



CITY OF DETROIT FY 2021-2022 ANNUAL ACTION PLAN (DRAFT)

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

Mayor, Mike Duggan

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Executive Summary

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

1. Introduction

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

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

The City’s FY 2021–2022 (second year) Annual Action Plan includes the strategies, goals, and objectives established in the FY 2020–2024 Consolidated Plan and is the annual funding application for the CDBG, HOME, ESG, and HOPWA programs. In addition to the Con Plan, HUD requires that cities and states receiving federal block grants take actions to “affirmatively further fair housing choice.”

For FY 2021–2022, the allocation of available funding for the Annual Action is as follows:

- Community Development Block Grant (CDBG) - \$35,529,518
- HOME Investment Partnership (HOME) - \$7,334,820

- Emergency Solutions Grant (ESG) - \$3,009,437
- Housing Opportunities for Persons with HIV/AIDS (HOPWA) - \$3,053,453

The City also has program income from activities facilitated under prior Neighborhood Stabilization Program (NSP) stimulus grants (NSP1, and NSP3). The NSP allocations were expended but the City has the following amounts of program income on hand as of August 1, 2020:

- NSP1 - \$ 223,344
- NSP3 - \$ 134,619

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

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

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

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

Overview:

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

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

1. **Decent and Affordable Housing** - Activities designed to cover the wide range of housing eligible under CDBG and HOME programs.
2. **Suitable Living Environment** - Activities designed to benefit communities, families, or individuals by addressing issues in their environment.

3. **Expanded Economic Opportunities** - This objective applies to economic development, commercial revitalization, and/or job creation/retention activities.

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

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

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

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

3. Evaluation of past performance

As a recipient of CDBG, HOME, ESG, and HOPWA program funds, the City is required to submit a Consolidated Annual Performance and Evaluation Performance Report (CAPER) at the end of each program year. The CAPER summarizes the program year accomplishments and the progress towards the Consolidated Plan goals. As noted in the 2018-2019 CAPER, based on the priorities established, the City continues to place emphasis on decent, safe, and affordable housing; elimination of homelessness; public services; fair housing activities; improvement of neighborhood conditions; and economic development.

The City extended its affordability period with HOME developers to preserve City-assisted affordable housing projects and allow existing residents to remain in the City while attracting new residents by negotiating partial loan payoffs and modifications. The City continued to implement its major housing rehabilitation programs throughout the city using a loan program and grants to stabilize neighborhoods. Since federal funding cannot sustain the great need for city residents, the city has added its general funding to support the single-family rehabilitation housing program primarily for seniors and the disabled.

Throughout the year, several new initiatives such as the auction of publicly owned houses, sale of vacant lots, aggressive code enforcement and an expansive demolition effort helped stabilize neighborhoods.

For FY 2019-2020 as reported in the CAPER, the City of Detroit's performance was evaluated by staff who noted the following accomplishments and challenges:

- In 2019, activities implemented with CDBG, HOME, ESG and HOPWA funds benefited a total of 87,467 individuals.
- The City of Detroit stayed within the statutory CDBG expenditure limitations for planning and administration at 16.67 percent and public services at 10.18 percent.
- Over 70 percent (83.86%) of the City of Detroit's CDBG funds were expended on activities that benefited low and moderate-income residents (Primary Objective).
- Due to the pandemic, the City was able to rehab 286 housing units over the last year including 68 rental housing and 227 owner-occupied single-family houses.
- Continued to address lead poisoning issues in housing rehabilitation by abating lead in these units. The City launched its \$9.7M grant from the HUD Office of Lead Hazard Control and Healthy Homes (OLHCHH) in the 48209 zip code that will serve 455 households over five years, and continues to use CDBG funding to leverage HUD OLHCHH Lead Funding to serve another 280 households over three years through its City-Wide program.
- To reduce the number of homeless citizens, the City assisted 307 households with public services and financial assistance to homeowners.
- There were 17 buildings demolished
- Under the Grow Detroit's Young Talent (GDYT), Detroit Employment Solutions Corporation (DESC) leveraged over \$3 million and provided over 1,500 youth job placement and training services. The City has invested \$4.5 million on the Summer Youth Jobs training program in partnership with private businesses and nonprofit organizations.
- Through July 2020, the City expended all of the CDBG Disaster Recovery funding, which was used to complete several infrastructure improvement projects, which included, but was not limited to greenway and storm water management studies,, solar projects, support for single family housing strategy, park renovations, purchase of easements resulting in 13,510 persons served.
- Under CDBG, 5,303 persons received non-homeless public services that was 22.7 percent of the goal.
- 2,756 persons received assistance with public services to prevent and reduce homelessness.
- The Emergency Solutions Grant (ESG) provided 3,832 homeless families and individuals with shelter and meals.
- ESG provided a wide variety of services to the homeless population, including housing placement, clothing and food distribution, health care, case management, legal assistance, recreation, counseling, social service advocacy, education and job training and placement and homeless prevention.
- HOPWA grant funds assisted 250 households with rental assistance or long-term housing, which exceeded the City's goal (122.6 percent).

- HOPWA provided 36 households with housing subsidies.
- HOPWA provided a wide range of additional support services to 500 individuals, including housing placement, short-term emergency assistance, transportation, case management, life skills classes, health advocacy, clothing, and light housekeeping.
- Earlier this year, programs were temporarily suspended due to the Coronavirus pandemic. The City of Detroit received over \$30 million in Coronavirus Aid, Relief and Economic Securities (CARES) Act to provide assistance to citizens. Due to the pandemic, the City did not meet the CDBG timeliness expenditure, reflecting more than 1.5 times the annual allocation on hand as of May 1, 2020.

4. Summary of citizen participation process and consultation process

During the development of the HUD Consolidated Plan and/or the Annual Action Plan, at least two public hearings must be held. Public hearings are held prior to the development of the plan and after the plan drafted up to the final approval by the City council to maximize public input. The COVID-19 pandemic affected the City's ability to perform public meetings and focus groups; however, the City adapted and amended its citizen participation plan to include virtual meetings. There were two (2) virtual workshops were held the CDBG/NOF proposals. There were also two (2) virtual public hearings for the Annual Action Plan.

The City's Housing and Revitalization Department ("HRD") consulted with over 44 organizations, including City Departments and other governmental entities through interviews, email, web research, and an online questionnaire in developing the needs, priorities, and goals for the Con Plan.

5. Summary of public comments

Residents and other stakeholder comments were focused on the following:

Programs and their impact: Several stakeholders sought information on the HRD Home Repair Program and the application process. Questions included funding availability for senior populations and if the consolidated plan will include funding for this type of home repair.

Vacant Properties: Community interest around vacant lots, homes and property were high. This included inquires on how to purchases them, how to request they be demolished, how the city plans to utilize vacant lots, who can purchase them and if they could be used for activities such as urban farming.

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

Funding: Related to CDBG/NOF Funds, questions were received and answered about the application processes for funding, deadlines, and what funding included.

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

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

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

All comments or views were accepted.

7. Summary

The strategy for community success must begin at the community level, using that as a catalyst for the entire City's recovery. Citizens within the City of Detroit have many needs as expressed through the comments presented and data regarding the number of vulnerable populations. Through the funds afforded the City through the Consolidated Plan, our goal is to serve the citizens of Detroit through their communities and prepare a way out of poverty whenever possible. Based on citizen comment summaries in section 5, attendees were very interested in CDBG program guidelines, wanted more coordination among the City's federal programming and were deeply concerned about the health of their communities. Attendees had questions regarding the proposed allocation of federal grant dollars and how these funds could make a difference in their neighborhoods.

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



NRSA Accomplishments from 2015-2019

Improved Housing	Neighborhood Stabilization	Small Business Support	Job Creation	Public Services
<ul style="list-style-type: none"> Total number of houses repaired under the 0% Loan Program were 515 owner occupied units. Of that, 335 units were completed in NRSA's. 139 residents received Senior Emergency Repair program grants - \$3MM in CDBG funds 128 people were served with the Lead Abatement program - over \$2MM in CDBG funds 	<ul style="list-style-type: none"> 9,223 residential demolitions were completed in NRSA's 344 commercial demolitions were completed in NRSA's 	<ul style="list-style-type: none"> 263 businesses were assisted that were located within the NRSA's 321 property owners addressed exterior violations 50 businesses received technical assistance to help advance business ideas 	<ul style="list-style-type: none"> Over 15,000 Detroit youth received employment preparation City Wide 281 adults were placed in permanent jobs and over \$1MM in CDBG funds spent to support job placement 	<ul style="list-style-type: none"> Home repair loan applicants who were denied received CWF services such as financial counseling & credit repair 4,027 youth received summer jobs and over \$5MM in CDBG funds spent

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The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

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

Annual Action Plan Public Contact Information

City of Detroit, Housing and Revitalization Department
 Coleman A. Young Municipal Center
 2 Woodward Avenue, Suite 908
 Detroit, MI 48226
 313 224-6380 TTY: 711

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

1. Introduction

A critical part of the development of the 2020-2024 HUD Consolidated Plan and the 2021-22 Annual Action Plan involved consultations with housing providers, non-profit organizations, social service providers, and other key stakeholders that serve the communities impacted by the funding received from HUD. In the development of the Plan, the City of Detroit conducted an extensive outreach process, using community surveys and meetings to solicit input from critical stakeholders within the City and the region to assist in identifying housing and community development needs, and in developing priorities, goals, and strategies for the allocation of federal funding over the next five fiscal years.

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

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

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

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

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

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

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

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

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

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

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

In addition, HAND participates in the development of HRD's CDBG and ESG Request for Proposals and participates in the application review process to ensure that applicants align their efforts with the CoC's strategies, that the CoC strives to fund quality providers that serve HUD priority populations, and that funding applications are in agreement regarding local community needs.

