units	<u>NRSA 2</u> \$253,821.00 / 17 units	<u>NRSA 2</u> \$215,688.00 / 18 units	<u>NRSA 2</u> units
	<u>NRSA 3</u> \$ 117,812 /8 units	<u>NRSA 3</u> \$252,581.00 / 14 units	<u>NRSA 3</u> \$187,040.00 / 8 units	<u>NRSA 3</u> \$160,572.00 / 13 units	<u>NRSA 3</u> \$93,803.00 / 13 units
	<u>NRSA 4</u> \$ 82,491 /6 units	<u>NRSA 4</u> \$174,651.00 / 11 units	<u>NRSA 4</u> \$117,187.00 / 8 units	<u>NRSA 4</u> \$144,480.00 / 5 units	<u>NRSA 4</u> \$90,179.00 / 8 units
	<u>NRSA 5</u> \$170,742 /10 units	<u>NRSA 5</u> \$374,671.50 / 31 units	<u>NRSA 5</u> \$457,416.00 / 33 units	<u>NRSA 5</u> \$112,921.00 / 7 units	<u>NRSA 5</u> \$42,201.00 / 9 units
					<u>NRSA 5</u> \$237,429.00 / 26 units

Affordable Housing - Lead Free Houses					
<u>Detroit LeadSafe Housing</u> Provide lead abatement grants to 125 households.	<u>All NRSA's</u> \$338,331/6 units	<u>All NRSA's</u> \$465,144/ 37 units	<u>All NRSA's</u> \$872,301.00 / 76 units	<u>All NRSA's</u> \$739,236.50 / 39 units	<u>All NRSA's</u> \$715,982.58 / 42 units
	<u>NRSA 1</u> \$261,430 /2 units	<u>NRSA 1</u> \$290,043 / 27 units	<u>NRSA 1</u> \$709,212.00 / 58 units	<u>NRSA 1</u> \$669,093.50 / 34 units	<u>NRSA 1</u> \$0.00 / 0 units
	<u>NRSA 2</u> \$32,901/1 unit	<u>NRSA 2</u> \$53,975/ 3 units	<u>NRSA 2</u> \$36,580.00 / 4 units	<u>NRSA 2</u> \$13,822.00 / 1 unit	<u>NRSA 2</u> \$0.00 / 0 units
	<u>NRSA 3</u> \$44,000/3 units	<u>NRSA 3</u> \$109,776/ 6 units	<u>NRSA 3</u> \$76,014.00 / 8 units	<u>NRSA 3</u> \$39,720.00 / 3 units	<u>NRSA 3</u> \$0.00 / 0 units

	<u>NRSA 4</u> \$0/ 0 unit <u>NRSA 5</u> \$0 /0 unit	<u>NRSA 4</u> \$11,350/ 1 unit <u>NRSA 5</u> \$0/0 units	<u>NRSA 4</u> \$32,370.00 / 2 units <u>NRSA 5</u> \$18,125.00 / 4 units	<u>NRSA 4</u> \$0.00 / 0 units <u>NRSA 5</u> \$16,601.00 / 1 unit	\$715,982.58 / 42 units <u>NRSA 4</u> \$0.00 / 0 units <u>NRSA 5</u> \$0.00 / 0 units
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	Fiscal/ Program Year				
Proposed Goal	2020	2021	2022	2023	2024
Slum & Blight Removal - Demolitions					
<u>Demolition Program</u> Demolish 100 unsafe structures.	<u>All NRSA's</u> \$241,182/ 8 units <u>NRSA 1</u> \$102,418/3 units <u>NRSA 2</u> \$ 54,086 /2 units <u>NRSA 3</u> \$ 61,816 / 2 units <u>NRSA 4</u> \$0.00 / 0 units <u>NRSA 5</u> \$ 22,862 / 1 unit	<u>All NRSA's</u> \$0.00 / 863 units <u>NRSA 1</u> \$0.00 / 195 units <u>NRSA 2</u> \$0.00 / 254 units <u>NRSA 3</u> \$0.00 / 316 units <u>NRSA 4</u> \$0.00 / 36 units <u>NRSA 5</u> \$0.00 / 62 units	<u>All NRSA's</u> \$65,754 / 1,320 units <u>NRSA 1</u> \$65,754.00 / 320 units <u>NRSA 2</u> \$0.00 / 336 units <u>NRSA 3</u> \$0.00 / 384 units <u>NRSA 4</u> \$0.00 / 47 units <u>NRSA 5</u> \$0.00 / 223 units	<u>All NRSA's</u> \$0.00 / 981 units <u>NRSA 1</u> \$0.00 / 215 units <u>NRSA 2</u> \$0.00 / 229 units <u>NRSA 3</u> \$0.00 / 338 units <u>NRSA 4</u> \$0.00 / 59 units <u>NRSA 5</u> \$0.00 / 140 units	<u>All NRSA's</u> \$0.00 / 1,276 units <u>NRSA 1</u> \$0.00 / 407 units <u>NRSA 2</u> \$0.00 / 401 units <u>NRSA 3</u> \$715,982.58 / 249 units <u>NRSA 4</u> \$0.00 / 78 units <u>NRSA 5</u> \$0.00 / 141 units

