



2020 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) (DRAFT)

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

Mayor, Mike Duggan

THIS DOCUMENT CAN BE PROVIDED IN ALTERNATIVE FORMAT & TEXT IF REQUESTED

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Detroit is progressing in carrying out its first portion of the 5-year Consolidated Plan strategy and is implementing action plan projects that support it. However, in the spring of 2020, Congress signed into law in response to the economic fallout of the COVID-19 pandemic, the Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES ACT funds. The City received multiple tranches of funding from the CARES ACT funds for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons With Aids (HOPWA). Funding from these sources were to prevent, prepare for and respond to Coronavirus pandemic and was readily and available assist families suffering from the pandemic. The City was able to use these funds mostly for the Homeless, setting up new homeless shelters, Homeless Prevention strategies and provide personal protection equipment.

The City was granted approval to use the CARES Act Flexibilities to delay the submission of the 2020 Consolidated Plan/Annual Action Plan. The Plan was submitted early 2021 and therefore delayed and constrained the City of reaching some of its Goals and Outcomes.

The City will continued to extend housing affordability with existing HOME developers and borrowers. Some of these projects were nearing the end of their respective affordability periods, and are no longer able to keep pace with increasing overhead costs to make required repairs. Through efforts of a new Affordable Housing Strategy Plan, the City of Detroit will play a key role in its ability to retain existing residents, attract new residents, and preserve affordable housing in City's new affordable housing strategy plan.

This year the City continues to implement its major housing rehabilitation programs throughout the city using a loan program and grants to stabilize neighborhoods including in its renewed Neighborhood Revitalization Strategy Areas (NRSA). Although 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, initiatives such as the auction of publicly-owned residential properties, the sale of vacant lots and the complete rehabilitation of full apartment buildings.

In partnership with the Detroit Economic Development Corporation, the City's Economic business development will continue efforts in

supporting businesses through the Motor City Match/Restore program. The CDBG portion is being revamped to ensure that the activities meet a HUD national objectives, however, the program has celebrated over five years of help for new or expanding Detroit neighborhood businesses, leveraging over \$30 million in total new neighborhood business investments including nearly \$1.5 million in our Neighborhood Revitalization Stabilization Areas (NRSA). In all, over 1,000 entrepreneurs have received some form of assistance and 79% are minority owned, 69% are women-owned businesses.

Under the Grow Detroit’s Young Talent (GDYT), Detroit Employment Solutions Corporation (DESC) has leveraged over \$5 million in funding and provided over 6,000 youth job placement and training services. This program will continue to help our youth with job training and experience in the work place. The program also includes 12 hours of pre-work readiness training and 24 hours of ongoing training, which includes financial literacy. Through partnerships with community-based foundations, DESC provided employers with access to the broadest talent pool in Detroit jobseekers with the widest range of job-related services. The City has invested (from implementation) \$7 million on the Summer Youth Jobs training program in partnership with private businesses and nonprofit organizations. The program is designed to help employ youth in the City’s NRSA areas. CDBG funds and the City’s General funds were leveraged with a corporate match.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address relocation of displaced residents	Non-Housing Community Development	CDBG: \$	Other	Other	0	0	0.00%	0	0	0.00%

Assist special needs (non-homeless) populations	Non-Homeless Special Needs	HOPWA: \$	Housing for People with HIV/AIDS added	Household Housing Unit	1250	180	14.40%	250	180	72.00%
Blight removal and demolition	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	150	2	1.33%	30	2	6.67%
CDBG Housing Rehabilitation Activity Delivery Cost	Affordable Housing	CDBG: \$	Other	Other	0	0	0.00%	0	0	0.00%
CDBG Planning and Administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	0	0	0.00%	0	0	0.00%
Econ Dev (Commercial Facade Rehabilitation)	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	50	0	0.00%	10	0	0.00%
Econ Dev (Creation of Jobs/Small Business Assist.)	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	150	0	0.00%	30	0	0.00%

Econ Dev (Creation of Jobs/Small Business Assist.)	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	150	0	0.00%	30	0	0.00%
Homeownership Program	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	750	0	0.00%	150	0	0.00%
Increase in Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$ / Strategic Neighborhood Fund: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4500	0	0.00%	900	0	0.00%
Increase in Public Facilities and Improvements	Non-Housing Community Development	CDBG: \$ / Strategic Neighborhood Fund: \$	Person Assisted	Person Assisted	4500	150	3.33%	900	150	16.67%
Provide interim assistance to address emergency	Interim assistance	CDBG: \$	Other	Other	0	2000	2000%	0	2000	2000%
Public Services Activities for Citizens of Detroit	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	122635	4621	3.77%	24527	4621	18.84%

Reduce homeless citizens in City of Detroit	Homeless	CDBG: \$ / ESG: \$ / Continuum of Care: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	15000	1103	7.35%	3000	1103	36.77%
Reduce homeless citizens in City of Detroit	Homeless	CDBG: \$ / ESG: \$ / Continuum of Care: \$	Homeless Person Overnight Shelter	Persons Assisted	9500	1105	11.63%	1900	1105	58.16%
Reduce homeless citizens in City of Detroit	Homeless	CDBG: \$ / ESG: \$ / Continuum of Care: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	1205	220	18.26%	241	220	91.28%
Reduce homeless citizens in City of Detroit	Homeless	CDBG: \$ / ESG: \$ / Continuum of Care: \$	Homelessness Prevention	Persons Assisted	9000	972	10.80%	1800	972	50.40%
Reduce homeless citizens in City of Detroit	Homeless	CDBG: \$ / ESG: \$ / Continuum of Care: \$	Other	Other	2575	0	0.00%	515	0	0.00%
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	400	0	0.00%	80	0	0.00%
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	2000	0	0.00%	400	0	0.00%

Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	250	0	0.00%	50	0	0.00%
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2000	0	0.00%	400	0	0.00%
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	250	0	0.00%	50	0	0.00%
Residential Historic Preservation	Historical residential preservation	CDBG: \$	Other	Other	0	0	0.00%	0	0	0.00%
Section 108 Repayment	Affordable Housing Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	11	2	18.18%	11	2	18.10%
Sustain Infrastructure and Public Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4500	117	2.60%	900	117	13.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Community Development Block Grant (CDBG) program is a principal revenue source for the City to address the needs of low, and low-moderate income citizens and neighborhoods. Our Five Year Goals for housing and housing rehab, public services, and development activities were designed to address the overwhelming need in the City of Detroit. The goals set in 2020-2024 needed resetting due to the focus on the CARES Act funding. The CARES ACT funding, due to addressing the pandemic, took precedence in shifting efforts in implementing priority needs to the citizens of Detroit. In many instances the needs within the City of Detroit are far greater than the available resources. Our overall priority, this past year, was to help low and moderate income Detroiters experiencing economic crisis due to Coronavirus. However, the city will continue providing services for access housing, rehab housing public service and the economic opportunities afforded to all citizens city-wide. The following are the priority categories funding objectives:

- Due to the overwhelming demand and while having the oldest stock of housing in the country, it is necessary to provide greater attention to housing rehabilitation as our highest priority. These housing priorities includes 0% interest loan including our NRSA designation targeted areas and our Emergency Home Repair for seniors.
- Demolition is also a high priority, however, the city has focus on using CDBG funds on large commercial buildings and will demolish residential structures by using our General Fund dollars and other non CDBG Funds.
- Economic Development priorities include: Direct financial assistance for small businesses, technical assistance, and other economic development activities to businesses from our Motor City Match/Restore programs.
- Public Service priorities include the following services: Homeless, disabled, transportation, substance abuse, employment and training (including the 5 NRSA's), elderly, health and youth education.
- Public Facility Rehabilitation priorities include: Neighborhood facilities, park/recreation, youth, senior and health facilities.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG	HOPWA
RACE:				
White	16,455	1	954	32
Black or African American	102,589	22	10,440	437
Asian	1,026		39	
American Indian or American Native	169		22	
Native Hawaiian or Other Pacific Islander	47		24	
American Indian/Alaskan Native & White	18		30	
Asian & White	74			
Black/African American & White	5,112			
American Indian/Alaskan Native & Black/African American	98			
Other multi-racial	6,002			
Total	131,590	23	11,509	469
Ethnicity:				
Hispanic	9,785	1	184	

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

During fiscal year of 2020-2021, the families and persons benefited from programs and activities funded by CDBG, HOME, ESG and HOPWA was a total of 131,590. The majority of CDBG clients accessing services are Black or African American at 102,589 individuals and next are White at 16,455 individuals. The majority of HOME clients accessing services are Black or African American at 22 individuals and White at 1 individual. The majority of ESG clients accessing services are Black or African American at 10,440 individuals and White at 954 individuals. The majority of HOPWA clients accessing services are Black or African American at 437 individuals and remaining are White at 32 individuals. (See attachment for a complete Racial and Ethnic chart).

DRAFT

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	35,282,359	26,308,897
HOME	public - federal	7,268,033	3,958,402
HOPWA	public - federal	3,032,870	2,374,362
ESG	public - federal	2,903,135	2,336,197
Section 108	public - federal	0	0
Other (CDBG-CV1)	public - federal	20,758,619	1,852,973
Other (ESG-CV1&2)	public - federal	19,582,301	2,630,964

Table 3 - Resources Made Available

Narrative

The 2020 CDBG allocation was **\$35,282,359**. The amount expended for 2020 was **\$26,308,897**. The expended amount includes prior year awards as well, to expedite spending to meet the annual 1.5 spending requirement.

The 2020 HOME allocation was **\$7,268,033**. The amount expended for 2020 was **\$3,958,402**. The 2020-2021 expenditure includes prior year awards for multi-year HOME projects.

The 2020 HOPWA allocation was **\$3,032,870**. The amount expended for 2020 was **\$2,374,632**. HOPWA expenditures are slightly lower than the actual allocation due to the implementation of the City's new financial system.

The 2020 ESG allocation was **\$2,903,135**. The amount expended for 2020 was **\$2,336,197**.

The 2019 CDBG-CV1 from the CARES Act Funds was **\$20,758,619**. The amount expended for 2020 was **\$1,852,973**.