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

Table 2 – Agencies, groups, organizations who participated

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

	What section of the Plan was addressed by Consultation?	Housing Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was done through a review of their website and the 2018 assessment of fair housing report. The Fair Housing Center (FHC) of Metropolitan Detroit conducts training, fair housing tests, and represent fair housing cases in Metro Detroit. The City will partner with the organization on training and fair housing conferences.
4	Agency/Group/Organization	Department of Neighborhoods
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development and Blight Control
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings were held with the Department of Neighborhoods staff to coordinate information and plan strategies on the distribution of e-blast notices and flyers to promote the Consolidated Plan virtual meetings, and assist HRD regarding blight control and neighborhood conditions.
5	Agency/Group/Organization	Detroit Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Safety and Domestic Violence
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Domestic Violence Unit via their website for information to determine how the City can assist with funding strategies for domestic violence survivors.
6	Agency/Group/Organization	City of Detroit Health Department
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Health Agency Child Welfare Agency Other government - Local Grantee Department

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Consultation was done through email, teleconference and review of website and materials. The Department’s mission is to develop and implement a sustainable Digital Inclusion Strategy. All Detroiters will be able access the digital world, and the opportunity that it brings through internet access (hot spots, low-cost internet), devices (computer labs, free computers), and digital skills (classes, tech support) especially in LMI households and communities. Collaborates with community organizations, and the community at large to increase online banking, healthcare, homework, education, workforce development and job opportunities requiring computer skills. The Department coordinates the CONNECT 313 – Powered by Detroit Initiative. See link to website: Digital Inclusion Mission City of Detroit (detroitmi.gov)</p>
48	<p>Agency/Group/Organization</p>	<p>Detroit Office of Sustainability</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Grantee Department</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p><input checked="" type="checkbox"/> Agency - Managing Flood Prone Areas <input type="checkbox"/> Agency - Management of Public Land or Water Resources <input checked="" type="checkbox"/> Agency - Emergency Management</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was done through a review of website and materials. The Department developed the Detroit Sustainability Action Agenda which works to achieve four outcomes , with Healthy, Thriving People placed firmly at the heart of our work and building out to include Affordable, Quality Homes; Clean, Connected Neighborhoods ; and an Equitable, Green City . Across these outcomes, the City is committed to achieving 10 goals and implementing 43 actions to address many of the most pressing challenges facing Detroiters today. The Sustainability Agenda also focuses on addressing the vulnerability of housing occupied by low- and moderate-income households.
49	Agency/Group/Organization	Detroit Homeland Security and Emergency Management (DHSEM)
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	<input checked="" type="checkbox"/> Agency - Managing Flood Prone Areas <input type="checkbox"/> Agency - Management of Public Land or Water Resources <input checked="" type="checkbox"/> Agency - Emergency Management
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was done through a review of website and materials. DHSEM coordinates with local, regional, state, federal, and private-sector agencies to protect the community from natural and human-made emergencies and disasters. The impact of climate change on Detroit's aging stormwater systems could lead to flooded basements and streets and sewage overflows into the Detroit River. It is important in responding to climate change and disasters that low-to-moderate income neighborhoods and housing that is most vulnerable are included and given priority.
50	Agency/Group/Organization	Planning and Development (P&DD)
	Agency/Group/Organization Type	Other government - Local

<p>What section of the Plan was addressed by Consultation?</p>	<p><input checked="" type="checkbox"/> Agency - Managing Flood Prone Areas</p> <p><input checked="" type="checkbox"/> Agency - Management of Public Land or Water Resources</p> <p><input type="checkbox"/></p>
<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Consultation was done through email and teleconference. P&DD coordinates with HRD and Detroit Land Bank Authority to manage the city's publicly owned land. The City sells surplus property to residents, community organizations, developers, and others for a variety of uses that provide public benefit and return the properties to productive use. P&DD manages neighborhood framework plans including long-term strategies for housing & retail development and parks & green stormwater infrastructure and the management of wetlands identified during the framework comprehensive studies.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Strategic Neighborhood Fund 2.0	Invest Detroit	The affordable housing and community revitalization activities proposed for the fund align with the Con Plan goals for addressing housing and community development needs
Capital Agenda	City of Detroit	The Capital Agenda identifies capital projects within the City of Detroit by city department.
Blight Task Force Report	Blight Task Force	The City of Detroit Blight Task Force report is in line with the Mayor's 10 Point Plan that guides strategies within the Consolidated Plan
Every Neighborhood Has A Future Plans	City of Detroit	The Mayor's Neighborhood Plan guides investments within Detroit Neighborhoods including Consolidated Plan funding.
Detroit Future City Strategic Framework	Detroit Future City	Detroit Future City analyses provide vision and actions that coordinate with Consolidated Plan strategies and goals.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

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

Narrative (optional):

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

1. Children's Special Healthcare Services
2. Vision and Hearing Screening
3. Lead Poisoning Prevention and Intervention
 - Childhood Lead Poisoning Prevention Program (CLPPP)
 - Early Child Care Integrated Service Delivery Model
 - Universal Lead Testing /Clinician Engagement and School Based Testing

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

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

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

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

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

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

- CDBG/NOF 2021 Subrecipient Workshops held on August 19 and September 10, 2020 – 131 Participants
- Public Virtual Hearing Meeting #1 for the 2021-22 Annual Action Plan process was held July 08, 2021 – three (3) Participants
- Public Virtual Hearing Meeting #2 for the 2021-22 Annual Action Plan process was held July 14, 2021 – seven (7) Participants
- The Consolidated Plan/Annual Action Plan and NRSA Virtual Public Meeting was held on August 25, 2020 – 49 participants
- The Consolidated Plan/Annual Action and NRSA Virtual Public Meeting was held on September 2, 2020 – 166 participants
- The draft FY 2021-22 Annual Action Plan was published for a 30-day period from June 23 – July 26, 2021 with printed copies at community district locations and on the City's website.

- A Public Virtual Hearing and review and approval of the plan at the Detroit City Council Meeting was held on July 22, 2021 (for discussion) and July 27, 2021 (for approval) – ## participants

Housing and Community Development Needs Prioritization

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

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

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

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

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	CDBG/NOF Virtual Workshop 1 08/19/20	Non-profits	Questions centered around the application process. 79 participants attended.	See comment section	All comments were accepted	
2	CDBG/NOF Virtual Workshop 2 09/10/20	Non-profits	Questions centered around the application process. 52 participants attended.	See comment section	All comments were accepted	
3	Annual Action Plan Public Meeting #1 7/08/21	Non-specified – residents, community leaders	Presentation on draft Annual Action Plan, Con Plan definitions 2021-22 Action Plan Budget and Fair Housing City Ordinance. 3 participants were in attendance	Covered in comment section	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Annual Action Plan Public Meeting #1 7/14/21	Non-specified – residents, community leaders	Presentation on draft Annual Action Plan, Con Plan definitions 2021-22 Action Plan Budget and Fair Housing City Ordinance. 7 participants were in attendance	Covered in comment section	All comments were accepted	
5	30-day public comment period 06/23-07/26/2021	Non-specified - citywide	Draft FY 2021-2022 Annual Action Plan	Covered in comment section	No comments were received	www.detroitm.gov/hrd
6	Public Hearing – Detroit City Council Committee (Discussion) 07/22/2021	Non-specified - citywide	Draft FY 2021-2022 Annual Action Plan TBD participants were in attendance	Covered in comment section	All comments were accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing – Detroit City Council Committee (Approval) 07/27/2021	Non-specified - citywide	Draft FY 2021-2022 Annual Action Plan TBD participants were in attendance	Covered in comment section	All comments were accepted	

Table 4 – Citizen Participation Outreach

Action Plan

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

Introduction

The anticipated expected federal resources to carry out activities and projects during the program year are from the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Person with Aids Program (HOPWA) and Emergency Solutions Grant (ESG). Although the City of Detroit is not expected to receive any loan settlements from Section 108 loan guarantees or traditional program income in the coming year, in fiscal year 2019-20, the City did receive a total of \$215,827 in loan settlements. The HOME Program Income fiscal year 2019-20 was 1,931,510 and 1,000,000 in returns, totaling \$2,931,510 available in the 2021-22 fiscal year. In addition, the city is expected to receive approximately 1,161,582 of revolving loan proceeds from the 0% interest loan home repair program. These proceeds will be invested back into the program. The 2021 Fiscal Year awards are shown below:

Program	2021 Award
CDBG	\$35,529,517
HOME	\$ 7,334,820
ESG	\$3,009,437
HOPWA	\$ 3,053,453
Total	\$48,927,227

Based on the above allocations, the City of Detroit is expected to receive a total of \$48,926,827 from all HUD entitlement grant sources for the Action Plan. All funds have been allocated to meet the housing, homeless, public service and community development needs and goals identified in the Consolidated Plan. The City of Detroit plans to use these resources for the following eligible activities:

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

Relocation, and administrative and planning

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

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

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

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Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Historic Preservation	35,529,517	0	1,161,582	36,691,099	105,599,919	The CDBG funds will be used to benefit low-and-moderate income persons through various social and economic programs, assisting with housing needs and eliminating slums and blight in targeted areas. The funds will assist in restoring and restructuring distressed areas while improving population growth throughout the city. Also, funds may be designated to perform relocation activities.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	7,334,820	1,931,510	1,000,000	10,266,330	21,737,312	<p>HOME funds will be used to provide affordable housing including multifamily, rental, new construction, rehabilitation, and homebuyer activities to families whose household income is at 80% of the Area Median Income or less. Assistance will be provided in the form of grants and/or loans to for-profit and non-profit developers as gap financing. HOME funds will be leveraged with private and public funding sources to support the development of single and multifamily units through Low Income Tax Credits, equity from Federal Historic Tax Credits, developer equity, and from other banks and lending programs.</p>
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,053,453	0.00	0	3,053,453	8,559,087	The HOPWA program funds will be used to serve homeless and non-homeless persons who meet income guidelines and are infected/and or affected by HIV/AIDS through Tenant Based Rental Assistance (TBRA) while providing information and supportive services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	3,009,437	0.00	0	3,009,437	9,122,043	ESG funds will provide a 1 to 1 match with the CDBG Program and other in-kind contributions. Funds will be used for Emergency Shelters, Warming Centers, Homeless Prevention, Rapid Re-Housing and Street Outreach with the primary goal of eliminating homelessness

