

**CITY OF DETROIT  
OFFICE OF DEVELOPMENT AND GRANTS**

**MARY SHEFFIELD, MAYOR**

**SUMMARY AND NOTICE OF THE DRAFT 2026-27 ANNUAL ACTION PLAN**

**Coleman A. Young Municipal Center (CAYMC)  
Office of Development and Grants (ODG)  
2 Woodward Avenue, Suite 1026  
Detroit, MI 48226**

**INFORMATION AND PUBLIC REVIEW**

This notice provides a summary of the 2025-2029 Draft Consolidated Plan, the 2026-27 Annual Action Plan. The Draft Consolidated/Annual Action Plan and funding recommendations will be available for public review beginning June 10, 2026 to July 10, 2026 online at: <http://www.detroitmi.gov/hrd> Click on HUD Consolidated Plan, Action Plans & CAPERS. During this time, citizens may obtain information, view and submit comments regarding the Draft 2026-27 Action Plan. Citizens may also submit comments by letter (at the address shown below) or by e-mail at [ConPlanComments@detroitmi.gov](mailto:ConPlanComments@detroitmi.gov) on or by July 10, 2026. For further information, please contact:

**W. T. Duncan  
Office of Development & Grants  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226  
Telephone: (313) 224-0315**

**BACKGROUND**

The 2025-2029 HUD Consolidated Plan is a five-year Strategic Plan with annual Action Plan updates. The Strategic Plan describes the needs, conditions, goals, objectives, priorities, strategies, resources and programs related to community development, affordable housing, the homeless, and persons with special needs, including persons living with HIV/AIDS. The City's Fiscal Year (FY) 2026-27 program year marks the 2nd year of the Annual Action Plan for the 2025-2029 Consolidated Plan.

The Draft FY 2026-27 Annual Action Plan is the City of Detroit's annual funding application for the following HUD funded programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities For Persons With AIDS (HOPWA)

## **SUMMARY OF THE 2025-2029 HUD CONSOLIDATED PLAN AND 2026-27 DRAFT ACTION PLAN CONTENTS**

The HUD Consolidated Plan contains the following major sections with discussions in the following:

- Executive Summary
- The Process
- Needs Assessment
- Market Analysis
- Strategic Plan
- Annual Action Plan
- Certifications

### **EXECUTIVE SUMMARY**

The Executive Summary includes a summary of objectives, outcomes, and major sections identified in the plan.

### **THE PROCESS**

The Process section summarizes responsible agencies, consultation process and citizen participation.

### **NEEDS ASSESSMENT**

The Needs Assessment section discusses housing needs (i.e. low and moderate income housing problems and public housing needs). This section will also include homeless, non-homeless special needs assessments, and non-housing community development needs.

### **MARKET ANALYSIS**

The Market Analysis section includes the following discussions:

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

### **STRATEGIC PLAN**

The Strategic Plan includes the following discussions:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing Accessibility and Involvement
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

## ANNUAL ACTION PLAN

The Annual Action Plan includes the following discussions:

- Expected Resources
- Annual Goals and Objectives
- Projects
- Geographic Distribution
- Affordable Housing
- Public Housing
- Homeless & Other Special Needs
- HOPWA Goals
- Barriers to Affordable Housing
- Other Actions
- Program Specific Requirement

## FEDERAL RESOURCES

City of Detroit Action Plan revenues for the City's Fiscal Years 2025-26 and 2026-27 are shown below:

| <b>Program</b>      | <b>2025-26 Revenue</b> | <b>2026-27 Revenue</b> |
|---------------------|------------------------|------------------------|
| CDBG Entitlement    | \$32,283,682           | \$32,405,832           |
| CDBG Program Income | \$0                    | \$0                    |
| CDBG Subtotal       | \$32,283,682           | \$32,405,832           |
| HOME                | \$5,984,902.09         | \$5,926,634.25         |
| HOME Program Income | \$4,200,000            | \$3,900,000            |
| ESG                 | \$2,879,131            | \$2,837,395            |
| HOPWA               | \$3,542,718            | \$3,740,817            |
| <b>Grand Total</b>  | <b>\$48,890,433.09</b> | <b>\$48,810,678.25</b> |