The 2019 ESG-CV1&2 from the CARES Act Funds was **\$19,582,301**. The amount expended for 2020 was **\$2,630,964**.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	79	95	City-Wide
NRSA Areas	18	05	The 5 NRSA's contains the most distressed residential neighborhoods in the City of Detroit.
Slums and Blight Designation	3	0	HUD approved Slum and Blight Areas

Table 2 – Identify the geographic distribution and location of investments

Narrative

The Housing & Revitalization Department plays a vital role in pursuing and supporting neighborhood investment. Through Neighborhood Revitalization Strategy Areas (NRSA), the City of Detroit uses CDBG funds to address economic development and housing needs in designated neighborhoods. The City of Detroit NRSA plan seeks to focus investment in five areas, leveraging partnerships to implement initiatives around five goals: 1) stabilize neighborhoods; 2) support small businesses; 3) create jobs; 4) create summer youth employment; and 5) build wealth. The following is a description of the five NRSA's within the City of Detroit:

NRSA 1 - Located between Jefferson Avenue and the Detroit River on the far-east side of Detroit. NRSA1 have a large number of vacant housing and vacant parcels that threatens stability. This NRSA have neighborhoods such as West Village, Jefferson Village, Jefferson-Chalmers and Marina district. **NRSA 2** - Located on the City's Northeast side. NRSA2 have high levels of mortgage foreclosure that has led to an increase of abandonment and tax foreclosure. This NRSA have neighborhoods such as, Osborn, City Airport, Morning Side, Regent Park, East English Village, and East Warren Avenue commercial area. **NRSA 3** - Located in the Southwest Detroit target area. NRSA3 have a strong resident Hispanic community that is significantly investing in the housing market as well as the commercial district. The historic neighborhoods included in NRSA3 are Corktown, Hubbard Farms, and Woodbridge. Other neighbors are Springwells Village, and Mexicantown. The NRSA3 commercial districts include Vernor Highway and Michigan Avenue. **NRSA 4** - Located within several historic neighborhoods such as the Boston Edison District, New Center and Arden Park. It also have neighborhoods including Hope Village, Dexter-Linwood, and Northend that have high vacancy rates, a concentration of City owned properties

and significant tax and mortgage foreclosures. NRSA4 contains commercial districts, such as, McNichols and New Center. The McNichols commercial corridor is characterized by low-density service related business. **NRSA 5** - Located on the Northwest side of Detroit. This NRSA includes areas surrounding the historic neighborhood of Grandmont-Rosedale, and Brightmoor neighborhood. There is a significant decline in population in the Brightmoor community. This NRSA area is surrounded by distressed housing markets with a considerable amount of publically-owned parcels and tax foreclosures.

Slum and Blight Area: Zero Percent Home Repair Loan Program: The Detroit 0% Interest Home Repair Loan Program is designed to help homeowners address health and safety issues, complete home repairs or improvements, and eliminate blight. Low-moderate income Detroit homeowners can qualify based on income or if living in an eligible slum and blight, or NRSA designated area. The homeowners pay back only what they borrow.

DRAFT

NRSA Accomplishment Chart:

Benchmark	Objective	Activity	In NRSA 7/1/20-6/30/21	CDBG Spent from 7/1/20-6/30/21
Expand workforce development in NRSA's	Growing Detroit Young Talent (GDYT) and Occupational Training Program	Increase soft skills and work experience for low –to moderate – income youth located within qualifying NRSA's	<ul style="list-style-type: none"> • NRSA 1: 326 • NRSA 2: 1087 • NRSA 3: 792 • NRSA 4: 1164 • NRSA 5: 1179 	<ul style="list-style-type: none"> • NRSA 1: \$103,521 • NRSA 2: \$365,742.50 • NRSA 3: \$257,142 • NRSA 4: \$385,543 • NRSA 5: \$385,081 <p>Additional Amount Leveraged: \$9,452,500.00</p>
Commercial corridor development	Physical improvements to corridors supporting business growth	Facade improvements, vacant property rehab, purchase of real property, etc.	<ul style="list-style-type: none"> • 0 	<ul style="list-style-type: none"> • 0
Expand small businesses in NRSA's	Provide technical and financial assistance and workspace	# of businesses assisted or low- to moderate-income individuals assisted	<ul style="list-style-type: none"> • 0 	<ul style="list-style-type: none"> • 0
Conduct lead abatement	Lead abatement grants	Lead-free houses	<ul style="list-style-type: none"> • NRSA 1: 2 • NRSA 2: 1 • NRSA 3: 3 • NRSA 4: 0 • NRSA 5: 0 	<ul style="list-style-type: none"> • NRSA 1: \$261,430 • NRSA 2: \$32,901 • NRSA 3: \$44,010 • NRSA 4: \$0 • NRSA 5: \$0
Help elderly households remain in their homes	Emergency repair grants	Emergency units repaired	<ul style="list-style-type: none"> • NRSA 1: 15 • NRSA 2: 9 • NRSA 3: 8 • NRSA 4: 6 • NRSA 5: 10 	<ul style="list-style-type: none"> • NRSA 1: \$267,642 • NRSA 2: \$115,389 • NRSA 3: \$117,812 • NRSA 4: \$82,491 • NRSA 5: \$170,742
Neighborhood improvements	Demolish unsafe structures	Demolitions	<ul style="list-style-type: none"> • NRSA 1: 3 • NRSA 2: 2 • NRSA 3: 2 • NRSA 4: 0 • NRSA 5: 1 	<ul style="list-style-type: none"> • NRSA 1: \$102,418 • NRSA 2: \$54,086 • NRSA 3: \$61,816 • NRSA 4: \$0 • NRSA 5: \$22,862

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The following additional leveraging resources enables the City to complete projects that will revitalize neighborhoods, expand affordable housing opportunities, to improve community facilities and public services.

(HOME) Low Income Housing Tax Credit Program (LIHTC): The LIHTC program is an investment program to increase and preserve affordable rental housing by providing tax incentives to investors to be used towards taxable income.

The following multi-family housing projects, that include HOME and CDBG funding, were awarded annual tax credits from the Michigan State Housing Development Authority during the City of Detroit's Fiscal Year of July 1, 2020 – June 30, 2021: Brush Watson will be a new construction project, receiving an annual award of \$1,500,000, producing 51 LIHTC units. Left Field at the former Tiger Stadium site will be a new construction project, receiving an annual award of \$1,207,610, producing 48 LIHTC units. Reverend Jim Holley Residences will be a new construction project, receiving an annual award of \$1,031,459, producing 30 LIHTC units. Midtown Square Apartments will be a construction-rehab/preservation project, receiving \$11,068,854 in LIHTC equity, preserving 72 units of affordable housing. Midtown Square has \$3,124,397 in existing HOME loan proceeds.

There are several other projects that the Michigan State Housing Development Authority announced on July 14, 2021 received 9% LIHTC awards and will be moving forward during the City of Detroit's Fiscal Year of July 1, 2021 – June 30, 2022 that will also use HOME and CDBG funding from the City of Detroit. Brush Park is a new construction project that received an annual award of \$1,070,000 that will create 53 affordable units. MLK on 2nd is a 33 affordable unit new construction project that received an annual award of \$671,000. The AFG Miller Grove project is a new construction project that will create 45 permanent supportive housing affordable units that received an annual award of \$1,450,000. The Meyer Senior project received an annual award of \$700,000 which will create 105 affordable units through an adaptive reuse of an existing building for 32 units and 73 units of new construction. The Henry Street Redevelopment project that will renovate and preserve 84 units of naturally occurring affordable housing received an annual award of \$1,146,923.

There is one preservation project that received a 4% LIHTC award during the City of Detroit's Fiscal Year of July 1, 2020 – June 30, 2021: Field Street III is a construction-rehab project that will receive \$2,185,615 in equity contribution from tax credit syndication. This project will assume an existing HOME Loan with the City of Detroit, in the amount of \$240,000. It is expected to close by the end of the 2021 calendar year. The GenesisHope project will receive \$4,501,362 in equity contributions and will create 31 new construction affordable housing units. The Piety Hill project will receive \$3,772,752 of equity

from the 4% LIHTCs and will rehabilitate 11 existing units and construct 34 new units of affordable housing.

(HOME) Section 108 Loan Program: Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. The Section 108 loan guarantee program allows local government to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue transformational revitalization projects.

At the end of the City of Detroit's Fiscal Year 2019-2020 and during the City's Fiscal Year 2020-2021, the City of Detroit used proceeds from the Section 108, HOME and CDBG programs, leveraged with other sources of debt and equity, to close on the construction financing of Sugar Hill, a \$37,289,950 mixed-use and mixed income project with 68 multi-family units, 11,800 square feet of ground floor retail and a 160-space parking structure. The Section 108 proceeds, in the amount of \$6,696,930, were reprogrammed to the project as part of a \$20,065,750 leverage loan with other non-city sources. The City of Detroit also provided a \$2,000,000 HOME Loan and CDBG Subrecipient Agreement in the amount of \$1,910,000. Construction of the Sugar Hill project is scheduled to be completed in October 2021.

(HOME) Project Based Vouchers: During FY 2020-2021, the City has the following 10 projects that are in various stages of construction that have received an allocation of HOME or CDBG program funds that include state and federal project based vouchers: Sugar Hill, Milwaukee Junction, NSO Sanctuary, University Meadows, COTS Peterboro, Transfiguration Place, Northlawn Gardens, Ruth Ellis Center, Marwood Apartments, and Beaubien. The City also has the following additional 11 projects that have received HOME or CDBG awards in its affordable housing and revitalization pipeline that are slated to close in the 2022-2022 fiscal year that include state and federal project based vouchers: 7850 E. Jefferson, Mack/Alter, La Joya Gardens, Anchor at Mariners Inn, Brush Apartments, Left Field, Reverend Dr. Jim Holley Residences, Brush Park Apartments, MLK on 2nd, AFG Miller Grove, and Preserve on Ash.

HOME - The HOME program requires a 25% local match of funds that are expended on affordable housing. Currently, the City of Detroit does not have a matching requirement for the HOME program. For Fiscal Year 2020-2021, the City of Detroit met the HUD criteria for severe fiscal distress. The City of Detroit match requirement was reduced by 100%.

(HOME) Historic Tax Credit - The Federal Historic Tax Credit incentives is available to stimulate private investment in the rehabilitation of historic structures. Historic property owners may receive a 20% tax credit that is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner private residence. During FY 2020-2021, the Main Street Marlborough, Marwood Apartments, and Transfiguration Place projects which received an award of HOME or CDBG funds and also include historic tax credit equity are under construction. The City's affordable housing and revitalization pipeline also includes the Henry Street Redevelopment project that is expected to close by the end of the 2021-2022 fiscal year that has received a HOME award and also includes historic tax credit equity. The Midtown Square Apartments project, which received a 9% Low Income Housing Tax Credit Award (LIHTC), and will

assume \$3.12 million in existing City of Detroit HOME debt, will receive roughly \$928,000 in historic tax credit equity as part of their recapitalization with proceeds from the 9% LIHTC award.

Section 8 Housing Choice Voucher - The Housing Choice Voucher program is a federal program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Participants are able to find their own housing, including single-family homes, townhouses and apartments.

(HOME) Match Contribution and Relocation and Real Property - Currently, the City of Detroit does not have a matching requirement for HOME program. There were no relocation and real property acquisition activities for fiscal year 2020-2021.

Leverage Summary – The City of Detroit works to leverage its HOME, CDBG and CDBG-CV funds by utilizing the sources described above along with other debt financing, grant, and local funding sources to develop affordable housing units.

There are currently 12 projects under construction with total development costs of \$188.6 Million that include a total of \$35.1 Million of HOME, CDBG, CDBG-CV, and proceeds from the Section 108 program that will provide 520 units of affordable housing. These projects leverage other funding totaling \$153.5 Million that is provided by the sources described above, debt financing, grant, and local funding sources. These projects also leverage rental assistance vouchers for 263 of the units.