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Admin and Planning Rapid re-housing (rental assistance) Rental Assistance TBRA Transitional housing Other	26,137,973*	0	0	26,137,973	104,551,892	<p>The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly re-house homeless persons; promote access to and utilization of mainstream programs by homeless persons; and optimize self-sufficiency among individuals and families experiencing homelessness.</p> <p>* This amount reflects 2019 Tier 1 funding. Additional 2019 Tier 2 funding may be awarded.</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Strategic Neighborhood Fund	Private-corporate	Public facility improvements, commercial development, affordable housing development	130,000,000	0	0	130,000,000	N/A	A group of seven area banks and major corporations has pledged a total of \$35 million to fund community improvements in the City's ten (10) Strategic Neighborhood Fund areas. These funds will provide physical improvements to parks and streetscapes, commercial development, and affordable housing development through renovation of existing vacant units and new construction as needed.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Affordable Housing Leverage Fund	public - private	Affordable housing preservation and development	N/A	0	0	250,000,000	N/A	<p>The Affordable Housing Leverage Fund (AHLF) encourages the preservation of regulated and naturally occurring affordable housing throughout the City of Detroit and the development of new mixed-income and affordable housing in targeted multi-family housing areas. AHLF is expected to contribute to the goal of preserving 10,000 units of existing affordable housing and the development of 2,000 units of new affordable housing.</p> <p>AHLF will primarily invest in existing housing that is affordable to households at or below 60% of AMI and will seek to invest in homes that are available to households below 50% and 30% of AMI as well as permanent supportive housing.</p>

Table ## - Expected Resources

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

Leveraged Resources

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

- **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 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.

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

The Low-Income Housing Tax Credit Program is an investment vehicle created by the federal Tax Reform Act of 1986 to increase and preserve affordable rental housing. Administered by the Michigan State Housing Development Authority (MSHDA), this program permits investors in affordable rental housing to potentially claim a credit against their tax liability annually for a period of 10 years, bringing much needed private investment to affordable housing projects. The City provides funding for projects receiving low income housing tax credits from MSHDA. This consists of HOME assisted projects receiving 9% competitive tax credits and an allocation of 4% credits through the City's Affordable Housing Leverage Fund (AHLF) which is administered by the Detroit office of Local Initiatives Support Corporation (LISC). See below.

In FY 2018, two housing projects that received 9% competitive LIHTC allocations were Pablo Davis II (\$451,066) and The Sanctuary (\$800,000). Three additional projects in the City received increased credits for existing LIHTC projects, The Anchor at Mariners Inn (\$1,300,000); Benjamin O. Davis Veterans Village, (\$1,178,471), and La Joya Gardens (\$811,553).

- **Bank of America and Quicken Loans/Local Initiatives Support Corporation**

Bank of America (BoFA) provides private capital through Local Initiatives Support Corporation, a national community development financial intermediary (CDFI) with a local office in Detroit, for the City of Detroit's 0% Home Repair Loan program. These private funds are matched dollar for dollar, with the City's CDBG funding to provide necessary 0% interest home repair loans to eligible LMI homeowners citywide. In 2019, BoFA provided \$1.5 million in funding to this effort and as of March 2020, has provided a total of

\$6,700,000 in private capital to date. In 2019, Quicken provided \$1 million to support lead-based repairs, loan capital and administrative costs for the 0% Home Repair Program. In addition, Bank of America provided a \$1 million operating grant to “Invest Detroit” to support its expansion of the Strategic Neighborhood Fund (SNF).

- **Strategic Neighborhood Fund (SNF)**

The Strategic Neighborhood Fund is a partnership between the City of Detroit, Invest Detroit, a local community development financial institution (CDFI), neighborhood residents, and philanthropic and corporate donors. The SNF was started with a \$35 million pledged from a group of seven area banks and major corporations to fund community improvements in the City’s 10 (ten) Strategic Neighborhood Fund areas. SNF funds community-driven projects in four specific areas – park improvements, streetscape improvements, commercial corridor development, and affordable single-family home stabilization through renovation of existing vacant units and new construction as needed. Each project begins by soliciting input from residents with support and oversight from the City’s Planning and Development Department and the Department of Neighborhoods.

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

- **The Preservation Housing Partnership**

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

- **Affordable Housing Leverage Fund (AHLF)**

Affordable housing is central to the City’s inclusive growth strategy and plays a key role in the ability to retain existing residents, attract new residents, and create mixed-income communities. To address its affordable housing needs, the City’s Housing & Revitalization Department (HRD) collaborated with Detroit LISC, the Michigan State Housing Development Authority (MSHDA), along with local financial institutions and foundations to create the Affordable Housing Leverage Fund (AHLF). The AHLF provide affordable housing developers and owners with streamlined access to financial products such as loans, grants, and

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

guarantees that are specifically designed to address housing challenges in Detroit neighborhoods. AHLF encourages the preservation of regulated and naturally occurring affordable housing citywide and the development of new mixed-income and affordable housing in targeted multi-family housing areas. The City seeded the AHLF with \$50 million in CDBG, HOME, and general funds and intends to grow the fund with philanthropic and financial institutional support to \$250 million, which will unlock \$765 million in total investment. The AHLF is expected to preserve 10,000 units of existing affordable housing and the development of 2,000 units of new affordable housing.

AHLF primarily finances affordable multi-family rental housing; however, for-sale and single-family projects will be considered. AHLF will invest in housing that is affordable to households at or below 80% Area Median Income (with consideration of households up to 80% AMI for for-sale projects). Recognizing that housing cost burdens are a particularly acute challenge for Detroit residents at the lower end of the income spectrum, AHLF will seek to invest in a significant number of homes that are available to households below 50% and 30% of AMI as well as permanent supportive housing.

- **Choice Neighborhoods**

The City applied and was awarded \$30MM for the HUD's Choice Neighborhoods Initiative (CNI) Implementation Grant May 2021. The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with severely distressed public and/or HUD assisted housing through a comprehensive approach to neighborhood transformation. The proposed application involves the implementation of a comprehensive Transformation Plan in Greater Corktown to revitalize the neighborhood while preserving affordability and increasing access to opportunity for existing residents. Greater Corktown has a history of high vacancy and long-term disinvestment but has recently seen emerging development activity spurred by Ford Motor Company's investment in the former Michigan Central Station and surrounding area. Given this context, the City engaged in an in-depth neighborhood planning process, to ensure that the Transformation Plan reflects the needs and priorities of existing residents. The vision for the neighborhood involves creating high-quality affordable and mixed income housing options, including opportunities for homeownership across the income spectrum, as well as targeted investments in neighborhood and people to support long-term stabilization. The full CNI housing plan aims to create approximately 900 new units, with more than 50% affordable to low-income residents with a mix of affordability levels. This includes the redevelopment of the 86 existing assisted units at Clement Kern Gardens as well as 40 new homeownership units. The development team will seek Housing Choice Vouchers to support this housing plan. HRD is coordinating the CNI application process and plans to support neighborhood and housing initiatives within the plan through CDBG and HOME investment.

Matching Requirements

The Emergency Solutions Grant Program (ESG) requires a 100% match on each year's award amount. To aid in meeting this requirement, the City provides CDBG grants to homeless services organizations

receiving ESG to fund a portion of the match requirement. The remaining ESG match requirement is met by the ESG recipients through in-kind contributions and other funding commitments.

The HOME program requires a 25% local match of funds that are expended on affordable housing. The matching requirement for HOME dollars may vary and is set annually by HUD based on criteria related to severe fiscal distress. Currently, the City of Detroit does not have a matching requirement for the HOME program and has not for several years. For FY 2019, the City of Detroit met the HUD criteria for severe fiscal distress and was granted a 100% reduction in the match requirement. This match reduction applies to FY 2020 HOME funds as well. The City will qualify for similar match reductions in future years due to recovery from severe fiscal distress.

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

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

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

The City of Detroit has a land bank authority that is responsible for returning the city's many blighted and vacant properties to productive and valuable use. The land bank maintains the City's publicly owned parcels and acquires additional foreclosed/abandoned property and vacant lots. The City then addresses these properties through demolition, rehabilitation, and disposition to help stabilize neighborhood decline. For eligible properties, the land bank authority utilizes a variety of sales programs to offer homes to residents, such as the Community Partner Program, Auctions, Own-It-Now, Rehabbed & Ready and the Residential Side Lot program. Additionally, the City has some select land parcels, owned by the City of Detroit that will be sold for new housing construction projects.

Since 2015, several large philanthropic organizations, including The Bank of America Charitable Foundation, The Erb Family Foundation, and The Kresge Foundation have awarded over \$3.7 million in much needed funding to Detroit Future City (DFC) in support of its efforts to promote the advancement of land use and sustainability, and community and economic development, including its Working With Lots program. This program provides technical assistance and grants to community-based organizations working to sustainably repurpose vacant land in Detroit residential neighborhoods. Since 2016, DFC has awarded more than \$330,000 to community groups, faith-based institutions, non-profits, and businesses to install one of 38 lot designs to activate community spaces, address stormwater concerns, and create neighborhoods that are more attractive. Adaptive reuse projects through this program make use of DFC vacant land transformation designs published in the [DFC Field Guide to Working With Vacant Lots](#).

Discussion

See above.