	Fiscal/ Program Year				
Proposed Goal	2020	2021	2022	2023	2024
Economic Development – FTE Jobs Created or Retained					
Small Business Loans Create or retain 75 FTE jobs.	N/A	N/A	N/A	N/A	N/A
Economic Development – Number of Businesses or LMI Individuals Assisted					
Small Business Support Provide technical and financial assistance to 500 businesses or LMI individuals.	N/A	N/A	N/A	N/A	N/A
Economic Development – Increase in Soft Skills and Work Experience for LMI Youth					
Grow Detroit’s Young Talent Increase soft skills and work experience for 4,000 LMI youth.	<u>All NRSAs</u> <u>\$1,497,492/4,548</u> NRSA 1: \$103,521/326 NRSA 2: \$365,743/1,087 NRSA 3: \$257,142/792 NRSA 4: \$385,543/1,164 NRSA 5: \$385,543/1,179	<u>All NRSAs</u> <u>\$1,508,882.17/1,630</u> <u>NRSA 1</u> \$261,175.00 / 314 <u>NRSA 2</u> \$349,259.00 / 385 <u>NRSA 3</u> \$247,295.00 / 270 <u>NRSA 4</u> \$172,435.00 / 208 <u>NRSA 5</u> \$380,637.17 / 453	<u>All NRSAs</u> <u>\$1,410,801.17/1,135</u> youth <u>NRSA 1</u> \$244,921.89/208 youth <u>NRSA 2</u> \$345,977.72/303 youth <u>NRSA 3</u> \$191,678.95/149 youth <u>NRSA 4</u> \$176,209.30/155 youth <u>NRSA 5</u> \$367,506.36/320 youth	<u>All NRSAs</u> <u>\$1,382,334.43/1,020</u> <u>NRSA 1</u> \$212,324.75 / 159 <u>NRSA 2</u> \$297,767.11 / 229 <u>NRSA 3</u> \$305,786.92 / 227 <u>NRSA 4</u> \$180,616.06 / 134 <u>NRSA 5</u> \$385,839.59 / 271	<u>All NRSAs</u> <u>\$1,500,000.00/1,156</u> <u>NRSA 1</u> \$243,682.05 / 181 <u>NRSA 2</u> \$213,897.44 / 238 <u>NRSA 3</u> \$325,731.96 / 227 <u>NRSA 4</u> \$275,778.79 / 188 <u>NRSA 5</u> \$341,909.76 / 322

Attachment C: NRSA Demographic and Primarily Residential Criteria

Demographic Criteria: Per HUD Notice CPD-16-16, The Proposed Areas Must Be Documented As Primarily Residential And Contain A Percentage Of Low- And Moderate-Income Residents That Is Equal To A Community's "Highest Quartile Percentage" (As Computed By HUD Pursuant To 24 CFR 570.208(A)(1)(ii)) Or 70 Percent, Whichever Is Less, But, In Any Event, Not Less Than 51 Percent.

2025 NRSA Summary of Low-to-Moderate Income (LMI) Population and Areas for all Five Areas

2025 NRSA Summary of Low Moderate Income (LMI) Population and Area					
Name	Number of Census Tracts	LMI Population	Total Population	Percent LMI	Area (square miles)
NRSA 1	41	73,600	104,295	70.57%	17.6
NRSA 2	25	58,340	82,785	70.47%	12.7
NRSA 3	61	112,200	156,220	71.82%	23.1
NRSA 4	22	46,090	65,790	70.06%	10
NRSA 5	10	21,645	30,685	70.54%	5.5
Total	159	311,875	439,775	70.92%	68.9

Primarily Residential: The CPD Notice states that the proposed area must be documented as *primarily residential* but does not define a standard percentage. HRD used the HUD Guide to National Objectives & Eligible Activities for Entitlement Communities, Appendix E, page -11 through 3-13 (particularly the "Tips" on page 3-12) to guide on what is *primarily residential*.