There are 16 additional projects currently in the City of Detroit’s affordable housing multifamily pipeline with total development costs of \$362.8 Million that include a total of \$28.1 Million of HOME, CDBG, and CDBG-CV funds that will provide 993 affordable units. These projects leverage other funding totaling \$334.7 Million. These projects also leverage rental assistance vouchers for 279 of the units.

Combined, the 12 projects under construction and 16 projects currently in the pipeline utilize approximately \$63.2 Million of HOME, CDBG, CDBG-CV, and proceeds from the Section 108 program to leverage approximately \$488.2 Million from other sources and 543 rental assistance vouchers to produce 1,513 units of affordable housing.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 3 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 4 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
2,396,161	2,230,313	1,773,579	0	2,852,894

Table 5 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 6 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 7 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 8 – Relocation and Real Property Acquisition

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	3,750	1,103
Number of Non-Homeless households to be provided affordable housing units	950	215
Number of Special-Needs households to be provided affordable housing units	250	180
Total	4,950	1,498

Table 9 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	4,000	1,283
Number of households supported through The Production of New Units	100	0
Number of households supported through Rehab of Existing Units	800	215
Number of households supported through Acquisition of Existing Units	50	0
Total	4,950	1,498

Table 10 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

While the City has actively pursued a number of different strategies to meet the one-year goals of providing affordable housing, COVID-19 related construction supplier and labor challenges have impacted the timing of projects being completed during the 2020 fiscal year. Delays due to stay at home orders, delays in the delivery of construction materials, increased material costs, and additional safety and construction method changes to comply with social distancing measures have caused project completion dates to be delayed. Although there were not any projects that had all of the information

needed to be completed in the IDIS system during fiscal year 2020, within the City's multifamily pipeline there were 4 projects that completed or were in the final stages of completing their physical construction at the end of the fiscal year. These projects include 171 affordable units. All of the projects include HOME dollars and 155 of the units also leverage project based rental assistance vouchers. In addition to the HOME funds, 1 of the projects also uses CDBG funds, 1 also uses CDBG-CV funds and 1 also uses both CDBG and CDBG-CV funds. The City has worked closely in 2020 with the Detroit Housing Commission (DHC) and the Michigan State Housing Development Authority (MSHDA) to streamline processes and coordinate goals to continue to utilize rental assistance tools.

Due to construction prices rising, finite gap-financing resources available, and COVID-19 related challenges, new construction projects slated for completion in the 2020 fiscal year experienced delays. One way the City has worked to support the projects is by awarding CARES Act CDBG-CV funds to help resolve funding gaps resulting from COVID-19 related additional costs and contractor and supplier delays. During 2020, the City continued to address affordable housing development challenges through the efforts of the Affordable Housing Leverage Fund (AHLF).

The AHLF is a partnership between the City, MSDHA and a community development financial institution tasked with allocating philanthropic dollars. The partnership reaches across local, state, public and private entities to collectively solicit local development projects and assess their ability to support different financing products. The City of Detroit has seen an increase in the number of projects that have received 9% Low Income Housing Tax Credits (LIHTC) awards since this partnership was formed with 5 projects (including 3 that will include HOME or CDBG funds) receiving an award in fiscal year 2020 and an announcement on July 14, 2021 that an additional 7 projects (including 6 that will include HOME or CDBG funds) received awards.

The City also continues to improve the underwriting process to create a more transparent, collaborative, and rigorous approach in identifying multi-family development projects that will maximize the use of HOME dollars. The City has also leveraged HOME and CDBG dollars in multi-family projects by providing awards that include a blend of financing with the City's Affordable Housing Development Program (AHDP) dollars and CDBG-CV funds. Including the 4 projects discussed above that completed or were in the final stages of completing their physical construction at the end of the fiscal year, the City currently has 12 projects in various stages of construction that have received HOME, CDBG or CDBG-CV awards and include 257 units of new affordable unit construction and the renovation of 263 affordable units. These projects leveraged rental assistance for 263 of these units. The City has an additional 16 projects that have received HOME, CDBG awards in its affordable housing and revitalization pipeline that are slated to close on financing by the end of the 2021 fiscal year that include 898 affordable units of new construction and the renovation of 95 affordable units. These projects will leverage rental assistance for 279 of these units.

Discuss how these outcomes will impact future annual action plans.

The City will continue to implement improvements, similar to those described above, to both preserve and increase the number of affordable, mixed-income and mixed-use multi-family projects. In addition to the AHLF, revamping underwriting processes, and leveraging local dollars, the City is also engaged in addressing preservation efforts across the city. The focus of these efforts is preserving the affordability of multi-family developments reaching the end of their affordability restrictions

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	282	2
Low-income	731	8
Moderate-income	270	4
Total	1,283	14

Table 11 – Number of Households Served

Narrative Information

The City of Detroit uses CDBG funding for home rehabilitation and homebuyer assistance. There were 26 homes that were originally financed with HOME funds that were transferred from rental to homeownership in 2020 without the need for any homebuyer assistance. There are 43 affordable units that are in the housing and revitalization pipeline that are slated to close on financing by the end of the 2021 fiscal year with homebuyers. Through this process we are able to serve extremely low-income, low-income and moderate-income households.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Detroit is a key partner on a citywide chronic homelessness initiative that has focused on expanding outreach efforts on homeless individuals who are unsheltered. Through our collaboration with the CoC, our community is currently preferences chronically homeless, unsheltered households for permanent supportive housing. Over the course of calendar year 2020, 176 people were housed in permanent supportive housing, with a preference for those who are chronically homeless and unsheltered. The CoC continues to use the by name list of households who were experiencing chronic homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

A critical component of our response to the COVID-19 pandemic was the operation of isolation shelters for households who were either COVID-19 symptomatic or positive. If an individual experiencing homelessness was suspected of COVID or was being discharged from a hospital after being diagnosed positive, ESG-CV funds were used to transport that person to the isolation shelter, therefore preventing potential spread of the illness to others. Drivers utilized proper PPE and sanitized vehicles after each trip to ensure the safety of the staff & future passengers. The isolation shelters allowed a safe space for these households to isolate from the general population & recover from their illness. It also removed them from a congregate shelter setting which prevented spread of the illness. The second type of temporary shelter provided essential non-congregate overflow beds which allowed households to safely shelter. ESG-CV funds were used to lease the temporary shelter sites. In addition to the isolation shelter, another temporary shelter was leased which allowed for overflow beds. This non-congregate shelter provided critical overflow beds for single adults who were experiencing homelessness & needed a safe place to stay. These beds were needed as existing shelters were required to space out their shelter beds to allow for adequate social distancing, thus decreasing our systems overall shelter availability. In this way the overflow beds were preventing the spread of COVID because it allowed households to shelter safely. These type of programs will continue operation as long as COVID-19 has been declared a public health threat.

CAM staff referred 63 households to Transitional Housing (TH) in 2020. 2020 was the first full year Transitional Housing providers took all of their referrals from CAM. Referrals to TH decreased by 45% from 2019 to 2020, primarily due to a loss of funding for TH beds.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In a continued effort to reduce and end homelessness, the City of Detroit funds several subrecipients to provide homelessness prevention activities including intervening on behalf of households facing eviction through the court system. The City funded a Diversion program, providing flexible funds that can be used to keep households out of emergency shelter. The Youth Taskforce established by Councilmember Mary Sheffield, the City of Detroit transitioned in 2019 to a CoC Workgroup & has been active in discussing how best to meet the needs of exiting foster care and other institutional settings. Two youth focused Rapid Rehousing programs started in 2021 which address specific needs of youth, including those that identify as LGBTQIA+. This workgroup also submitted the Youth Demonstration Project application which will hopefully bring additional resources to this population. .

Under the McKinney-Vento Homeless Assistance Act, children and youth experiencing homelessness are entitled to immediate school enrollment, the option to stay in their school of origin, transportation to their school of origin and support for academic success. CAM refers eligible children and youth to Wayne Metro Community Action Agency which works to make sure they are enrolled, connects them to the school district's homeless services liaison, and provides available services. In 2020, CAM referred 1,083 children and youth for McKinney-Vento educational resources.

In addition, as it relates to coordinating discharge policies, the City of Detroit, is participating as a member of the Detroit CoC in discussions in an attempt to improve coordination around discharges from hospital settings. The Salvation Army has begun providing medical respite for patients at their Harbor Light facility that can help with individuals who don't need a hospital setting but are not suitable for shelter due to medical needs. Additionally, the COPE program funded by the Detroit Wayne Mental Health Authority provides temporary housing for those with mental health concerns who are being released from hospital settings. Finally, in the upcoming year Neighborhood Service Organization, through a Pay for Success model, will be implementing a medical respite program that will target people with housing insecurity. The program will allow those with unstable housing to receive physical & behavioral health services so they can recover from illness, surgery, or injury in a safe and stable place.

The City of Detroit homelessness staff are part of a collaborative team working to better integrate housing and homelessness services into the workforce system, and workforce services into the homelessness system. The CoC 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. CAM and DAW began a very basic referral pilot in July 2020. CAM intake staff began asking households six employment related questions, and provided interested households with information on DAW's services and how to schedule an appointment. In 2020 CAM referred 228 households to the Detroit at Work of which 85 actually connected to the agency. A goal in 2021 is to expand this into a more formal, expanded referral process.

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

Beginning with City of Detroit's 2019-2020 NOFA, all programs have established performance metrics that we have created system-wide benchmarks for the coming year. This work continued in the future NOFAs, in the attachment section of this report, please find the metrics we have established for each program type as well as updated implementation plan to move toward performance based contracting. These metric are focusing on improving outcomes, for all program funded through ESG.

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 the veteran by-name-list (VBNL). Through this process we have successfully housed 289 veterans in 2020. We continue to monitor our progress through regular leadership team meetings and by name list meetings. At the end of 2020 there were 170 veterans on the by-name-list, 36% fewer veterans on the VBNL at the end of 2020 than in 2019, Veterans experiencing homelessness in Detroit. In our working on Veteran homelessness we deploy the following tools to address Veteran needs:

- Supportive Services for Veteran Families (SSVF): SSVF will provide both RRH and prevention assistance for veterans (both single veterans and families with Veteran head of households). RRH provides short- to medium-term rental assistance and services to quickly move people from a homeless situation back into housing. Prevention assistance provides assistance to persons at-risk of homelessness by using funds to pay rental or utility arrearages, or security deposits and limited rental assistance going forward for persons who need to move to a new housing unit. There are currently three SSVF programs operating in Detroit. 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.

We are in regular contact with the Continuum of Care regarding our progress on HUD's system performance measures as well. We use this information as a way to check in on our progress and set performance goals. To effectively implement strategies and goals, the City of Detroit published a Policy Procedure manual with clear service and performance expectations for organizations in September 2018. The Policy Procedure manual was rolled out through trainings to our subrecipients, with representation being mandatory. The trainings focused on performance expectations, policy procedures, HUD regulatory requirements and record keeping. This manual is updated on an annual basis and is the foundation of monitoring as it layouts subrecipient expectations.