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AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce homeless citizens in City of Detroit	2021	2022	Homeless	City-Wide	Increase in affordable housing options Homeless Prevention Rental Assistance Homeless Outreach Emergency Shelter and Transitional Housing Rapid Re-housing	CDBG: \$2,585,064 ESG: \$3,009,437 CoC: \$26,137,973	Tenant-based rental assistance / Rapid Rehousing: 3,000 Households Assisted Homeless Person Overnight Shelter: 1,900 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 241 Beds Homelessness Prevention: 1,800 Persons Assisted Homeless Outreach: 515 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Rehabilitation of Existing Housing Units	2021	2022	Affordable Housing rehabilitation of existing housing units	City-Wide NRSA	Rental Assistance Production of new housing units Rehabilitation of existing units Acquisition Rehabilitation of Existing Units incl 0% loan and Sr. Home Repair programs and Lead Remediation Development of Permanent Supportive Housing	HOME: \$7,334,820 CDBG: \$1,000,000 CDBG: \$4,000,000	Rental units constructed: 80 Household Housing units Homeowner Housing Rehabilitated: 200 Household Housing Units Rental Units rehabilitated: 200 Household Housing Unit Acquisition of existing units: 50 Household Housing Units Permanent Supportive Housing units constructed: TBD Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homeownership Program	2021	2022	Affordable Housing	City-Wide NRSA	Down Payment Assistance	CDBG: \$2,408,064	Loans Provided: 215 Household Housing Units Assisted
4	Public Services Activities for Citizens of Detroit	2021	2022	Public Service Summer Youth Employment	City-Wide NRSA	Public Services Activities Job/Job Training	CDBG: \$2,744,363 CDBG: \$1,500,000	Public Service activities: 22,643 Person assisted 800 Youth assisted
5	Econ Dev (Creation of Jobs/Small Businesses)	2021	2022	Non-Housing Community Development	City-Wide NRSA Areas	Economic Development Jobs/Small Business	CDBG: \$0	Businesses assisted: TBD Jobs created and/or retained
6	Sustain Infrastructure and Public Improvements	2021	2022	Non-Housing Community Development	City-Wide	Public Improvement & Infrastructure	CDBG: \$1,278,012	Other: 750 residents of LMA served

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Facilities and Improvements	2021	2022	Non-Housing Community Development	City-Wide	Public Facilities	CDBG: \$1,000,000	Other: 3 Public Facilities 900 residents of LMA served 400 community benefit
8	Econ Dev (Commercial Rehab)	2021	2022	Non-Housing Community Development	City-Wide	Jobs/Small Business	CDBG: \$0	Businesses assisted: 0 Commercial Façade/Businesses Assisted
9	Blight removal and demolition	2021	2022	Demolition	City-Wide	Demolition Clearing Acquisition of Existing Units	CDBG: \$1,026,044	Buildings Demolished: 30 Structures (includes schools, commercial and residential properties)
10	Section 108 Repayment	2021	2022	Non-Housing Community Development	City-Wide	Economic Development	CDBG: \$7,223,069	Businesses assisted: 15 Businesses Assisted
11	Help those with special needs (non-homeless)	2021	2022	Non-Homeless Special Needs	City-Wide	Public Services Homeless Prevention	HOPWA: \$3,0053,453	HIV/AIDS Housing Operations including Tenant-based rental assistance: 255 Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Other: Relocation	2021	2022	Non-Housing Community Development	City-Wide	Relocation of Displacement residents	CDBG: 0	These outcomes will be determined based on Annual Action Plan goals and funding
13	Other: Residential Historic Preservation	2021	2022	Housing Rehabilitation	City-Wide	Rehabilitation of Existing Units	CDBG: \$0	Number of individuals or households TBD Persons or Households Assisted
14	Other: Interim Assistance	2021	2022	Non-Housing Community Development	City-Wide	Emergency conditions threatening health and safety	CDBG: TBD	Number of individuals or households TBD
15	CDBG Planning and Administration	2021	2022	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	N/A	CDBG: 7,105,903	Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	CDBG Housing Rehabilitation Activity Delivery Cost	2021	2022	Affordable Housing	City-Wide	Rehabilitation of existing owner-occupied units Increase in affordable rental housing options Increased homeownership opportunities	CDBG: 3,658,998	Other

Table ## – Goals Summary

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Goal Descriptions

1	Goal Name	Reduce homeless citizens in City of Detroit
	Goal Description	Homeless outreach, Emergency shelter, transitional housing, and homeless prevention.
2	Goal Name	Rehabilitation of Existing Housing Units
	Goal Description	Affordable Housing units; rehabilitation of existing units Rental assistance, production of new units. Rehabilitation of existing units, rapid re-housing. Zero interest loan program, SEHR, Lead
3	Goal Name	Homeownership Program
	Goal Description	Down Payment Assistance
4	Goal Name	Public Services Activities for Citizens of Detroit
	Goal Description	Public services activities to benefit Citizens of City of Detroit.
5	Goal Name	Econ Dev (Creation of Jobs/Small Businesses)
	Goal Description	Small business help and retain/creation of jobs and provide necessary goods and services to low-income neighborhoods
6	Goal Name	Sustain Infrastructure and Public Improvements
	Goal Description	Public Improvement & Infrastructure
7	Goal Name	Public Facilities and Improvements
	Goal Description	Public facilities and improvements for citizens of the City of Detroit.
8	Goal Name	Econ Dev (Commercial Façade Rehab)
	Goal Description	Facade treatment/ business building rehabilitation
9	Goal Name	Blight removal and demolition

	Goal Description	Blight removal within the City of Detroit. Demolition of abandoned and dangerous structures. CDBG funding will focus on commercial structures and residential structures.
10	Goal Name	Section 108 Repayment
	Goal Description	Repayment of Section 108 loans on development Projects
11	Goal Name	Help those with special needs (non-homeless)
	Goal Description	Help those with special needs
12	Goal Name	Relocation
	Goal Description	Relocation of displaced residents
13	Goal Name	Residential Historic Preservation
	Goal Description	Rehabilitation of Existing Units
14	Goal Name	Provide interim assistance to address emergency conditions
	Goal Description	The City will provide funding for interim assistance to address emergency conditions that threaten public health and safety or to stop physical deterioration when immediate action is necessary

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

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

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

In addition to HOME program listed above HRD will continue to utilize approximately \$2.1 million of reprogrammed CDBG funds and program income from the Neighborhood Stabilization Programs 1 and 3 to develop 65 rental units.

In addition to HRD's initiatives, the DHC is committed to providing quality, affordable housing for low and moderate-income persons. DHC will issue about 6,000 Housing Choice Vouchers under the Section 8 Program over the next 5 years and make available approximately 3,600 housing units for families and the elderly.

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AP-35 Projects – 91.220(d)

Introduction

The activities described in the 2020 Action Plan, reflect the City’s highest priorities and goals. Blight Removal and Demolition, Housing Development, Public Facility Rehabilitation, Public Services and Non-Housing Special Needs are critical community needs that will be addressed by investing HUD funds wisely and strategically. The plan is a culmination of data analysis, prioritization of resources, collaboration between the Mayor and City Council, and partnerships with community groups and other stakeholders to revitalize Detroit neighborhoods.

Over seventy percent of HUD funds are targeted in geographic locations that aligns with other investments, taking advantage of community assets and advancing the restoration of distressed communities. It is a strategy born of necessity. In Detroit, the demand for services far exceeds available funding levels, and almost all Census tracts in Detroit are over 51 percent low to moderate income. Accordingly, the Action Plan and Public Housing Assistance used geographic targeting to be more strategic in making investments that will benefit low- and moderate-income people throughout the City. For Fiscal Year 2021-22, the projects are listed below:

Projects

#	Project Name
1	ADMINISTRATION AND PLANNING (ADM/PLN)
2	BLIGHT REMOVAL AND DEMOLITION (DEMO)
3	ECONOMIC DEVELOPMENT (ED)
4	HOUSING REHABILITATION HOME REPAIR (HR) & LEAD REMEDIATION
5	PUBLIC FACILITY REHABILITATION AND IMPROVEMENT (PFR)
6	HOUSING PRE-DEVELOPMENT COSTS/HOMEOWNERSHIP ASSISTANCE
7	HOMELESS PUBLIC SERVICE (HPS)
8	PUBLIC SERVICE (PS)
9	SECTION 108 LOANS (REPAY)
10	RESIDENTIAL HISTORIC PRESERVATION
11	RELOCATION
12	HOME Assisted Housing (HOME)

#	Project Name
13	ESG20 Detroit (2020)
14	HOPWA Administration. HOPWA grant administration activities

Table - Project Information

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

Analysis of consultations, plans, studies, and surveys were used to establish priorities. These priorities were also based on projects submitted during the City's CDBG proposal process, department recommendations, on-going and new development activities in the City, as well as priorities developed and considered during the review process. In addition, other Consolidated Plan programs (HOME, ESG and HOPWA) prioritized investment based on a combination of needs, development activities, and the ability to carry out projects. For fiscal year 2021-22, priorities are listed below:

* Housing Rehabilitation

- 0% interest loan program
- Senior Emergency Home Repair

Lead Hazard Reduction Programs* Public Service

- Education
- Seniors
- Health
- Public Safety
- Recreation

* Homeless Public Service

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

* Demolition

* Public Facility Rehabilitation

* Economic Development

* Section 108

* Administration/Planning

* Residential Historic Preservation

* Homeownership Assistance

* Relocation

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

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

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

Affordable Housing

AP-50 Geographic Distribution – 91.220(f)

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

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

NRSA 1

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

NRSA 2

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

NRSA 3

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

NRSA 4

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

NRSA 5

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

Slum and Blight Area

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
City-Wide	82
Slum and Blight Areas	1
NRSA's	17

Table - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

Major NRSA projects include the following:

- **Youth Employment:** This year the City will invest CDBG funds totaling \$1.5 million for Summer Jobs training program for Detroit youth. The program will provide job training, skill building, and employment opportunities for "at risk" and low-income youth to help them gain valuable workplace experience. Funds will be leveraged with a corporate match.
- **Zero Interest Loan Program:** Grant funds of 2.5 million will be leveraged with other sources of funds to create greater impact & leveraging. In addition to loan funds available City-wide, CDBG funds is available for housing rehabilitation loans in NRSA's
- **Motor City Match/Restore program** is vital to Detroit small businesses with funds over 1.5 million. The program assists businesses with technical assistance, improving facade

exteriors/landscaping. It is increased economic opportunities with job growth within the city and NRSA's

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

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

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

Discussion

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

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

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

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

HRD, in partnership with community partners and local Community Development Financial Institutions (CDFI), funds the Zero Percent Interest Home Repair Loan Program with CDBG funds, providing loans up to \$25,000 to assist Detroit homeowners with Home Repairs. HRD also funds its Senior Emergency Home Repair Program with CDBG and, in some instances, with General Funds. These funds are used to serve low-to-moderate income seniors who own their home with emergency rehabilitation needs such as roofs, furnaces and hot water heaters. In addition, the City of Detroit funds a Lead Hazard Reduction Program serving low-to-moderate income households with children under the age of 6. This includes funding from HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH) as well as CDBG funds. The City of Detroit was awarded \$4.1 million from the HUD's OLHCHH in January of 2019. Implementation of the program began July of 2019. These funds will address lead-based paint hazards in up to 200 single-family owner-occupied & rental-occupied units, and the program is offered city-wide for over 3.5 years. In 2018, the City also received an additional \$1.2 million annually for up to 5 years serving up to 30 units annually with lead-based paint hazard reduction in the City's top five zip codes with children with elevated blood lead levels (EBLL). This program is funded through the Michigan Department of Health and Human Services (MDHHS) through the Medicaid Children's Health Insurance Program (CHIP). In October 2019, the City of Detroit was awarded \$9.7 million from HUD's OLHCHH High Impact Neighborhood Grant to target 4 contiguous census tracts in Southwest Detroit (48209 zip code) and eliminate lead-based paint hazards in single family and multi-family units both owner-occupied and tenant occupied. The City is

expected to serve up to 455 units over the next 5 years.

In FY 2021-2022 the City will use a clear and consistent application process to evaluate and select housing rehabilitation and new construction projects to meet the established program goals (for example in geographically targeted areas of the City). HRD will continue to utilize the Targeted Multifamily Housing Areas Map to assist in making 2021-2022 HOME NOFA investment decisions. The City will seek to leverage HOME, CDBG and other local funds with other funding sources such as Low Income Housing Tax Credits, Historic Tax Credits, grants and federal and state affordable housing financing programs and support projects that will create and enhance stable communities where other services are provided.

Goals for investing in rehabilitated and newly constructed housing in 2021-2022 include:

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	3150
Non-Homeless	750
Special-Needs	255
Total	4155

Table - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	3405
The Production of New Units	215
Rehab of Existing Units	535
Acquisition of Existing Units	0
Total	4155

Table - One Year Goals for Affordable Housing by Support Type

Discussion

1. HOME: In the 2021-2022 fiscal year, HOME funds will be targeted to strategic areas in the City through a Notice of Funding Availability (NOFA) process. In addition to the priorities discussed above, HOME funds will also be prioritized to create or maintain affordability for projects in areas with lower vacancy, strong real estate markets and areas located near local employment districts or transit. New construction will be limited to areas where there is clear demand and long-term housing viability. Under the HOME Investor Rental Program HRD expects to complete the rehabilitation of 285 units and the construction of another 215 rental units for low-income, very low-income, extremely low-income, and moderate income households. The completed projects will include funding from other sources such as Low Income Housing Tax Credits, Historic Tax Credits, private equity, grants and local, federal and state affordable housing financing programs to accomplish 6 times the amount of development activity for each dollar of support provided by the HOME program. In addition, HRD expects the rehabilitation of an additional 100 units and construction of another 900 rental units for low-income, very low-income, extremely low-income, and moderate income households will be in process during the 2021-2022 fiscal year. These projects will also leverage the other funding sources indicated above to accomplish over 10 times the amount of development activity for each dollar of HOME funds invested in supporting the projects.

2. CDBG Rehabilitation: HRD's 2021-2022 Housing Rehabilitation Program will focus on the following:

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

Detroit is making progress against residential blight by repairing homes in both "NRSA" and "Slum and Blight" designated areas. In 2021-2022, the City of Detroit's Senior Emergency Home Repair Program, currently administered by HRD, continues to assist low- and moderate-income senior residents with emergency home repair grants. In addition to using CDBG funds, the City will leverage private capital investment to increase home repair dollars to residents of the City of Detroit through the Zero Percent Interest Home Repair Loan Program. The following details how each method will serve low- and moderate-income homeowners:

- Senior Emergency Home Repair Grant – These CDBG funds, in addition to General Funds, when available, and CDBG-CV funds are targeted to low- and moderate-income Senior Detroit homeowners. The grant is used to provide emergency replacement and repair of roofs, furnaces, porches, plumbing, and electrical concerns affecting the immediate health and safety of occupants. An estimated 250 homeowners will be assisted with an approximate expenditure of \$15,000 per home.
- Zero Percent Interest Home Repair Loan Program - These privately leveraged CDBG funds will provide zero percent interest home repair loans and credit enhancements, to low- and moderate-income homeowners. In addition, those areas designated NRSA areas and Slum and

Blight areas will allow residents who are above 80 percent of area median income to participate in the program. An estimated 100 homes will be assisted with an average CDBG expenditures of \$12,500, with a match of leveraged private capital, per home.

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

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

4. Lead Hazard Reduction Program Grant: HRD was awarded \$4.1 million in LHR funds in January 2019. Program period of performance began April 1, 2019 and continues through September 30, 2022 (42 Months). 200 units are expected to be served over the three-and-a-half-year period. HRD was awarded \$9.7MM in October 2019. Program period of performance began January 2020 through December 31, 2024 (60 Months). 455 units are expected to be served over the five-year period. HRD was awarded \$1.2 million annually for up to five years from MDHHS CHIP Program, serving up to 30 units annually. CDBG funds are used to match the HUD OLHCHH funding as well as provide emergency repairs as needed to ensure the long-term integrity of the lead repairs.

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

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

- Owns and operates 13 family and elderly public housing developments totaling approximately 3,500 units
- Completed development activities for Four (4) federally funded HOPE VI revitalization projects (Woodbridge Estates, Cornerstone Estates, The Villages at Parkside (off-site component Emerald Springs) and Gardenvue Estates that provide rental and homeowner opportunities
- Administers approximately 6,000 Housing Choice Vouchers under the Assisted Housing Program
- Encourages homeownership and self-sufficiency through several different programs

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

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

- DHC has created a comprehensive Capital Improvement Plan that addresses the needs of our properties based on the guidance received from Physical Needs Assessments, input from DHC staff and input from DHC residents. The Plan is created and executed in accordance with HUD guidance and regulations. DHC has effectively expended and administered CFP funds received to improve and preserve DHC properties. DHC will continue to develop and implement the Capital Improvement Plan to improve the quality of life for DHC's residents
- The Detroit Housing Commission has successfully been awarded an Emergency Safety and Security Grants in the past and will continue to see new opportunities to increase revenues or decrease expenses to improve our operations and our ability to serve the community in need of affordable housing
- DHC will create and follow a new Five-Year Action Plan with an emphasis on ADA compliance, energy efficiency upgrades, vacancy reduction and the overall improvement of the physical condition of DHC's ACC inventory
- DHC will explore opportunities to collaborate with governmental agencies, non-profit community organizations, and developer partners to further the development & preservation of affordable housing in the City of Detroit
- DHC will continue to pursue the disposal and/or demolition of blighted properties in its inventory
- DHC will identify sources of financing to leverage its ability to increase affordable housing with
- the goal of increasing the total Annual Contributions Contract (ACC) Inventory to reach the PHA limits set in The Faircloth Amendment
- DHC has and will continue to form partnerships with developers to provide Project Based

Vouchers (PBV) rental assistance to further affordable housing in the City

- DHC will look to leverage our Public Housing properties to further affordable housing and increase our ability to serve current and future residents. These actions may include partnering with entities to develop or provide services at properties such as at Gardenview Estates or Parkside or seeking tax-credits to aid in our redevelopment efforts
- DHC will consider converting some or all public housing properties to voucher assisted housing through the RAD program as approved and as determined to be beneficial to DHC and their residents
- DHC will seek out self-development as well as new development opportunities to assist with affordable housing initiatives
- DHC, with HUD national staff, has opened and will be expanding the Envision Center to promote family self-sufficiency.

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

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

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

DHC presented its annual plan to the RAB board on February 6, 2020 and made the Plan available for comment on February 14, 2020. DHC had encouraged the public to comment on the draft throughout the 45-day comment period. Pursuant to the authority provided under the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136), HUD waived the regulatory requirement under the Public Housing Program for a Public Hearing for the Annual PHA Plan applicable to FY 2020. In lieu of that process, all Active DHC PHA families received notification of any significant changes applicable to the PHA Plan.

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

Homeownership Program exclusive to DHC voucher participants to address the needs of the public housing residents.

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

The Detroit Housing Commission is designated as a standard performer in Public Housing and a high performer in Housing Choice Vouchers. DHC will continue to move toward the goal of achieving High-Performer status.

DRAFT

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

Introduction

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

Several initiatives were created or strengthened to help solve the most urgent needs of those experiencing homelessness and still help as many individuals and families as possible including: the full transition of the CAM system from a call center to site based "access point" model in 2018, which included the system-wide expansion of a homelessness diversion program to help avoid shelter entry and the completion of and implementation of policies and procedures for Rapid Rehousing, with all other components in-process, the use of the chronic by-name list for those experiencing chronic homelessness. In addition all non-court-based prevention service referrals will flow through the CAM to allow for prevention services to fully be integrated into the homeless system.