**2026-27 DRAFT ACTION PLAN FUNDING RECOMMENDATIONS**

Listed below are the Mayor’s FY 2026-27 funding recommendations by program categories for CDBG, ESG, HOME, and HOPWA grants.

| <b>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</b>                                                            |       |                                     | <b>HOME INVESTMENT PARTNERSHIP</b> |       |                                     |
|------------------------------------------------------------------------------------------------------------|-------|-------------------------------------|------------------------------------|-------|-------------------------------------|
| <b>Activity Category</b>                                                                                   |       | <b>FY 2026-27 Draft Allocations</b> | <b>Activity Category</b>           |       | <b>FY 2026-27 Draft Allocations</b> |
| <b>ADMIN AND PLANNING (ADPLN)</b>                                                                          | ADPLN | \$6,481,166                         | <b>ADMIN AND PLANNING (ADPLN)</b>  | ADPLN | \$592,663                           |
| <b>DEMOLITION (DEMO)</b>                                                                                   | DEMO  | \$0                                 | HOME Projects                      |       | \$5,333,971.25                      |
| <b>HOMELESS PUBLIC SERVICE (HPS)</b>                                                                       | HPS   | \$2,395,517                         | <i>Estimated Program Income</i>    | PI    | \$3,900,000                         |
| <b>HOME REPAIR (HR) incl HOUSING COUNSELING SERVICES &amp; LEAD</b>                                        | HR    | \$9,316,637                         |                                    |       |                                     |
| <b>HOUSING DEVELOPMENT incl MULTI-FAMILY PRE-DEVELOPMENT AFFORDABLE HOUSING &amp; CHOICE NEIGHBORHOODS</b> | DVLPT | \$9,666,153                         |                                    |       |                                     |
| <b>PUBLIC FACILITY REHAB (PFR)</b>                                                                         | PFR   | \$581,000                           |                                    |       |                                     |
| <b>PUBLIC SERVICE (PS) incl SUMMER JOBS</b>                                                                | PS    | \$3,965,359                         |                                    |       |                                     |
| <b>PARK IMPROVEMENTS</b>                                                                                   | PRKS  | \$0                                 |                                    |       |                                     |
| <b>SECTION 108 LOANS (REPAY)</b>                                                                           | REPAY | \$0                                 |                                    |       |                                     |
| <b>TOTAL CDBG</b>                                                                                          |       | <b>\$32,405,832</b>                 | <b>TOTAL HOME</b>                  |       | <b>\$9,826,634.25</b>               |

| EMERGENCY SOLUTIONS GRANTS (ESG)  |       |                           | HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) |       |                           |
|-----------------------------------|-------|---------------------------|-----------------------------------------------------|-------|---------------------------|
| Activity Category                 |       | 2026-27 Draft Allocations | Activity Category                                   |       | 2026-27 Draft Allocations |
| <b>ADMIN AND PLANNING (ADPLN)</b> | ADPLN | \$212,804                 | <b>ADMIN AND PLANNING (ADPLN)</b>                   | ADPLN | \$112,224                 |
| ESG Projects                      |       | \$2,624,591               | HOPWA Projects                                      |       | \$3,628,593               |
| <b>TOTAL ESG</b>                  |       | <b>\$2,837,395</b>        | <b>TOTAL HOPWA</b>                                  |       | <b>\$3,740,817</b>        |
|                                   |       |                           |                                                     |       |                           |
|                                   |       |                           |                                                     |       |                           |

**Important Note: These Recommendations Are Subject To The Approval Of The Detroit City Council And The U.S. Department Of Housing And Urban Development (HUD). City Council May Change The Amounts, Add Projects And Activities, Or Delete Projects And Activities. In Addition, HUD May Set Conditions on the Use of These Funds.**

**NOTICE OF NON-DISCRIMINATION:** The City of Detroit does not discriminate on the basis of race, color, creed, national origin, age, handicap, sex or sexual orientation. Discrimination complaints may be filed with the City of Detroit, Civil Rights, Inclusion & Opportunity Department 2 Woodward Suite 1240 Coleman A. Young Municipal Center, Detroit, Michigan 48226