Efforts to Address Worse Case Needs

The efforts to address worst case needs of persons with disabilities are through our permanent supportive housing program in which supportive services are provided to assist homeless persons with a disability to live independently. Permanent Supportive Housing (PSH) is an effective intervention for chronically homeless individuals and families. PSH provides a permanent rental subsidy and wrap around services for persons who have significant barriers to housing. The Detroit Continuum of Care (CoC) dedicates funds and resources to address chronically homeless individuals and families by specifically targeting a portion of the community's CoC funded PSH resources to those who are chronically homeless. The funds are used to support homeless individuals in obtaining, housing, drug treatment, counseling, and job training. Also these funds will be used to address individuals living on a fixed income and others who are experiencing housing cost burdens, such as seniors and individuals with disabilities and mental illness.

The majority of 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. Referrals to PSH increased by 36% which 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. In addition, 33 households to the Moving Up List in 2020, and 18 were pulled from the list. Moving Up providers housing choice vouchers to households in permanent supportive housing who no longer need intensive case management but still require housing subsidy. When households transition from PSH to Moving Up, they create new PSH beds for chronic households to move into.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Detroit Housing Commission (DHC) is the public housing agency for the City of Detroit. DHC administers approximately 6,200 Housing Choice Vouchers per year under the Housing Choice Voucher program and encourages homeownership opportunities. The DHC owns and operates 19 family and elderly public housing developments totaling approximately 3,500 units.

During 2019-2020 development continued at one (1) federally funded HOPE VI revitalization projects as discussed below:

Woodbridge Estates: DHC closed on the agreement to construct Phase IX. The developer has agreed to develop the site as a combination retail/rental phase, with retail spaces located on the first floor of a four-story building with 80 senior units. Construction began in early 2018 and was completed during the summer of 2020.

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

During the year DHC continued to work with both Resident Advisory Boards (RAB) and the elected Resident Councils (RC) at each development. DHC staff also met regularly with RAB and RC groups. These forums allowed residents of public housing to provide DHC with input regarding public housing program management. Residents were also encouraged to participate in the annual plan process by attending numerous planning meetings and the public hearing.

DHC presented its draft annual action to its RAB in a meeting held February 6, 2020. DHC encouraged the public to comment on the draft throughout the 45-day comment period. At the conclusion of the comment period and due to the COVID 19 Pandemic requirements the Detroit Housing Commission waived the public hearing process and issued mandatory notifications to all DHC families. DHC's Board of Commissioners accepted the finalized plan. It was filed with HUD in October 2020.

The DHC has also partnered with several HUD certified non-profit organizations to assist with the preparation of residents to become homeownership ready. These programs and services include but are not limited to credit counseling, basic home maintenance, financial assistance and homebuyer education. Additionally, the DHC offers a homeownership program exclusive to DHC Section 8 residents.

Actions taken to provide assistance to troubled PHAs

The DHC has ranked as a High Performer for the past two years in the Housing Choice Voucher Program through HUD's SEMAP designation. The DHC is designated as a standard performer in Public Housing. DHC staff is diligently working towards achieving high performer status in Public Housing program.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

To ameliorate barriers to affordable housing, the City of Detroit took the following actions during the 2020-2021 year:

Tax Abatement Streamlining—The City of Detroit has budgeted for and is pursuing the development of a tax abatement portal to bring efficiency and transparency to the process of securing abatements to overcome the structural taxation challenges related to developing housing in Detroit.

Access to Capital—The City has partnered 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 became available to affordable housing developers in September 2020 and now has \$50.5 M in funding capacity.

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 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 has utilized several mechanisms to prioritize affordable housing in prime locations. During the past calendar year, the City released seven RFP/RFQs or advanced marketing plans to make public land available for affordable or mixed-income housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The homeless population in general is underserved, as many experiencing homelessness may have co-occurring mental, physical or behavioral health issues that may make it difficult for them to fully advocate for the needs of their families. Through the use of the coordinated assessment system, or CAM, as it is known in Detroit, the VI-SPDAT is administered to all households experiencing homelessness. The use of this tool allow the community of providers to understand the level of vulnerability those experiencing homelessness have and ensure that they get access to services that can assist them in reaching a level of stability. For individuals who do not present at shelters or other providers to seek assistance, the City of Detroit has enlisted several subgrantees to conduct homeless outreach to ensure we are reaching the most vulnerable residents experiencing homelessness. In addition, we have created a by name list of unsheltered individuals and families experiencing homelessness. This list helps to ensure a full linkage to services for those who may want to be involved

in services initially. The coordination of outreach efforts and the establishment of a by name list led to a 30% reduction in unsheltered homelessness in Detroit between the 2017 and 2018 Point in Time Counts. In 2019, the Point in Time Count took place during the “polar vortex”, and as such, demonstrated a significant reduction in the unsheltered homelessness, but due to extreme conditions, we will use the annual HMIS and 2021 unsheltered count to better understand the trend.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Housing & Revitalization Department (HRD) continues to take steps to address lead-based paint hazards in Detroit. Exposure to lead can cause lead poisoning which can cause irreversible health damage. Lead exposure/poisoning is particularly harmful to children under six years old. To respond to lead problems, HRD continues to administer and implement several programs including:

Lead Hazard Reduction Program: HRD applied for and received its fifth Lead Hazard Reduction Program grant from HUD’s Office of Lead Hazard Control and Healthy Homes (OLHCHH) in April 2019 in the amount of \$4.1M. The program will conclude in September 2023 and reach 200 households. The goal of the grant is to reduce and/or eliminate lead-based paint hazards in owner-occupied and rental properties where a child under the age of six (6) resides or regularly visits or where a pregnant woman resides. This is primarily done through property rehabilitation. The program gives priority to households with children who have elevated blood lead levels (EBLL). Rental property owners require work to be inspected by Buildings, Safety Engineering and Environmental Department (BSEED) before a certificate of acceptance is issued at project completion. . HRD applied and received the State of Michigan Department of Health and Human Services (MDHHS) CHIP Community Development Lead Hazard Control Program funding in 2018 and has continued to be awarded \$1.2M annually that is anticipated to serve 25 units annually. In January 2020, HRD was awarded an additional \$9.7M from HUD’s OLHCHH for its High Impact Neighborhood lead grant. This grant is expected to serve 455 households in four census tracts the 48209 zip code through December 2024.

HRD uses CDBG funds to provide statutorily required match for the HUD funded lead grants and funding allowing for emergency repairs that are necessary in order to maintain the integrity of the lead work being performed (for example, new roof to avoid water damage). . During 2020-2021 program year, 35 homes were rehabilitated and cleared of lead-based paint hazards in the City of Detroit, more were expected, however construction progress was negatively impacted due to the COVID-19 pandemic and its impact on available labor and materials and the necessary COVID protocols necessary prior to construction re-starting in July 2020.

To respond to lead problems in Detroit, MDHHS and the Detroit Health Department (DHD) will continue to administer the **Childhood Lead Poisoning and Prevention Program (CLPPP)**. CLPPP’s achievements includes the following: (1) Implemented comprehensive case management protocols for lead-burdened children to include home visits from advocates and public health nurses (2) Maintained a surveillance system for data accuracy (3) Distributed lead prevention education materials and provided presentations to community professionals and citizens (4) Developed a Memorandum of Understanding

with the Housing and Revitalization Department to provide EBLI investigations and to facilitate the completion and submittal of grant applications to remediate the homes of lead-burdened children.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

As noted in the 2020-2024 Consolidated Plan: housing, education, transportation, and job opportunities are important aspects of Detroit's anti-poverty strategy. These following anti-poverty factors are discussed: **Housing:** Affordable housing is key to an anti-poverty strategy. Detroit's low-income persons were aided by several grant programs. HOME and CDBG funds were used to build rental housing, help with down payment assistance and rehabilitate homes for low and moderate income persons/families. The City of Detroit used CDBG and ESG funds to prevent homelessness and assist those that are already homeless with shelter and supportive services. The City of Detroit also received HOPWA funding to address housing stability for those with an HIV/AIDS diagnosis. **Education:** Educational attainment is one key to bringing individuals out of poverty. There is a negative relationship between educational attainment and the jobless rate. One of goals of the Detroit Public School (DPS) is to create a high-demand, traditional public schools in every neighborhood while moving the district forward and eventually set it above all large urban school districts in the country. The DPS 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. Additionally, the Detroit Promise Zone program will fund 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. During the 2020-21 program year, the City of Detroit CDBG funds provided approximately \$1M for literacy, math, science, and job training programs. **Transportation:** Transportation to employment opportunities is important to combat the City's high jobless rate. The Detroit Department of Transportation (DDOT) operates 36 fixed transit routes in Detroit. Services operate 24 hours a day, 7-days a week, with 85,000 rides provided on a typical weekday. Transportation priorities include: (1) Improved cross-town transportation and options to get from the city to surrounding suburbs. (2) Purchasing 20 new buses annually to improve the reliability of the fleet. (3) Ensuring special needs groups (blind, deaf, disabled, and seniors) access to reliable transportation. (4) Supporting the new Regional Transit Authority (RTA) in developing a master transit plan. **Employment:** A significant cause of poverty is the lack of employment opportunities. Detroit at Work is a single point of entry program for jobs and training opportunities within the City of Detroit. 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. Some highlights of recent workforce initiatives includes: (1) a number of programs designed specifically to address particular populations such as veterans and newly released prisoners. (2) a Detroit Registered Apprentice Program (D-RAP); and (3) a Driver Responsibility Forgiveness fee that helps Detroiters get drivers licenses they lost back more quickly by participating in workforce training. Currently, the homelessness system is working closely with the Detroit at Work team to improve integration between the two systems, which includes data collection and cross-training. We hope to grow this relationship over the course of the next year.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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. 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Detroit Housing Commission has allocated 20% of the Housing Choice Voucher allocation toward Project Based Vouchers. This effort allows for long term (20) year contracts of affordability housing for persons at 50% AMI and below. A large percentage of this activity is for new affordable units. The Detroit Housing Commission has worked with HUD on sustaining affordable housing through Preservation/Opt-Out Voucher assistance associated with developments opting out of HUD contract programs.