2025 NRSA Residential Percentage Summary Table (all NRSA)

2025 NRSA Residential Percentage (219,562 total parcels)			
Property Class	Property Class Description	Count of Parcels	Percent of Total Parcels within NRSA
401	RESIDENTIAL-IMPROVED	126,392	58%
402	RESIDENTIAL-VACANT	71,651	33%
202	COMMERCIAL-VACANT	8,389	4%
201	COMMERCIAL-IMPROVED	8,118	4%
407	RESIDENTIAL CONDOMINIUMS	2,230	1%
302	INDUSTRIAL-VACANT	1,344	1%
301	INDUSTRIAL-IMPROVED	1,173	1%
207	COMMERCIAL CONDOMINIUMS	182	0%
Other	Other	83	0%

2025 NRSA Residential Percentage Summary Table (NRSA 1)

2025 NRSA 1 Residenital Percentage			
Property Class	Property Class Description	Count of Parcels	Percent of Total Parcels within NRSA
401	RESIDENTIAL-IMPROVED	26,893	47%
402	RESIDENTIAL-VACANT	24,633	43%
202	COMMERCIAL-VACANT	2,316	4%
201	COMMERCIAL-IMPROVED	1,879	3%
407	RESIDENTIAL CONDOMINIUMS	1,143	2%
302	INDUSTRIAL-VACANT	292	1%
301	INDUSTRIAL-IMPROVED	230	0%
207	COMMERCIAL CONDOMINIUMS	77	0%
Other	Other	1	0%
Total		57,464	

2025 NRSA Residential Percentage Summary Table (NRSA 2)

2025 NRSA 2 Residenital Percentage			
Property Class	Property Class Description	Count of Parcels	Percent of Total Parcels within NRSA
401	RESIDENTIAL-IMPROVED	26,415	65%
402	RESIDENTIAL-VACANT	10,859	27%
202	COMMERCIAL-VACANT	1,360	3%
201	COMMERCIAL-IMPROVED	1,382	3%
407	RESIDENTIAL CONDOMINIUMS	152	0%
302	INDUSTRIAL-VACANT	200	0%
301	INDUSTRIAL-IMPROVED	322	1%
207	COMMERCIAL CONDOMINIUMS	26	0%
Other	Other	5	0%
Total		40,721	

2025 NRSA Residential Percentage Summary Table (NRSA 3)

2025 NRSA 3 Residenital Percentage			
Property Class	Property Class Description	Count of Parcels	Percent of Total Parcels within NRSA
401	RESIDENTIAL-IMPROVED	40,359	56%
402	RESIDENTIAL-VACANT	24,415	34%
202	COMMERCIAL-VACANT	3,251	4%
201	COMMERCIAL-IMPROVED	2,888	4%
407	RESIDENTIAL CONDOMINIUMS	482	1%
302	INDUSTRIAL-VACANT	765	1%
301	INDUSTRIAL-IMPROVED	353	0%
207	COMMERCIAL CONDOMINIUMS	27	0%
Other	Other	27	0%
Total		72,567	

2025 NRSA Residential Percentage Summary Table (NRSA 4)

2025 NRSA 4 Residenital Percentage			
Property Class	Property Class Description	Count of Parcels	Percent of Total Parcels within NRSA
401	RESIDENTIAL-IMPROVED	21,859	70%
402	RESIDENTIAL-VACANT	7,057	22%
202	COMMERCIAL-VACANT	945	3%
201	COMMERCIAL-IMPROVED	1,182	4%
407	RESIDENTIAL CONDOMINIUMS	72	0%
302	INDUSTRIAL-VACANT	70	0%
301	INDUSTRIAL-IMPROVED	206	1%
207	COMMERCIAL CONDOMINIUMS	13	0%
Other	Other	14	0%
Total		31,408	