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

The City of Detroit is an active participant in an annual unsheltered Point in Time Count to assess progress toward ending homelessness. During the last several years, we have seen a significant reduction in the overall number. However, due to severe weather conditions related to the polar vortex at the time of the 2019 PIT count we believe the 43% reduction in unsheltered homelessness is inaccurate. As an unsheltered count was not conducted in 2021 due to the Coronavirus 19 pandemic, it is unclear how much change has occurred in the last year. However, our priorities remain the same. Specific to the unsheltered populations, the provider network is focused on:

2. Ensuring the safety of residents who are unsheltered during dangerous weather conditions through the funding of street outreach and seasonal warming centers.
3. Coordinating access to permanent housing for those sleeping rough as a high priority population.
4. Connecting each unsheltered chronically homeless individual with a Housing Navigator to ensure individuals move as quickly as possible into permanent housing.

During the 2021-2022 year, Detroit will continue to implement the coordinated assessment process that

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

Through the CAM, households experiencing homelessness, who are either residing in shelters or are unsheltered, receive an assessment using our community's common assessment tool--the Service Prioritization Decision Assistance Tool (SPDAT). The SPDAT assigns a numeric value to help determine what type of intervention a household is best suited for: either that the person will be able to end his/her homelessness on their own; shorter-term assistance such as Rapid Re-Housing (RRH); or longer-term, more intensive assistance such as permanent supportive housing. These assessments are completed at CAM access points or through the phone line during COVID-19. Once the assessment has been made, the household will be referred to a service provider to provide the assistance.

The creation of a chronic by-name list has ensured outreach providers are focused on completing assessments on persons who are unsheltered. These street outreach teams canvass the streets and strategically target locations where persons are known to be. In addition to outreach and engagement, these teams "navigate" the unsheltered to supportive housing by helping them compile the necessary documents to qualify for and be matched to supportive housing.

The City of Detroit increased coordination among outreach providers that are both federally and private funded. This level of collaboration began in 2020 because of COVID-19 and has allowed outreach efforts to provide a more coordinated response that assist both the clients and the providers. The majority of permanent supportive housing (PSH) referrals went to single adults in 2020. While single adults made up 76% of referrals to shelter, they comprised 92% of referrals to PSH. This is largely due to the fact that PSH is prioritized for chronically homeless households, and single adults are more likely to be chronically homeless than other population types. While referrals to PSH and RRH decreased from 2019 to 2020, referrals to PSH increased by 36%. This is partially due to the Clay Center PSH project opening in fall, 2020. Almost all of the PSH referrals went to chronic households with the exception of 6 non-chronic families. Our community is hopeful that continuing to target those most in need will result in an overall reduction in chronic homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Addressing emergency shelter needs

In 2021-2022 Detroit will address the emergency housing needs of homeless persons in the following ways:

- Improving services to those in shelter. The City of Detroit published its Shelter Policies and

Procedures as well as a training series designed to ensure standardization across programs and help shelter staff assist residents to obtain permanent housing.

- Operating a COVID-19 Isolation shelter so that households experiencing homelessness who are COVID-19 likely or positive have a safe place to stay until they have recovered and are no longer contagious. This initiative is in partnership between the City of Detroit's Housing and Revitalization Department and the Detroit Health Department. Ensuring access to emergency shelter: There are approximately 21 different emergency shelter providers. Some of these shelters are specifically targeted to youth, veterans, or victims of domestic violence. These projects are expected to continue operations until September 2021.
- Warming Centers: During the winter additional seasonal emergency shelter programs opened to provide shelter space for persons during the cold weather months. It is estimated there will be three Warming Centers operating during the winter of 2021-2022
- The City of Detroit will continue to support a highly successful shelter diversion program. This program, coordinated through the shelter access points, identifies persons seeking emergency shelter who could be diverted to an alternative housing setting with mediation support. In 2020, a total of **2,294 households were diverted including:**
 - a. 22% of total Single Adults
 - b. 23% of Unaccompanied Youth
 - c. 54% of adult families presenting
 - d. 49% of Parenting Youth presenting
- The City will continue placing greater emphasis on housing outcomes for shelter providers through a revised RFP process that integrates performance metrics into scoring.

Addressing transitional housing needs

The Continuum of Care has reduced its inventory of transitional housing through strategic reallocations. In 2021-2022, the focus will be providing high quality transitional housing for individuals and families who express a desire to live in these settings and keeping side doors closed to entry to ensure referrals come through the coordinated entry system

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

Chronically Homeless Individuals and Families - Permanent Supportive Housing (PSH) provides a

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

Veterans and Their Families – The City of Detroit participates in the Built for Zero campaign to improve our community’s response to Veteran homelessness in the hopes of ending Veteran homelessness in Detroit. Veteran housing progress towards housing is tracked through an extensive by name list process. Through this process, we have successfully reduced the number of Veterans experiencing homeless by 27% in 2019. We continue to monitor our progress through regular leadership team meetings and by name list meetings. There are currently 180 Veterans experiencing homelessness in Detroit. In our working on Veteran homelessness, we deploy the following tools to address Veteran needs:

- Supportive Services for Veteran Families (SSVF): SSVF provides both RRH and prevention assistance for veterans (both single veterans and families with Veteran head of households). RRH provides short- to medium-term rental assistance and services to quickly move people from a homeless situation back into housing. Prevention assistance helps persons at-risk of homelessness by using funds to pay rental or utility arrearages, or security deposits and limited rental assistance going forward for persons who need to move to a new housing unit. There are currently three SSVF programs operating in Detroit. Due to COVID-19, Veterans that were considered high risk for the virus were placed in hotels using SSVF funding. This initiative helped keep Veterans out of congregate settings during the global pandemic.
- HUD-VASH: HUD-VASH is a permanent supportive housing program funded by both HUD and the Veterans Administration (VA). Veterans receive a voucher for housing that is partnered with case management to ensure a successful transition from homelessness to housed.
- Grant Per Diem Transitional Housing (GPDTH): GPDTH beds provide transitional housing assistance to veterans experiencing homelessness, the majority of whom are single males. The intent of the GPDTH programs is to move these individuals into permanent housing. There are over 200 GPDTH beds in the City of Detroit.

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

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

Unaccompanied Youth - In the 2018-2019 year, the Youth Taskforce was established by City Council President Pro-Tem Mary Sheffield. The taskforce will continue to operate to coordinate a more seamless

approach to addressing the needs of youth as a subset of the larger CAM system. In addition, the following resources will be available:

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

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

Providing Financial Assistance - One key strategy for the 2021-2022 year will be to provide short-term leasing assistance and utility and/or rental arrears payments. Detroit will do this by using Emergency Solutions Grant (ESG) funds via RRH or Prevention.

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

- Foster care
- Mental health care
- Correctional facilities

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

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

management.

Expanding affordable housing opportunities: Detroit works to increase the availability of rental subsidies for low-income individuals and families and expand the use of Housing Choice Vouchers for those at risk of homelessness. When these opportunities are unavailable, case managers often attempt to negotiate with landlords to make rents affordable.

Landlord engagement- In 2021 the City of Detroit started exploring a system level landlord engagement and coordination project. While still in its infancy, the ultimate goal is to create a standard landlord engagement and housing program that can significantly increase our landlord pool. The participating landlords would already be vetted, willing to work with providers for rental payments, and update vacancies in an outward facing database that both providers and people experiencing homelessness can access to find available units.

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

Discussion

For 2021-2022 year, CDBG funds totaling approximately \$2.5M will support the following homeless activities:

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

CDBG homeless funds are also used to meet the 2021-2022 ESG match. ESG regulations require a 100 percent match for every dollar received from HUD. During 2021-2022, CDBG funds will match approximately 85 percent of the 2021 ESG award. The remaining 15 percent match will be met by community organizations receiving ESG funding. Community organizations traditionally meet the match through in-kind contributions and other award commitments. The match is documented in their

contracts.

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AP-70 HOPWA Goals – 91.220 (I)(3)

One-year goals for the number of households to be provided housing using HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	225
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	30
Total	255

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

Introduction:

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

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

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

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

Access to Capital—The City has collaborated with philanthropic investors and the Local Initiative Support Corporation to develop a private affordable housing loan and equity investment tool to compliment and augment public investment in affordable housing. This tool was launched in fall the 2020 with more than \$40 million in available fund capacity.

Technical Assistance for Preservation—The City entered a contract with a team of vendors that constitute a Preservation Partnership Team. This team’s scope includes the identification of priority affordable housing preservation targets and the provision of technical assistance to affordable housing owners to assist in the navigation of public funding, private preservation tools, and incentives.

Inclusionary Housing Ordinance—The City continues to administer an inclusionary housing ordinance that requires affordable housing agreements to be executed in conjunction with certain public land sales, tax abatements, or public financing. The ordinance also creates the Affordable Housing Development and Preservation Fund to transfer 20% of public commercial land sale proceeds to affordable housing activities.

Access to Land in Prime Locations for Affordable Housing—The City utilizes several mechanisms to prioritize affordable housing in prime locations. The City is working with philanthropic and nonprofit partners to make significant public and private investments into comprehensive neighborhood and

commercial corridor plans, an initiative called the Strategic Neighborhood Fund. As part of the site selection for catalytic development projects, the City is identifying sites that are conducive to affordable housing and prioritizing development proposals that include affordable units. The City also releases RFPs for publicly owned land and has prioritized parcels that would be competitive in the State of Michigan's Low-Income Housing Tax Credit application process.