The Detroit Housing Commission established a local preference for homelessness and transitional housing from a permanent supportive housing. This is a stand-alone waiting list for 200 tenant based.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Analysis of Impediments to Fair Housing is a requirement for CDBG program compliance. The purpose of the analysis is to determine the possible existence of impediments to fair housing choice based on race, religion, sex, color, national origin, disability, or familial status (protected-classes). The following impediments to fair housing choice exist in the City of Detroit: (1) Discrimination in housing: families with children, disability, and race are high; (2) Rental Market: single mothers not able to get rental housing (3) Home insurance discrimination: different rates offered between black and white testers in the Detroit area (4) Lack of education and awareness of Fair Housing (5) Partnerships to further fair housing and (6) Language barriers for non-English speaking population. The following are proactive actions taken to eliminate impediments to fair housing: The City has established a Civil Rights, Inclusion & Opportunity (CRIO) department. CRIO has partnered with the Fair Housing Center of Metropolitan Detroit (FHCMD) to resolve housing discrimination issues. The CRIO department receives, investigates and makes findings on discrimination complaints in the areas of employment, housing, education, public service, medical care facilities and public accommodations to any protected-class person who believes they have been discriminated against within the City of Detroit. A CDBG sub-grantee, Legal Aid and Defender, assist Detroit residents with language barriers for non-English speaking persons. Legal Aid and Defender support staff and attorneys speak Spanish, Arabic, Chaldean, and French. Handouts and materials are available in Spanish, Arabic and other languages. Legal Aid uses Language Line as a resource for translation services. A CDBG sub-grantee, Latin Americans for Social and Economic Development (LASED), serves Hispanics and Southwest Detroit. LASED has partnered with the Michigan Department of Civil Rights (MDCR) to offer clients the option to file a discrimination complaint or ask questions. MDCR staff is on-site at LASED on the first Wednesday of every month. HRD continues to encourage training for department staff, developers and non-profit housing providers on fair housing

To promote awareness of Fair Housing, HRD department has continued to observe the National Fair Housing Month of April. National Fair Housing Month increases efforts to end housing discrimination and raises awareness of fair housing rights in communities across the country. Posted on the HRD

website is a guide by FHCMD about fair housing laws and landlords-tenants. The City is committed to ensuring that quality housing is available and affordable for families of all incomes. The HRD website allow citizens to explore maps of affordable housing in Detroit, including what it means, and who is eligible.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Housing & Revitalization Department (HRD) is the responsible agency for ensuring compliance with all regulatory and statutory requirements relative to Community Planning and Development awards for the City of Detroit. Subrecipient contracts and service-level agreements are executed with partner agencies to facilitate programmatic activities. The agreements detail assigned responsibilities and performance measures to establish accountability standards. A monitoring strategy is used to assess Subrecipient performance and program effectiveness. Also, more effective work standards and protocols were established to thwart and mitigate challenges that could impede successful program performance. To be more strategic in our efforts and maximize available resources, risk assessments are applied to draft monitoring plans. Risk analyses target attention to program activities and participants that represent the greatest risk and susceptibility to fraud, waste, and mismanagement. Once the level of risk is determined for each Subrecipient, the appropriate monitoring strategy is implemented to achieve the following objectives:

1. To determine if a subrecipient is carrying out its community development program, and its individual activities, as described in the application for assistance and the Subrecipient Agreement.
2. To determine if a Subrecipient is carrying out its activities in a timely manner, in accordance with the schedule included in the Agreement.
3. To determine if a Subrecipient is charging costs to the project that is eligible under applicable laws and regulations and reasonable in light of the services or products delivered.
4. To determine if a Subrecipient is conducting its activities with adequate control over program and financial performance, and in a way that minimizes opportunities for waste, mismanagement, fraud, and abuse.
5. To assess if the Subrecipient has a continuing capacity to carry out the approved project, as well as future grants for which it may apply.
6. To identify potential problem areas and to assist the Subrecipient in complying with applicable laws and regulations.
7. To assist Subrecipient's in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
8. To provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by Subrecipient's, and not repeated.
9. To ensure that required records are maintained to demonstrate compliance with applicable regulations.

HRD's monitoring plan involves a collaborative approach of programmatic and financial monitoring. HRD's program staff is responsible for monitoring the programmatic efforts of our Subrecipient's and service partners. Each project is assigned a dedicated program manager to complete an initial assessment of each contract award and facilitate programmatic monitoring of all Subrecipient activities

as defined in the executed agreement. The City of Detroit's Office of Chief Financial Officer (OCFO) is assigned to conduct financial monitoring of covered activities. As the project advances, each organization is further evaluated for performance and effectiveness. This information is considered when determining future awards, as well. Below are more specific monitoring processes for HRD programs and activities.

COMMUNITY DEVELOPMENT BLOCK GRANT (NOF)

Scheduled Program Monitoring: Once a sub-recipient has been identified for an on-site program monitoring, a monitoring date is established with the sub-grantee (Subrecipient). A formal written letter is forwarded to the organization at least two (2) weeks prior to the scheduled visit (where possible), confirming the meeting date, purpose, as well as advising of specific documents, processes and areas subject to review. During this visit, staff will verify that the programs outlined in the contract scope are being carried out as described in the agreement, as well as review documentation, conduct interviews with staff, and complete site inspections. The HRD staff conducting the program monitoring shall inform the Subrecipient of any program findings and/or concerns within thirty (30) days after the conclusion of the monitoring visit. During the Covid-19 pandemic, all on-site visits were deferred until the reopening and all program monitoring was conducted as remote program monitoring.

Unscheduled/Scheduled Program Site Visit(s): **Unscheduled Site Visit:** Staff performing an unscheduled site visit shall consult the Subrecipient's agreement to confirm the location and operating hours of the program. During this visit, staff will verify that the programs outlined in the Subrecipient scope are being carried out as described in the Subrecipient agreement. Program staff will review client and staff sign in sheets and confirm the program is operating within the Subrecipient's scope and budget. During any declared health emergency, pandemic or stay home/stay safe orders issued by the County, State, City or Federal Government all unscheduled site visits will be deferred until the orders are lifted. During the Covid-19 pandemic all unscheduled site visits were canceled in accordance with CDC recommendations and City stay at home/stay safe orders.

Scheduled Site Visit: Staff performing a scheduled site visit shall arrange a mutual date and time, by letter, with the Subrecipient at their program location. An entrance letter shall be sent by the project manager at least two weeks prior to the site visit outlining the documents and issues, and areas that will be reviewed. This visit will be scheduled during the normal operating hours of the Subrecipient to ensure the program is conducted during the hours as outlined in their proposal/scope of services. During any declared health emergency, pandemic or stay home/stay safe orders issued by the County, State, City or Federal Government all scheduled visits will be conducted in accordance with those orders taking all health care precautions. During the Covid-19 pandemic all unscheduled site visits were canceled in accordance with CDC recommendations and City stay at home/stay safe orders.

Desk Monitoring: Desk Monitoring is performed on each contract award to ensure the standards and requirements are met according to the Subrecipient agreement, department policy, and regulatory requirements. Assigned program managers complete a Desk Monitoring Review Checklist that includes reviews of support and reimbursement documentation, as well as Subrecipient polices outlined in the Subrecipient agreement. Feedback regarding Subrecipient operations are communicated through deficiency letters and other documentation, as needed. During any declared health emergency, pandemic or stay home/stay safe orders issued by the County, State, City or Federal Government the primary monitoring of Subrecipients shall be the a desk monitoring.

EMERGENCY SOLUTIONS GRANT

The Housing & Revitalization Department (HRD) is the City of Detroit department responsible for ensuring compliance with all regulatory and statutory requirements relative to ESG, ESG-CV and CDBG Homeless Public Service funding. Therefore, it is incumbent upon the HRD staff to ensure Emergency Solutions Grant funds or those specifically delineated as match are spent on time and in compliance with all regulatory, statutory, and mandates outlined in the subrecipient agreements. Housing and Revitalization staff also ensure adherence to the Continuum of Care's written standards and City of Detroit Policies and Procedures.

Programmatic monitoring is an essential part of ensuring the effectiveness of programs funded to meet the basic needs of those at risk of or experiencing homelessness and ensuring the policies and procedures outlined by the City of Detroit are being adhered to. HRD has developed the following policy and procedures to ensure that subrecipient monitoring is an effective ongoing process.

The risk assessment tool (Appendix A, attached) is a comprehensive tool that reviews the past programmatic and financial performance of subrecipients. Completed risk assessments target attention to program activities and participants that represent the greatest risk of poor programmatic performance and/or susceptibility to fraud, waste, and mismanagement. Once the level of risk is determined for each subrecipient, the appropriate monitoring level is determined. The risk assessment is shared with financial auditing staff in the Office of the Controller, and their monitoring documents are integrated into the risk assessment score. To ensure compliance, all subrecipients will receive annual risk assessments prior to any program expenditure. In addition, programs scoring for "high" risk will have annual programmatic site monitoring. Those who receive "medium" will receive, at minimum, quarterly desk audits and a bi-annual site visit and a "low" score will, at minimum, receive a bi-annual site visit. The City of Detroit may elect, at any time, to complete chart reviews to assess the quality of services offered to program participants or address regulatory concerns. The City of Detroit will issue a formal finding letter within 60 days following any desk or site monitoring. Any areas of concern will require a corrective action plan from the subrecipient. Failure to submit an acceptable plan of correction within the timeline outlined in the finding letter can result in additional

action ranging from placing a hold on reimbursement requests to reallocation of funds awarded to the organization. These decisions will be made in concert with the Office of the Controller's monitoring staff and will be based on the seriousness of the original findings and the responsiveness of the subrecipient.

Programmatic monitoring for homeless service organizations encompasses the following:

- Review of Policies and Procedures that outline client service provision
- File review of randomly selected client files, including review and comparison of information provided in the HMIS record with paper files
- For site-based projects, a physical inspection of the facility
- Staff Interviews

HOME

The Supervisory Program Analyst of the City of Detroit Housing and Revitalization Department's Asset Management Team, and the Asset Managers that are part of the City's Housing Underwriting Division, oversee the monitoring of all projects currently in their HOME Investment Partnership Program compliance period.

The Asset Management Team has implemented policies and procedures that include monitoring, reviewing, and coordinating with the City's third-party contractor, National Consulting Services, LLC, and the Housing and Revitalization Department's (HRD) Construction Management Team. National Consulting Services, LLC (NCS) conducts the verification of the household incomes by collecting proof of income of each household from the property management companies of each HOME-assisted property. NCS informs the City of Detroit's Asset Management Team if each HOME-assisted project is leasing all units at the rental rates required per the regulations as stated in 24 CFR 92 and that each unit is occupied by an income-eligible household. HRD's Construction Management Team schedules and performs on-site inspections of rental housing projects that are in their HOME compliance period. The Construction Management Team makes sure the HOME-assisted projects meet all Emergency Health and Safety (EHS) requirements and Section 8 Housing Quality Standards (HQS). During these on-site inspections, the member of the City's Construction Management Team that is conducting the inspection follows all safety requirements as approved by the City of Detroit's Health Department. The Construction Management Team and the Asset Management Team both review the EHS and HQS reports and notify owners of compliance or non-compliance. The Construction Management Team and Asset Management Team continue to communicate with the property managers and property owners until their HOME-assisted projects meet all compliance requirements for each compliance year.

The City of Detroit Housing and Revitalization Department's Asset Management Team conducts regular monitoring of the loans funded through the HOME Investment Partnership Program. The goal of the City of Detroit's Asset Management Team is to complete a comprehensive review of each HOME Loan on an annual basis. Monitoring includes the identification and review of each multi-family or scattered-site real estate project secured as collateral for each HOME Loan. Performance of the subject property (used to secure the HOME Loan) is measured upon review of audited or unaudited financials, certified rent rolls, and a site visit (if possible).