2025 NRSA Residential Percentage Summary Table (NRSA 5)

2025 NRSA 5 Residential Percentage			
Property Class	Property Class Description	Count of Parcels	Percent of Total Parcels within NRSA
401	RESIDENTIAL-IMPROVED	9,499	62%
402	RESIDENTIAL-VACANT	4,898	32%
202	COMMERCIAL-VACANT	396	3%
201	COMMERCIAL-IMPROVED	487	3%
407	RESIDENTIAL CONDOMINIUMS	73	0%
302	INDUSTRIAL-VACANT	9	0%
301	INDUSTRIAL-IMPROVED	30	0%
207	COMMERCIAL CONDOMINIUMS	10	0%
Total		15,402	

Attachment D: Community Survey Data Questions

A. Neighborhood Revitalization Areas (NRSAs)

The City of Detroit plans to renew its FY 2020-2024 HUD designated Neighborhood Revitalization Strategic Areas (NRSAs) to better leverage private investment and CDBG funding to increase community benefits such as:

More flexibility in using CDBG funds for job creation and retention

Expanding housing assistance to a broader range of income groups, with at least 51% of units benefiting low- and moderate-income people

Supporting community development and neighborhood revitalization

Greater flexibility by removing the 15% cap in providing public services in the NRSAs

The NRSA strategy has led to improvements in the designated areas (see the City of Detroit NRSA web page for more details). To renew the NRSAs, the City of Detroit must submit a revised application to HUD as part of the FY 2025-2029 Consolidated Plan.

To help identify the NRSA needs and shape the NRSA priorities, please complete the survey questions below.

Please write below what neighborhood(s) you currently serve and your agency address.

What new or planned projects in your community focusing on housing, public services, and commercial development would you support? Please share them in the box below.

Please state below what you see as the two GREATEST NEEDS in your service area in each of the following categories:

Affordable housing (rental, homeownership, home repair, senior, persons with disabilities, property tax assistance, etc.):

Economic development (business startup and expansion, facade improvements, job creation and retention):

Public services (childcare, community health, senior services, youth services, housing counseling, education, legal services, etc.):

Neighborhood revitalization (slum and blight reduction, education, code enforcement, non- profit support, improved public facilities, etc.):

Homeless prevention (Shelters, transitional housing, group homes, rental assistance programs, etc.)

How could the city improve its housing and community development services to you and your neighborhood? **Thank you for your responses so far. Please answer the following questions about yourself:**

How would you describe yourself? ***Please select all that apply.***

- | | | |
|---|---|---|
| <input type="checkbox"/> Caucasian or White | <input type="checkbox"/> Black or African American | <input type="checkbox"/> Asian American |
| <input type="checkbox"/> American Indian or Alaskan Native American | <input type="checkbox"/> Hawaiian or Other Pacific Islander | <input type="checkbox"/> Multi-racial |
| <input type="checkbox"/> Other (Please specify) _____ | <input type="checkbox"/> Prefer not to answer | |

Are you of Hispanic, Latino, or of Spanish origin? *(Please circle your answer.)* **Yes / No / Prefer not to answer**

Do you or anyone in your household have a disability? *(Please circle your answer.)* **Yes / No / Prefer not to answer**

How many people live in your household (including yourself)? *(Please select only one response.)*

- | | | | |
|-------------------------|-------------------------|-------------------------|------------------------------|
| <input type="radio"/> 1 | <input type="radio"/> 2 | <input type="radio"/> 3 | <input type="radio"/> 4 |
| <input type="radio"/> 5 | <input type="radio"/> 6 | <input type="radio"/> 7 | <input type="radio"/> Over 7 |

How many people in your household are under the age of 18 years old? ____

What is your current housing status? Check one.

- Renter
- Homeowner
- Live with family
- Other (please specify)

Attachment E - List of Entities Responding to NRSA Survey Questions

The organizations/entities listed in the table below responded to the NRSA questions in the community participation survey.

Name of Agency/Organization	Organization Type
Black Caucus Foundation of Michigan	Community Advocacy Organization
Brilliant Detroit	Community Development Organization
Building Better Men	Youth Mentorship Organization
Central Detroit Christian CDC	Community Development Corporation
City of Detroit Civil Rights, Inclusion and Opportunity Dept.	Government Agency
Community Development Advocates of Detroit (CDAD)	Nonprofit Membership Association
Community Health and Social Services (CHASS)	Community Health Center
Covenant Community Care	Faith-Based Health Organization
Detroit Area Agency on Aging	Aging Services Agency
Detroit Employment Solutions Corporation	Workforce Development Agency
Detroit Hispanic Development Corporation	Community Advocacy Organization
Detroit Housing Commission	Public Housing Agency
Detroit Public Schools Community District	Public School System
Detroit Rescue Mission Ministries	Faith-Based Social Service Organization
Eastside Community Network	Community Development Organization
Focus: HOPE	Community Service Organization
Gleaners Community Food Bank	Food Security Organization
HOPE Village Revitalization	Community Development Organization
Matrix Human Services	Comprehensive Human Services Agency
Neighborhood Legal Services Michigan	Legal Aid Organization
Presbyterian Villages of Michigan	Senior Housing and Services
Southwest Counseling Solutions	Mental Health Services Agency
Southwest Economic Solutions	Economic Development and Housing
Wayne Metropolitan Community Action Agency	Community Action Agency
Wayne State University	Higher Education Institution