Discussion:

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

The City of Detroit also hosts an annual Affordable Housing Conference (most recently in January 2020) to engage and communicate with the affordable housing stakeholders including developers, lenders, public agencies, and community organizations. This conference serves as a forum for the Housing and Revitalization Department and other city departments to communication process and policy changes and to receive feedback from key affordable housing stakeholders.

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AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

The City of Detroit will continue to focus efforts on addressing the needs of households who are experiencing housing insecurity, whether they be homeowners or renters, through a variety of innovative programs.

In situations where renters are losing their home due to non-payment of taxes, the Right of Refusal program, which was launched in 2018 in pilot form, may be helpful. Using funds raised by the partnership, the City acquires tax foreclosed homes through the City's right of first refusal from Wayne County. These homes are occupied by renters whose landlords failed to pay their property taxes, victims of property scams, those with solvable probate issues and owners who would have qualified for property tax reductions.

Then, the City will pass these homes to a non-profit partner (United Community Housing Coalition) at no additional cost, and UCHC will work with the individual renters and homeowners, allowing them to acquire the property with monthly payments set at an affordable rate. For former owner occupants experiencing poverty, UCHC will set the purchase price of the property at \$1,000; other purchase prices will be set based on costs of the home, the range in 2017 was between \$2,500 and \$5,500. Funds collected will be held by UCHC for use in future purchases.

In addition to the assistance to homeowners, ESG and ESG-CV funds are used to prevent households from losing their residence. New in 2020, prevention funds are not only targeting lease holders but households that are doubled-up, i.e. staying with friends or family in an overcrowded setting, and who

have to leave the residence within 14-21 days.

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

We believe the divers activities described above will help the City sustain healthy neighborhoods for all Detroit residents.

Actions planned to foster and maintain affordable housing

The City of Detroit has developed targeted actions to foster and maintain affordable housing, with actions segmented into those that address multifamily rental housing and those that address single-family housing, both rental and owner occupied. Goals and targeted actions include: **Multi-Family Housing:** The City of Detroit developed and released a five-year multifamily affordable housing strategy in 2018, which outlined two primary goals: to preserve 10,000 units of existing affordable housing and develop 2,000 new units of affordable housing (including 300 units of supportive housing), both by 2023. Actions to achieve these goals are grouped into the following sub-strategies: Preservation Action Plan – The City established the Detroit Preservation Partnership to implement a Preservation Action Plan that was developed with nearly 40 community stakeholders in 2017. The Partnership is developing a complete database on all known affordable housing in Detroit, developing a prioritization strategy to prevent loss of affordability where developments are threatened by obsolescence or rising real estate market trends, and working with owners and governmental agencies to develop preservation plans. Strengthen the Detroit Housing Commission – The Detroit Housing Commission (DHC) plays a central role in the City’s affordable housing system, overseeing more than 3,500 units of public housing and more than 6,000 housing choice vouchers. Leverage publicly owned land for affordable housing development – Non-recreational publicly owned land totals 13,700 acres, much of which is vacant or underutilized, and some of which includes vacant multifamily buildings that can be rehabilitated. The City has already taken several meaningful steps to leverage its land ownership to promote the development of affordable housing. The City will continue to require affordability as part of RFPs for residential development on public land and will require expanded affordability on sites that are competitive for Low Income Housing Tax Credit allocations. Affordable Housing Leverage Fund - The City is partnering with a Community Development Financial Institution (Local Initiative Support Corporation) to develop new affordable housing finance tools that are designed to facilitate increased affordable housing preservation and development activity. The Affordable Housing Leverage Fund is comprised of debt, preferred equity, and predevelopment grant tools to address specific financing challenges in the Detroit. The fund was launched in September 2020 with an initial capitalization of \$48 million derived from private and philanthropic sources. **Single Family Housing:** The City of Detroit is currently developing a comprehensive strategy to address the quality and affordability of the single-family

housing stock in the city. A strategy consultant is currently being procured, with an anticipated strategy release in the fall 2021. The strategy is expected to include actions grouped into the following sub-strategies: Improve single family home repair programs – The City of Detroit administers and/or supports a range of resources for low- and moderate-income homeowners to address urgent housing quality issues and complete high-impact repairs. The City is actively working to increase the efficiency, accessibility, and cost effectiveness of these activities to increase the number of homeowners served. Build/Support capacity to make new affordable for-sale housing available through rehab and infill construction – The limited availability of move-in ready affordable housing has been a significant barrier to neighborhood stability and access to homeownership.

Actions planned to reduce lead-based paint hazards

The 2015 American Community Survey (ACS), reports that approximately 93% of Detroit's housing units were built before 1978, with 32% being built before 1940. Given the age of the City of Detroit's housing stock, there is a growing concern of lead-based paint hazards in residential units. The City of Detroit, through its Housing & Revitalization Department (HRD), is committed to seeking funding in reducing lead hazards and providing prevention information and educational awareness with the various learning disabilities and other significant health issues among children living in affected homes. Through HUD's Office of Lead Hazard Control and Healthy Homes (OLHCHH), funds are competitively awarded to help units of local government in making homes lead safe. These funds are used in conjunction with our Conventional Home Repair program activities to identify and remediate lead-based paint hazard in privately owned rental or owner-occupied housing. In addition, the grant will also identify and address, where feasible, other health and safety issues using a Healthy Homes Rating System. This system "rates hazards for their potential to harm residents and enables those risks to be removed or minimized." In 2019, HRD was awarded its 5th Lead Hazard Reduction Demonstration Grant from OLHCHH covering a 42-month period that began April 1, 2019 and ends September 30, 2022 with the closeout period until December 31, 2022. The target accomplishment is to reduce lead hazards in approximately 200 housing units in which children under the age of 6 resides. In 2018, HRD was also awarded \$1.2M/annually for up to 5 years from the Michigan Department of Health and Human Services (MDHHS) to complete lead-based paint hazard remediation on an additional 30 units. In October 2019, HRD was also award \$9.7M from HUD's OLHCHH to target lead hazard control activities in southwest Detroit. This program is expected to serve up to 455 units over 5 years (January 1, 2020 through December 31, 2024). On January 1, 2010, The City of Detroit enacted legislation that included new requirements for rental property owners. Rental properties in the City of Detroit must have a Lead Clearance, certifying that properties are lead-safe before they can be rented out. This provision holds landlords responsible for lead hazard in their properties. The ordinance was updated in October 2017 to increase enforcement around the lead within the city that have higher rates of Elevated Blood Lead Levels (EBLLS). The City of Detroit's Health Department (DHD) developed a coalition of city departments, state departments and community partners to coordinate childhood lead prevention in the City. The coalition, also known as Lead Safe Detroit, provides the following services: Provides capillary testing to children younger than 6 years of age and provides coordinated, comprehensive nursing case management services in the child's home;

Maintains a data and surveillance system to track trends and better coordinate services throughout the city; Distributes lead prevention education material and provides presentations to parents, health care professionals, and rental property owners; Provides referrals to other agencies for lead hazard remediation; Ensures schools, daycares and homes have water testing; Strengthens Environmental Controls on Demolitions. In addition, Lead Safe Detroit meets on a monthly basis with multiple partners across the city and the Southeast Michigan region to work on a variety of lead prevention issues including, but not limited to, enforcement, service delivery, lead education, and lead-safe housing.

Actions planned to reduce the number of poverty-level families

Housing, education, transportation, and job opportunities are all important aspects of Detroit's anti-poverty strategy. Housing: See Affordable Housing section AP 55 for detail on HRD's efforts to reduce the number of poverty level families by making decent, safe, and affordable housing available for those in need. For households experiencing homelessness, 546 referrals were made in 2020 to either Rapid Re-Housing (175) or Permanent Supportive Housing (371) according to the Southwest Solutions Coordinated Entry 2020 Data Report. These programs provide subsidized rental assistance along with case management to assist households with increasing their self-sufficiency and increasing their income. Education: Educational attainment is one key to bringing individuals out of poverty. According to the winter 2015, Michigan Economic and Workforce Indicators and Insights, "The effects of increased levels of education attainment are evident when looking at the labor force participation and unemployment rates for the population 25 and over. There is a clear negative relationship between educational attainment and the jobless rate. It is also apparent that additional education enhances workforce participation." The Detroit Public Schools Community District approved a Community Education Commission, which will grade public schools and provide information to parents to help improve the district's overall performance. While there is still much work to do, an article published in the Detroit Free Press on May 13th noted that teacher vacancies in the district have reduced by more than half, and salaries have increased by more than \$5,000 annually. Additionally, the Detroit Promise will fund a guaranteed two years of community college for Detroit students who graduate from any school in the city. CDBG funding for educational programs continues to be a City priority. For 2021-2022, CDBG Neighborhood Opportunity Fund will support approximately \$1.4 million in funding educational programs. Transportation: Transportation is the key to all Detroiters being able to access employment opportunities. Over the last four years, DDOT have invested in new buses and routes, and improved operations. Transportation priorities include: Increasing economic opportunity and reducing poverty by delivering a high-quality transit service and providing more ways for people to access every neighborhood in Detroit; Improving public safety by reducing traffic injuries and fatalities and making everyone feel safe walking, biking, and taking transit to their destination; Building a more vibrant and beautiful City of Detroit by bringing our neighborhood Main Streets back to life with more activity, public art and green infrastructure; Improving the communications and outreach; Strengthening city functionality by bringing our infrastructure and operations into a state of good repair and having the right systems in place to deliver on our promises. The DDOT will make reasonable accommodations for individuals with disabilities to fully use the transit services. Employment: A significant cause of poverty is

the lack of employment opportunities. Detroit at Work is a program that was launched in February 2017. This program is a collaboration with the Detroit Employment Solutions Corporation (DESC), a non-profit agency dedicated to training and opportunities to match Detroiters to jobs. Detroit at Work is a single point of entry to jobs and training opportunities within the City of Detroit. Some highlights of recent workforce initiatives include: A number of programs designed specifically to address particular populations such as veterans and those recently released from prison; A Detroit Registered Apprenticeship Program (D-RAP) assisting Detroiters eager to acquire the technical skills needed to build a career.