The majority of the City of Detroit's HOME Loans are secured by a Mortgage on the land and all improvements fixed to the land. Additionally, HOME Loans are typically secured by an Assignment of Leases and Rents on the property and a uniform commercial code filing on all personal property associated with the project and owned by the HOME Loan borrowing entity. The terms of an existing HOME Loan can be modified upon agreement between the City of Detroit and the current HOME Loan borrower. A comprehensive write-up is completed by the Asset Manager for each modification. That same Asset Manager will work on that specific loan until the modification is closed.

HOPWA

The Detroit Health Department monitors the HOPWA contract and Southeastern Michigan Health Association (SEMHA) staff administer the HOPWA program and assures program quality management with fiscal and program monitoring. HRD staff also monitor the program to ensure compliance. Staff complete and monitor all leases of HOPWA assisted units to ensure compliance, and conforms to the Housing Quality Standards (HQS) procedures for properties funded through HOPWA. Recertification occurs once per year on client's anniversary date, with staff monitoring households 3 times per year based on individualized housing plans.

PUBLIC FACILITY REHABILITATION PROGRAM

The Public Facility Rehabilitation program is a construction based grant program that awards CDBG grants to non-profits who undertake public service activities within the City. The grants allow the subrecipient to bring the property in which the public service activity is taking place, up to local, state and federal code. After an award is granted, the HRD staff monitors the award as follows:

1. Desktop monitoring is performed with every payment request that is submitted from the Subrecipient to the Public Facility Rehabilitation Program Manager;
 - a. This includes reviewing partial and conditional lien waivers, sworn statements, AIA form completed by the Architect of Record and signed by the General Contractor and any additional source documentation that accompanies the payment request package;

2. Requiring the subrecipient to submit a final inspection that is certified by a licensed architect or engineer;
3. Requiring the subrecipient to submit final unconditional lien waivers, sworn statements, beneficiary data and before and after pictures;
4. Requiring ongoing public service activities within facility for 5-years;
5. Filing a lien encumbering the facility from the date of the project being completed;

FINANCIAL MONITORING

The Office of Controller Compliance Division is obligated by federal regulations to conduct financial monitoring of all Subrecipients receiving grant funding in accordance with federal, state and local government requirements. The purpose is to ensure Subrecipients comply with applicable federal, state and local standards and contract specifications.

The monitoring process consists of the following key phases: Risk Assessment, Monitoring and Corrective Action Management. The Risk Assessment determines whether the Subrecipient will receive desk or on-site monitoring. During both reviews, a request is made for specific current documentation which includes, but is not limited to: Financial Statements; Certificates of Insurance; Accounting policies and procedures, including internal controls; Organizational documents; Payroll items; Bank Reconciliations and if applicable, Program Income, Indirect Costs and Davis-Bacon information. Due to COVID all monitoring has been conducted remotely since March 2020.

Through the key phases of the financial monitoring, the audit staff ensures regulatory compliance and monitors for the potential of fraud, waste, mismanagement, and/or other opportunities for potential abuse. As part of the year-end audit requirements, Subrecipients are required to submit fiscal reports. Non-profit organizations expending more than \$750,000 in federal funds are required to submit a copy of their Single Audit to adhere to the OMB A-133 Audit requirements. The Single Audit serves as an additional monitoring tool used to evaluate the fiscal accountability of Subrecipients and is required to be submitted whether or not there were findings. If the Single Audit is not applicable the Subrecipient must ensure that Audited Financial Statements and/or IRS FORM 990 are submitted.

The audit staff also works with Subrecipients to provide guidance in correcting deficiencies identified through discussion and/or technical assistance.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Consolidated Annual Performance and Evaluation Report (CAPER) is the annual report provided to HUD describing the outcomes for federally funded CDBG, HOME, ESG and HOPWA grant programs.

To provide citizens with reasonable notice and the opportunity to comment on the CAPER report, a draft CAPER was made available for public review and comment on the City's website (www.detroitmi.gov/hrd). The review and comment period was September 10 - September 27, 2021. Citizens were invited to comment on the draft CAPER anytime during the review period-- or during the virtual public hearing. The CAPER virtual public hearing was held on Thursday, September 23, 2021, from 5:00 pm to 6:00 pm via zoom <https://cityofdetroit.zoom.us/j/6556404953>. The following financial reports were available for public review:

1. PR03 – CDCG Activity Summary Report
2. PR10 - CDBG Housing Activities (Rehabilitation)
3. PR23 – Summary of Accomplishments Report
4. PR26 – Financial Summary Report
5. 2020 Draft Consolidated Annual Performance and Evaluation Report (CAPER)

All citizen's comments are summarized and included in the 2020 CAPER. **Comments are pending**

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

For fiscal year July 1, 2020 to June 30, 2021, there were no significant changes to the City of Detroit CDBG program objectives and activities. However, there were amendments to the 2019 Annual Action Plan as required by HUD CPD notices to add the CARES ACT funds including CDBG-CV round 1, CDBG CV round 3, ESG CV round 1, ESG CV round 2 and HOPWA CV round 1. These amendments has allowed the City to prevent, prepare for and respond to the Coronavirus Pandemic.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The Housing and Revitalization Department (HRD), with assistance from National Consulting Services, LLC (NCS), is actively conducting compliance on 113 projects that were financed with proceeds from the HOME Investment Partnerships Program and are still in their compliance period.

HRD has developed the following process to ensure inspections and compliance are met. This is monitored by HRD's Asset Manager and Construction Manager.

1. NCS sends a request to HRD of which projects needs a physical inspection completed.
2. HRD's Administrative Assistant engages the property manager of each project to schedule a date for inspection. Inspections for each project are typically scheduled prior to the anniversary date it was closed in IDIS.]
3. HRD's Inspector conducts each site visit and reports their findings to NCS. NCS reviews each inspection, along with financial statements, rent rolls, tenant income information, and all other information pertinent to the subject property meeting compliance.
4. NCS sends a report to HRD of which projects are in compliance, which projects are out of compliance and what items need to be satisfied to get into compliance with the HOME Investment Partnerships Program.

At the start of fiscal year 2020-2021, the City of Detroit's Housing and Revitalization Department (HRD) was not conducting in-person inspections as a result of the COVID-19 pandemic and Executive Orders issued by The Office of the Governor. During that time, HRD worked with the City of Detroit's Health Department to develop COVID-19 safety protocols to protect our property inspectors, the property managers of the buildings that require inspections, and the residents that live in these affordable housing units. In August 2020, the City of Detroit's Health Department approved HRD to resume scheduling and conducting inspections with COVID-19 safety protocols and personal protective equipment, in-place. These COVID-19 safety inspection protocols follow guidelines provided by the Center for Disease Control and Prevention (CDC) and City of Detroit's Health Department.

HRD is continuously working to ensure current year's inspections are completed during the current year and previous years are completed over time (the next two reporting periods). During Fiscal Year 2020-2021, inspections have been completed on 22 projects, consisting of over 248 units in total. Of these projects, 14 are in physical compliance. NCS and HRD are in the process of scheduling inspections for the remaining projects.

NCS does not actively perform compliance on projects that have passed their HOME affordability period. HRD does conduct site inspections for projects that are past their HOME compliance period when the HOME Loan Borrower is requesting a modification and has an outstanding loan balance. Site inspections conducted by HRD for projects past their compliance period must meet, at a minimum, all emergency health and safety standards. In the event HRD's property inspector identifies projects with emergency health and safety issues, the property manager has 72 hours to address the issues and notify HRD that they have been corrected.

NCS is under contract with the City of Detroit to continue providing compliance-related services to HRD through June 30, 2022.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City requires all HOME or CDBG funded developers to notify the Detroit Housing Commission first when any rental units are vacated and prior to filing those respective vacancies. The Department will be aggressively monitoring and enforcing this provision, currently contained in all of our rental development agreements, through our Contract Compliance Administrator. This function is also managed through the compliance monitoring contract with NCS.

The Department will also provide the notices to the newly formed Office of Immigrant Affairs. This Office is a gateway to facilitate access to housing resources for incoming immigrants and the greater immigrant community. The Office is also currently developing a strategy for refugee resettlement. HRD is starting to implement this process during the current program.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City of Detroit received a total of \$2,230,313.03 from our HOME Loan borrowers during the 2020-2021 Fiscal Year (July 1, 2020 – June 30, 2021). None of this program income was used to fund hard and soft costs for multi-development projects during the reporting period. None of the program income generated in fiscal year 2020-2021 was used for project administration costs.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City of Detroit Housing and Revitalization Department continued to expand their Asset Management Team by hiring an additional Asset Manager to actively monitor the HOME Loan portfolio. When appropriate, the Asset Manager works with borrowers to complete modifications of existing HOME Loans.

During the 2020-2021 CAPER reporting period, five existing HOME Loans were amended. These five HOME Loan modifications resulted in \$2,054,901 in HOME Loan Program Income and the extended affordability of 187 housing units. The Asset Management is Team currently working on eight HOME Loan modifications which are projected to result in the preservation of over 400 affordable housing units during the 2021-2022 reporting period.

The preservation of affordable housing units and the program income generated from the HOME loan modifications do not include new HOME Loan awards. HRD issues an Affordable Housing Leverage Fund Notice of Funding Availability (NOFA) on an annual basis. Loan Proceeds and other resources are made available to qualified developers through the HOME Investment Partnership Program, Community Development Block Grant program, Affordable Housing Development Program, Detroit Housing Commission, Detroit LISC office and the Michigan State Housing Authority.

DRAFT

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0	0
Tenant-based rental assistance	220	180
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	30	0
Total	250	180

Table – HOPWA Number of Households Served

Narrative

The City of Detroit and the County of Wayne receive HOPWA funds to provide housing services to individuals who are HIV positive and meet the federal income guidelines for eligible housing services within the HOPWA Eligible Metropolitan Area (EMA [inclusive of the City of Detroit and Wane County]). According to the United States Census, it is estimated that in 2020 the population size for the State of Michigan is 9.99 million and 1,749,340 or 17.5% of the state's population resides within the HOPWA EMA. (Census.gov). 6,865 persons living with HIV (PLWH) reside in the HOPWA EMA and make up 42% of the State of Michigan's PLWH. (MDHHS-Michigan Statewide Surveillance Report –New Diagnosis and Prevalence Tables.

During fiscal year 2020-2021, HOPWA funds were used to provide:

- Tenant Based Rental Assistance
- Community Residence/Transitional housing
- Supportive Services including Case Management

The Tenant Based Rental Assistance program (TBRA), assisted 180 HIV/AIDS positive individuals and 210 family members.