Attachment F –Comments from Community Participation on NRSAs

Community Comments on Neighborhood Revitalization Strategy Areas (NRSAs)

1. **Alignment with Broader Housing Goals:** Residents suggested that housing rehabilitation programs should be better aligned with neighborhood strategy areas and mixed-income housing goals. They emphasized the need for more flexibility in eligibility criteria to serve a wider range of residents.
2. **Limited Awareness and Information:** Multiple participants noted a lack of public awareness about NRSA boundaries and eligibility. Some residents had difficulty finding clear information online or understanding if their neighborhood qualified for support. There were also questions about whether HUD-funded programs apply only to designated areas or across the entire city.
3. **Program Eligibility Concerns:** There were concerns that some homeowners, especially those slightly above income thresholds, were being left out of key programs. Suggestions included adjusting income requirements and simplifying criteria such as insurance and tax documentation to make it easier for more residents to participate.
4. **Resource Access and Application Issues:** Residents highlighted that many home repair or improvement programs linked to NRSAs run out of funds quickly, with no clear process for waitlisting or future consideration. Some mentioned that they were unsure which neighborhoods were eligible for funding, particularly those looking to invest in housing or start small development projects.
5. **Broader Investment and Participation:** Participants expressed a desire for programs that support a broader range of residents, not just those in extreme need. There was also a call for more transparency in which programs are tied to NRSA areas and how residents can access them.

Overall, residents called for simpler, more widely available resources and better communication to ensure that revitalization programs can benefit a broader range of community members.

Additional Community Feedback on NRSAs from Survey Results

The Detroit 2025-2029 Consolidated Plan community survey results provided further insight into perceptions and needs across NRSA neighborhoods. While many responses related to broader citywide priorities, data gathered from addresses and ZIP codes submitted by respondents were used to assess sentiments and needs within NRSA boundaries.

Key findings on NRSA survey consultation include:

- **Community Priorities:** Affordable housing and infrastructure (especially water/sewer systems and sidewalk improvements) were consistently rated as top needs. Respondents in NRSA areas also emphasized code enforcement, cleanup of vacant lots, and improved lighting and street safety.
- **Support for Targeted Investment:** Survey participants across NRSA areas showed strong interest in continued or expanded investment in home repair, affordable rental housing, and business development initiatives.
- **Barriers Identified:** High-ranking challenges included neighborhood and housing conditions, lack of resources for small businesses, and the need for additional support for community organizations. Several residents noted frustration with the slow pace of visible improvements in NRSA-proposed areas.
- **Address-Specific Input:** Nearly 250 residents provided their home or business addresses, which allowed analysis of feedback by NRSA geography. Common themes within those entries aligned with broader citywide concerns but highlighted the urgency in high-need NRSA locations.

This expanded data affirms earlier comments from meetings and hearing summaries and provides quantitative confirmation for continuing concentrated revitalization efforts in NRSA areas.

Attachment G: NRSA Monitoring Checklist

Guide for Review of a HUD-Approved Neighborhood Revitalization Strategy Area (NRSA)			
Name of Grantee:			
Staff Consulted:			
Name of NRSA:		Date of HUD Approval:	
Five Year Period of Time Covered by Approved NRSA Strategy:			
Name(s) of Reviewer(s)		Date	

NOTE: All questions that address requirements contain the citation for the source of the requirement (statute, regulation, NOFA, grant agreement.). If the requirement is not met, HUD must make a finding of noncompliance. All other questions (questions that do not contain the citation for the requirement) do not address requirements but are included to assist the reviewer in understanding the participant's program more fully and/or to identify issues that, if not properly addressed, could result in deficient performance. Negative conclusions to these questions may result in a "concern" being raised, but not a "finding."