Actions planned to develop institutional structure

The City of Detroit has developed its institutional structure by establishing partnerships with City departments and agencies, public housing, private institutions, non-profit organizations and continuum of care providers. When implementing the plan and to carry-help the objectives in the Consolidated Plan and Annual Action Plan, the City will continue to coordinate and collaborate with its partners. Included in the partnership structure are the expertise of contractors, service providers and others with the specialized knowledge needed to carry out programs and projects. The Consolidated Plan programs are usually accomplished through (carry out) the Housing and Revitalization Department, contracts with subrecipients, Community Based Development Organizations (CBDO), HOME program developers, Community Housing Development Organizations (CHDOs) and other City departments. Our entity partners, entity type and roles are described: City Departments and Agencies: Planning & Development Department (P&DD) is responsible for Historic designation advisory, historic review clearances, planning studies, site plan review, city master plan, zoning district boundaries approvals, and development plans; Detroit Building Authority is responsible for demolition of residential and commercial building and elimination of blight within the 7 districts in Detroit; Detroit Land Bank Authority is responsible for demolition of residential and commercial building and elimination of blight within the 7 districts in Detroit; Department of Neighborhoods is responsible for helping residents form block clubs and community associations; drive community engagement on neighborhood planning projects and other initiatives; resolve citizens' complaints; and educate residents on a broad range of City programs and policies; Detroit Health Department is responsible for providing programs/services, through The Housing Opportunities for Persons with AIDS (HOPWA) grant programs; and Tenant Based Rental Assistance (TBRA) and Housing Supportive Services; Building Safety Engineering and Environmental Department (BSEED) is responsible for lead hazard inspection for a rental property; rental housing compliance; Detroit Department of Transportation (DDOT) is responsible for public transportation operator of city bus service in Detroit; and Wayne Metropolitan Community Action Agency (WMCAA) is responsible for homeless programs and services: WMCAA provides essential services, and community resources to low and moderate income individuals and families throughout all of Wayne County. The services include the following: Housing placement, moving, utility assistance, health care, weatherization, transportation and food. Public Housing Authority (PHA): Detroit Housing Commission (DHC) is responsible for public housing. The DHC manages the following program: Section 8 Low income public housing. Redevelopment Authority: Detroit Economic Growth Corp is responsible for economic development. Private Industry: Local Initiatives Support Corporation (LICS) is responsible for the Zero

Percent Home Repair Loan (homeowners program). In addition, to investing in affordable housing, growing businesses, safer streets, high-quality education and programs that connect people with financial opportunity. Continuum of Care: Homeless Action Network of Detroit (HAND) is responsible for homelessness, non-homeless special needs, public housing, rental and public services. Non-profit organizations: Fair Housing Center of Metropolitan Detroit is responsible for housing discrimination public services; Detroit Area of Aging Agency (DAAA) is responsible for senior public services and homelessness; Detroit Housing Coalition is responsible for foreclosure prevention public services and homelessness.

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

HRD will actively continue its support to the Detroit Housing Commission in the efforts that resulted in the DHC coming back from “troubled” status to Standard Performer through to High Performer status with HUD along with maintaining its Assisted Housing Department’s High Performer status with the Housing Choice Voucher Program. This designation will give DHC the ability to access more financial support for public housing through competitive applications such as Choice Neighborhood and Moving to Work (MTW). The City of Detroit will also continue to support the DHC in its forward progress of their EnVision Center. The establishment of EnVision Centers will leverage public and private resources for the benefit of individuals and families living in HUD-assisted housing. EnVision Centers will offer HUD-assisted families access to support services that can help them achieve self-sufficiency.

Discussion:

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

The fair housing study conducted by Wayne State University revealed a need for more accessible housing in Detroit. This claim is supported by the fact that failure to accommodate a person with a disability is one of the leading causes for fair housing complaints in Detroit over the past 5-years. The focus group participants stated disability is a frequent basis for fair housing violation because it is often obvious. In cases where a person’s disability is noticeable, a potential landlord is often unwilling to accommodate them. Disability is a huge barrier to housing. Funding non-profit groups such as United Community Housing Coalition (\$202,500) and Neighborhood Legal Services (\$143,434) will assist in resolving fair housing barriers for individuals who are disabled including our seniors and veterans. We also funded Fair Housing Center of Metropolitan Detroit to continue their efforts on pushing fair housing

awareness for city residents.

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

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Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.83%

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

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

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

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

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

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

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

For the existing HOME-assisted single-family units that are being transferred from rental to ownership, the new household must qualify as a low-income family and must be the principal residence of the family throughout the period of affordability, as stated in 24 CFR 92.254(3), or be transferred to a household that is qualified as low-income (per 24 CFR 92) during the period of affordability. The home will continue to be encumbered by an affordable housing restriction throughout the period of affordability. This affordable housing restriction will be signed by the

homebuyer and recorded with the Wayne County Register of Deeds.

4. **For existing HOME Assisted units that are out of compliance with the HOME Investment Partnership Program**, The City of Detroit will use the Resale Requirements as defined in 24 CFR 92.254 (5) (i). This specifically applies to HOME Assisted units that were initially funded to be used as rental units, but will be converted to home ownership units, as defined in 24 CFR 92.255.

During the HOME Loan Compliance Period, if the title of the property is transferred voluntarily or involuntarily to a homebuyer that does not meet the requirement of Low-income Families, the City of Detroit will capture the net proceeds of the sale.

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

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

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

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

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

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

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

The Detroit Continuum of Care had created a coordinated assessment system that assesses all clients seeking services with a standardized assessment tool (the VI-SPDAT), and ensures

coordinated entry into shelter programs and prioritization of clients for housing and services on the basis of their assessment score. The Coordinated Assessment Model, or CAM, as it is known locally, moved from a call center to an in-person access point model in late 2017/early 2018. The CAM lead implementer for Detroit is Southwest Solutions. During 2018 and 2019, the community completed a local evaluation of the CAM lead and process to understand how well the program is serving the community and opportunities for improvement. Due to COVID-19 CAM temporarily moved to a call center model but will switch back to in-person access points once the public health threat has ceased.

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

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

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

The City of Detroit adheres to homeless participation requirements at 24 CFR 576.405(a). The City of Detroit has required that all sub grantee organizations appoint one homeless or formerly homeless individual to its board of directors to be considered for ESG funding. Our purpose is to ensure the voices of those who have experienced homelessness are integrated into the service work of these agencies. Proof of this appointment is required to be included as an attachment with RFP submissions. In addition, starting in 2021 City of Detroit's Homelessness Solutions NOFA application review committee included a person with lived experience. As part of the review committee, they scored applications that is directly linked to funding decisions.

5. Describe performance standards for evaluating ESG.

ESG performance is evaluated from both a programmatic and financial perspective. Organizations are assessed for risk prior to grant award, and financial and programmatic monitoring is integrated into the work of the contract managers. We ensure the performance of organizations both through

the utilization of HMIS data and the qualitative information obtained through file review. The City of Detroit has finalized ESG Policies and Procedures, which further detail performance expectations to increase accountability. During the 2020-2021 fiscal year, RFP's for the Homelessness Solutions programs, the City defined performance measures, established baselines, and benchmarks for organizations to meet during the coming year. This work has continued in future funding applications.

Discussion:

Housing Opportunities for Persons with Aids (HOPWA)

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

2. Selection of Project Sponsors

The City of Detroit Health Department is the grantee for the HOPWA Program providing all Human Resource and fiduciary responsibility. The Health Department follows the City's procurement policy from the Office of Contracts and Procurement Department. The summary of the procurement process of selecting program sponsors and contractors for the HOPWA program are as follows:

"Request for Proposal" (RFP) application is issued for potential program sponsors and contractors based on the contract cycle. The RFP is open and available to the community, including grassroots, faith-based and all other community organizations for proposal bids. All RFP's are advertised on community websites, local and minority newspapers such as the Detroit News/Free Press and discussed at coalition and committee meetings. The evaluation and scoring for the proposals are based on an independent review panel made up of representatives of the community.

Project sponsors and contractors are reviewed and evaluated and will be given extension contracts if they have successfully performed during the program year.

3. Goals for HOPWA funded projects

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

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

1. Tenant Based Rental Assistance (TBRA)

HOPWA’s one-year goal under TBRA is to assist 255 eligible individuals and their beneficiaries with Housing assistance which include, subsidized rental payments and Case Management services and linkages to supportive services.

2. Supportive Services

Supportive Services, characterized as a key ingredient in helping person with HIV/AIDS achieve housing stability, are an interconnected component of the HOPWA program. HOPWA rental assistance are not intended to provide “stand alone” rental subsidies, but come with the requirements that an appropriate level of supportive services designed to meet the programs objectives of maintaining housing stability, avoiding homelessness, and assuring access to care and support are included.

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

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

Detroit HOPWA Received COVID funds to assist the community with financial support to mitigate circumstances brought on specifically by COVID-19. Part of the funds were designated for COVID-19 STRMU.

COVID-19 STRMU is for persons who either lost employment or had inconsistent income due to the pandemic and could not continue to meet rent mortgage or utility payments.

As STRMU is a “need-based” program, applicants must submit evidence that they do not have the resources to meet rent, mortgage or utility payments and, in the absence of this assistance, would be at risk of homelessness.

The amount of assistance is determined by client’s household income and monthly household expenses and HUD’s recommended 30% of income toward living costs.

Although assistance is temporary, clients can receive up to 24 months of assistance with monthly payment caps of \$1500 toward rental/mortgage payments per month and \$150 toward utility payments per month.

Clients will also need to complete a Housing Plan and Budget with review every 6 months to continue assistance.

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