For fiscal year 2020-2021, HOPWA plans to continue providing Tenant Based Rental Assistance and will continue to provide quality-housing supportive services to those individuals disadvantaged due to stigma, financial or physical hardships.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	DETROIT
Organizational DUNS Number	006530661
EIN/TIN Number	386004606
Identify the Field Office	DETROIT
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Detroit CoC

ESG Contact Name

Prefix	Mr
First Name	Julie
Middle Name	0
Last Name	Schneider
Suffix	0
Title	Director, HRD

ESG Contact Address

Street Address 1	2 Woodward Avenue,
Street Address 2	Suite 908
City	Detroit
State	MI
ZIP Code	48226-
Phone Number	3132246380
Extension	0

Fax Number 3132244579
Email Address Scheiderju@detroitmi.gov

ESG Secondary Contact

Prefix Mrs
First Name Terra
Last Name Linzner
Suffix 0
Title Hesg coordinator
Phone Number 3136285776
Extension 0
Email Address Linznert@detroitmi.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2019
Program Year End Date 06/30/2020

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: DETROIT
City: DETROIT
State: MI
Zip Code: 48226,
DUNS Number: 006530661
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 2825867

Subrecipient or Contractor Name: ALTERNATIVES FOR GIRLS
City: ALTERNATIVES FOR GIRLS
State: MI
Zip Code: 99999,
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 114843.75

Subrecipient or Contractor Name: YWCA OF METRO DETROIT
City: DETROIT
State: MI
Zip Code: ,
DUNS Number:
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 75937.5

Subrecipient or Contractor Name: Freedom House
City: Detroit
State: MI
Zip Code: 48216, 2019
DUNS Number: 607532215
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 62500

Subrecipient or Contractor Name: GENESIS HOUSE II
City: Detroit
State: MI
Zip Code: 48201,
DUNS Number: 094547724
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: CASS COMMUNITY SOCIAL SERVICES
City: Detroit
State: MI
Zip Code: 48206, 1351
DUNS Number: 167525070
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 206250

Subrecipient or Contractor Name: LEGAL AID AND DEFENDER

City: Detroit

State: MI

Zip Code: 48215, 2610

DUNS Number: 040560898

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 75000

Subrecipient or Contractor Name: UNITED COMMUNITY HOUSING COALITION

City: Detroit

State: MI

Zip Code: 48226, 1400

DUNS Number: 051034718

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 178951.79

Subrecipient or Contractor Name: WAYNE COUNTY NEIGHBORHOOD LEGAL SERVICES

City: Detroit

State: MI

Zip Code: 48226, 3290

DUNS Number: 197862014

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 159371.5

Subrecipient or Contractor Name: COVENANT HOUSE

City: Detroit

State: MI

Zip Code: 48208, 2475

DUNS Number: 806464913

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 106875

Subrecipient or Contractor Name: COALITION ON TEMPORARY SHELTERS

City: Detroit

State: MI

Zip Code: 48201, 2722

DUNS Number: 161078902

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 164062.5

Subrecipient or Contractor Name: NEIGHBORHOOD SERVICES ORGANIZATION

City: Detroit

State: MI

Zip Code: 48226, 1400

DUNS Number: 043419399

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 189843.75

Subrecipient or Contractor Name: SOUTHWEST COUNSELING SOLUTIONS

City: Detroit

State: MI

Zip Code: 48209, 2022

DUNS Number: 844806708

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 75000

Subrecipient or Contractor Name: YWCA INTERIM HOUSE

City: Detroit

State: MI

Zip Code: 48221, 0904

DUNS Number: 121516199

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: CASS COMMUNITY SOCIAL SERVICES WARMING CENTER

City: Detroit

State: MI

Zip Code: 48206, 1351

DUNS Number: 167525070

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 105000

Subrecipient or Contractor Name: THE SALVATION ARMY

City: Detroit

State: MI

Zip Code: 48219, 1345

DUNS Number: 123528549

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 112500

Subrecipient or Contractor Name: DRMM - GENESIS HOUSE III

City: Detroit

State: MI

Zip Code: 48201, 2203

DUNS Number: 094547247

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 107999.96

Subrecipient or Contractor Name: DRMM-GENESIS HOUSE III - FAIRFIELD

City: Detroit

State: MI

Zip Code: 48201, 2203

DUNS Number: 094547247

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 0

Subrecipient or Contractor Name: DRMMS - 3rd street-WARMING CENTER

City: Detroit

State: MI

Zip Code: 48201, 2203

DUNS Number: 094547247

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 75000

Subrecipient or Contractor Name: DETROIT RESCUE MISSION MINISTRIES FAIRVIEW

City: Detroit

State: MI

Zip Code: 48214, 1608

DUNS Number: 094547247

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 85781.25

Subrecipient or Contractor Name: DETROIT RESCUE MISSION MINISTRIES (CHICAGO)

City: Detroit

State: MI

Zip Code: 48228, 2651

DUNS Number: 094547247

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 88312.5

Subrecipient or Contractor Name: Wayne Metropolitan Community Action Agency

City: Detroit

State: MI

Zip Code: 48202, 3165

DUNS Number: 053258109

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 110000

CR-65 - Persons Assisted (Pending SAGE Report)

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	297,672
Total Number of bed-nights provided	266,085
Capacity Utilization	89.39%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City of Detroit worked with the greater continuum of care to establish written standards which include project outcome data measured for each program type funded under ESG, as well as our multi year implementation plan to move toward performance based contracting. The established outcomes are listed in the attachment section of this report. We have established baseline and performance benchmarks for subrecipients to achieve to drive funding decisions. These metric are focusing on improving outcomes, for all program funded through ESG.

CR-75 – Expenditures (Pending Sage Report)

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
0	0	0	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	0	0	0

Table 31 - Total Amount of Funds Expended on ESG Activities

DRAFT

HOME INSPECTION COMPLIANCE TRACKING REPORT

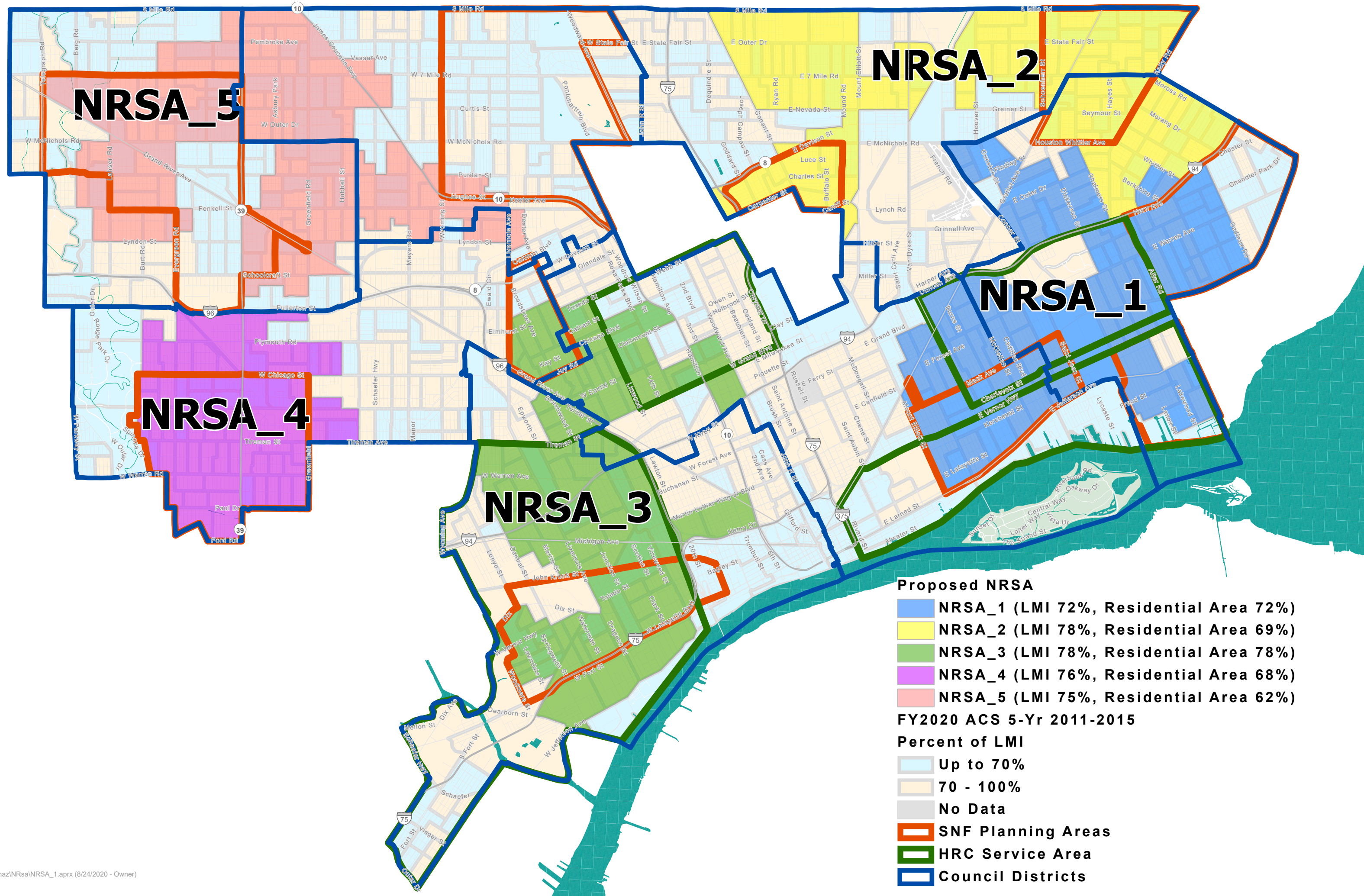
City of Detroit HOME Inspection Compliance Tracking Master
(as of 9/20/2021)