Instructions: This Exhibit is to be used in conjunction with the eligibility and national objective Exhibits for activities undertaken in the NRSA. One Exhibit is to be completed for each NRSA monitored.

Questions:

1.

a. Has the grantee received from HUD separate written approval for each NRSA, either as part of, or separately from, the Consolidated Plan approval process?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No	N/A
Describe Basis for Conclusion:			

b. What is the approved start date of the NRSA? Are NRSA activities being undertaken within the operational term of the NRSA (maximum five (5) year operational period)?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	

c. Are the NRSA boundaries contiguous with or within other pre-approved place-based planning areas as stated in CPD Notice 16-16?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	

2.

a. Has the grantee continued to identify and involve stakeholders? Are stakeholders made aware of the NRSA's progress, planned activities and new investments that may be taking place in the neighborhood or its periphery?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	
b. Do the stakeholders identified as involved include: <ul style="list-style-type: none"> • Affected residents of the proposed NRSA? • Affected public and assisted housing residents? • Owners and operators of businesses? • Financial institutions? • Community-based development organizations (CBDOs)? 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A

<ul style="list-style-type: none"> • Nonprofit organizations? • Community groups in or that serve the neighborhood? 	
Describe Basis for Conclusion:	
c. Have public hearings been held at least annually regarding the NRSA?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	

3.

a. Is the grantee accurately identifying in IDIS activities that are being carried out in an NRSA? [24 CFR 570.507(d)]	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	

b. Is the grantee developing housing based upon its approved NRSA strategy? Review the originally proposed goals and activities identified for housing against the accomplishments reported in the PR84 Report, IDIS accomplishment detail screens, and in the CAPER(s).	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	

<p>c. Is the grantee creating/retaining jobs based upon its approved NRSA strategy? Review the originally proposed goals and activities identified for economic opportunities against the accomplishments reported in the PR84 Report, IDIS accomplishment detail screens, and in the CAPER(s).</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
<p>Describe Basis for Conclusion:</p>	

<p>d. Is the grantee providing employment opportunities to the targeted population(s) it identified within the NRSAs?</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
<p>Describe Basis for Conclusion:</p>	

<p>e. Is the grantee providing the supportive services it identified for the NRSA?</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
<p>Describe Basis for Conclusion:</p>	

<p>f. Has the grantee ensured that its CDBG funds are spent in the NRSA in coordination with other public and private resources?</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
<p>Describe Basis for Conclusion:</p>	

4.

Note and describe below which of the following incentives the grantee has taken advantage of in implementing its Strategy:

- Job creation/retention as a low- and moderate-income area benefit?
- Aggregation of housing units?
- Aggregate public benefit standard exemption?
- Public service cap exemption by CBDOs?

Describe Basis for Conclusion:

5.

<p>Is the grantee accurately reporting the incentives it is using in IDIS and in the PR26 Report? [24 CFR 570.507(d)]</p>	<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Yes	No	N/A					

Describe Basis for Conclusion:

6.

<p>a. Has the grantee documented leveraged resources received and used to support the NRSA, in addition to HUD grant funds?</p>	<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Yes	No	N/A					
<p>Describe Basis for Conclusion:</p>							

<p>b. Are the leveraged resources documented as cash and/or in-kind resources in the CAPER and in IDIS?</p>	<table border="1"> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Yes</td> <td>No</td> <td>N/A</td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Yes	No	N/A					
<p>Describe Basis for Conclusion:</p>							

7.

Is the grantee annually reporting its progress in achieving the benchmarks at the end of each program year in the CAPER? [24 CFR 570.507]	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	

8.

a. Is there any evidence that the grantee's progress in implementing its NRSA is substantially lagging behind expected projections?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	

b. If HUD has suspended approval of this NRSA, is there any evidence that the grantee has continued to take advantage of the regulatory incentives during the period of suspension? If so, provide the regulatory incentive that the grantee is still taking advantage of and state whether the grantee is, therefore, violating a program requirement. Refer to CPD Notice 16-16 for the regulatory citations for all of the incentives and cite the appropriate regulation as a basis for any finding. Do not cite CPD Notice 16-16 as a basis for any finding.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	

9.

If the Strategy has been amended, has the grantee met the criteria for the amendments?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Yes No N/A
Describe Basis for Conclusion:	

10.

Is the grantee implementing its Strategy as approved by HUD and in accordance with civil rights-related program requirements?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
---	--

	Yes	No	N/A
Describe Basis for Conclusion:			