#	Project Name	Address	Total Units	# of Units to be Inspected	Inspection Scheduled	Physical Inspection Date	Physical Inspection	Physical Inspection Results	EHS Certification of Repairs	General Repairs Expiration Date	Compliance Year(s)	Compliance Date	Comments
	Elmwood Towers	1325 Chene	168	34	01/17/18	1-17-22-18	PASS			03/09/18	2013-2018	1/28/2019	Project inspections have been passed. It is in compliance for all years 2013-2018. 22 units.
	Mount Vernon Apts.	677 W. Alexandrine	46	9	01/28/19	01/21/18	PASS	2/28/19	04/08/19	04/08/19	2017-18	6-18-21	1-21-21. CY 2020 Inspection performed - EL-----16 units
7	Lakewood Manor (aka Eastside Transition Center)	14200 Kercheval	30	6		10/15/20	PASS	10/29/20			2018	10/29/20	
11	Alexander Court	9331-75 Rutherford	36	7	12/21/16	12/21/16	FAIL*						Hagan, 24 units.
12	388 WGB (Wishire Apartments)	388 W. Grand	20	4	02/07/18	10/23/20	PASS	10/29/20		03/07/18	2013-14&16, & 18	10/29/20	Hagan, Rec'd notice of corrections 3-21-18, ok to schedule re-inspect PH. All units in compliance. This project is in compliance for all years including 2018. 11 units.
13	Pilgrim Village	4055 Puritan	22	4	06/25/19	10/11/18	PASS	10-16-18	12/06/19		2013-18	12-6-19	Management asked for an extension for outdoor repairs through March 15th due to weather conditions.
14	Westhill Apartments	640 W. Willis	0	0	01/29/18	01/29/18	FAIL			2-29-18	2014-17		Rec'd copy of EHFHS 1-31-18, ESH re-insp requested 1-31-18, PH will contact to schedule follow up inspection. Kp 11/7/18. 24 units.
15	Rehoboth Apartments	8430 Linwood	31	6									Wright
16	Victor Altar Apartments	1324-36 Porter	29	6	03/21/18	01/29/18	FAIL						Hagan, Inspector was turned away. Property scheduled for Sheriff's sale? Email sent to NCS seeking direction. NCS unable to contact since 2016? Per PH.
18	Architects Building	415-29 Brainard, 3729-59 Cass Ave	51	10	02/14/18	01/29/21	PASS	12-2-19	12/02/19	03/23/18	2013-17	6-18-21	1-28-21. CY 2020 Compliance inspection performed - EL----- PH Rec'd 2018 reqs 2/18, rec'd request for reinsp 10-5-18. 41 units.
19	Chalmers Apartments	9439 Chalmers	76	15							10/16/13		Hagan, hasn't been scheduled for insp yet, bumped by priority. 9-17-18
20	Pablo Davis	9200 W. Vernor	80	16	06/17/19	02/18/20	PASS	5-22-21	05/11/21		2013-2019	5-11-21	Cato.
22	Morang Apartments	12026 Morang	9	8									No inspections required, no longer monitoring NCS 8-9-18
23	Woodward Gladstone	9 Gladstone	4	2	02/21/19	04/04/19		4/15/19		05/29/19	14, 16, 18		2014, 2016, 2018. 2/21/19, maintenance supervisor on site unaware of scheduled inspection and stated that Ms. Searles was on vacation. 9 units.
24	250 WGB (Savannah Apartments)	250 W. Grand	20	4	09/18/18	10/27/20	PASS	10/29/20	03/13/19		2014-18	10/27/20	Wright
25	Mildred Smith Manor	20	20	5	01/08/19	01/10/19	PASS	2-11-19	01/23/20		2014, 2016	1/31/20	11 units, met management rep on site 1/8/19, tenants had not been notified of inspection, re-inspection set for 1/10/19. No entry at 3 units on 1/10/19. Inspection completed 1/16/19.
26	Petoskey Place Apts.	11501 Petoskey	96	19	12/13-12/17	12/13/18	PASS	2-11-19	05/20/19	04/05/19	2013-18	11-27-19	77 units, inspections done 12/13/18 through 12/17/18 with exception of 3 units where locks had been changed by the tenants. Management instructed to choose alternate units. Scheduling to be arranged. Inspection completed 1/16/19.
27	Redford Manor South	18350 18400 Lahser	56	13									Loan was forgiven and the property was released per the amendment to the loan agreement from September 2016 (CF 3/19). Will check to see if inspection is needed in arrears.
28	Peterboro	10 Peterboro	56	11	10/24/19	10/25/17	FAIL*		11/03/17	12/25/17	2013-2017	Pending	Hagan, Rec'd and forwarded copy of inspect reports to RS and Auditor. Contacted Management company to discuss re-inspect process. E-mail from her due asap: 11-2-17. 45 units.
30	Clinton House	99 Kenilworth	24	5	08/28/18	08/28/18	FAIL	9-19	11/09/18	11/09/18	2013-17	11-28-18	Cato
31	Redford Manor North	19233 Lahser	24	5	09/27/18	09/28/18	FAIL						Wright, No access, rescheduled. New insp date 9-27-18, 3rd inspection cancelled day of inspection, inspector informed property has a sale pending, 10-16-18. Division Heads will contact property management regarding scheduling issues Kp 11/7/18
32	Brush Park Manor	2900 Brush	113	23	12/4-12/6	12/04/18	PASS	12-18-18	12/18/18	02/21/19	2013-18	12-13-19	2013-18, 91 units, inspection done 12/4 through 12/6. EHS complied 12/19/18
34	Pilgrim Meadows	3843 Puritan	60	12	12/13/17	01/03/18	FAIL*			02/03/18	2013-17		On site staff unaware, unprepared for insp. Being rescheduled for 12-21-17 resent req, added years 2013-16. 22 units. Sent request for CY 2020.
35	Newberry Homes	4108-31st St.	60	12	10/04/19	04/11/19	FAIL*	4/29/2019	10/04/19	06/19/19			Loan was forgiven and Property was released on 12/20/2016, which is why property managers say an inspection is not needed. Kp 11-7-18. Rebecca at NCS confirmed it will need to be monitored until further notice CF 3-15-19. Scattered site - gained access to 6 of 12 units, have rescheduled remaining units on 4/18/19 - PH 4/12/19
36	Field Street	1014 Field	28	6	10/23/18	10/23/18	FAIL*	11-7-18			2013-17		Sluma, reschedule at inspector request 8-21-18. Once physical inspections/repairs are completed for Field Street then this one will not require it any longer, unless notified differently CF 3-15-19.
37	Cole, Harwill, Harrington	3615 Vernor, etc.	60	12	06/10/19	02/20/20	FAIL	2-27-20		12/06/17	2013-2019	2/20/20	Hagan, Property management requested a reschedule day before inspection scheduled to begin, denied. Inspector showed up as scheduled no access to units, claimed appointment was for next week. Inspector attempted to inspect common areas and grounds, unable to complete due to access issues (roof access etc.) Inspection will resume per schedule Monday 11-6-17 Year 2017 insp results sent to NCS/Plante Moran via e-mail 11-8-17, call placed re: EHFHS repairs, left msg. for return call or e-mail. 11-14-17 Rec'd EHFHS(2) Dated 12-4-17 from Pete 12-11-17. 44 units.
38	People United As One	818-644 Myrtle	38	8	10/11/18	10/11/18	FAIL	12-13-18	10/16/18		2013-2016		Hagan, 30 units.
39	SPM & KA (St Paul Manor & Kingston Arms)	296 E. Grand, etc.	36	7	08/28/18	09/04/18	FAIL	9-19					Sluma.
40	St. Annes	1250-18th St.	65	13	12/10/18	12/12/18	FAIL*	12-27-18	01/22/19	02/21/19	2013-18		39 units
41	Addison Apts.	14 Charlotte, etc.	5 of 24	5	11/25/20	11/25/20	PASS	9-19	12/11/20	12/11/20	2013-2020	12/11/20	Sluma,
42	Kercheval Townhomes	9131 Kercheval, etc.	40	5	06/21/19	06/21/19	PASS	7/15/19	02/25/20		2013, 14, 16, 18.	2-25-20	Sluma, Called to confirm 10-4 insp. Continental is no longer managing this prop, referred insp to April @ Mutual Property Mgt. 313-739-6971 Insp left msg for a return call to confirm schedule 10-1-18
43	Premier Apartments	18000-30 Lahser	38	8	11/08/18								Abdul-Mujeeb, No access, rescheduled. New insp date 11-8-18. DyKara Andrews shared with N. Abdul-Mujeeb on 11/7/18 that Elite no longer manages this property. Kp11/7/18
44	Robert Thomas Apts.	5121 W. Chicago	49	10	05/22/19	05/22/19	FAIL*	5/23/19	09/26/19	07/08/19	2013-2017		Inspector wasn't available on 10/25. Called and emailed Connie Jackson Vaughn twice to confirm new inspection date. No response Kp11/7/18
45	Van Dyke Apts.	1775 Van Dyke	16	3	09/20/18	10/15/18	FAIL*	10-15-18			2013, 2015, 2017		Cato, Inspector showed as scheduled mgmt. co rep a no show. Will be rescheduled 8-23-18 New insp date 9-20-18. Inspection deficiencies sent to owner 10/17/18
46	Northlawn Garden Apts	9545-9706 Northlawn	96	19				10-15-18					Hagan
47	Cadieux Apartments	10435-45 Cadieux	17	3	09/13/18	02/02/21	PASS	9-13-18	03/29/21	11/17/18	13, 15, 17, 18, 21	3-29-21	Cato, CY 2018 not scheduled or inspected. (Not required for 2018) Deficiencies sent to mgmt. 10/17/18
48	Second Ave. Apts.	8940 Second	11	2	04/05/19	04/05/19	FAIL*	4-8-19	04/25/19	05/29/19	2013-19		8 units.
49	Delray Senior Apts.	275 W. Grand Blvd.	73	18	09/30/19	04/09/19	FAIL*	4/17/19	04/25/19		2013-18		58 units
50	San Juan Apts.	4718 Puritan	11	2	09/18/18	09/18/18	FAIL				2014, 2016		Abdul-Mujeeb insp date not confirmed KP 8/21
51	Eastside Detroit Homes	12562 Canfield	60	12	7/1 & 7/2	07/01/19	FAIL*				2013-16		
52	Eastside Detroit Elderly	12801 Mack	54	11	01/17/19	01/17/19	FAIL*	2-11-19	02/21/19		2013-17		47 units, inspection complete
53	Brightmoor II	14239 Dolphin	50	10	06/21/18	08/09/18	FAIL*		08/09/18				Inspection requests 2013-17 sent to Karena Frazier for scheduling cc PH. 5-8-18, Insp under way, 7-26-18
54	Arcadia Apartments	3501 Woodward	248	60	7/9 & 7/10	07/09/19	PASS	7/17/19	09/25/19		2013-2018	1-31-20	Letters sent to management for compliance for 2013-2018. Only outstanding is 2019.
55	Whittier Apts.	9151 Whittier	21	4	06/19/19	08/16/19	PASS	3-29-21	03/29/21		14, 16, 19, 20	3-29-21	
56	Genesis Villas	91 Harper, 317 Harper	70	14	01/31/18	01/31/18	FAIL*			03/03/18	2013-18		Hagan, Tent. Schedule 1-31, 2-5-18, ESH bldg, 1-8 rec'd 2-2-18
57	Martin Gardens	1737 25th Street	50	10	11/08/17	11/08/17	FAIL*			12/15/17	2013-2016		Hagan, NCS notification exp. 11-28-17. Affordability Restriction has expired CF 3/19.
58	Midtown Square	93-117 Seward	71	14	10/21/19	02/08/19	PASS	3-4-19	03/15/19		2013-18	12-4-19	60 units, completed 2/14/19. Mgmt. rep stated building is to be renovated, starting this year.
59	Brightmoor III	15469 Chatham	50	10	06/04/19	03/28/18	FAIL*		10/14/18		2013-2017		Hagan, inspection requests 2013-17 sent to Karena Frazier for scheduling cc PH. 5-8-18
60	Cole (Buenos Aires)	8600 Wyvern	35	7	09/06/18	09/06/18	FAIL	9-19-18	11/09/18		2013/15/17	9/6/18	Cato, Ready for re-inspection 11-14-18.
61	Springwells Partners II	8715 W. Vernor	34	7	06/11/19	06/11/19	PASS	10-1-18	10/01/18	02/19/20	2019	2/20/20	Abdul-Mujeeb, Rec'd insp results 10-8-18.
62	Springwells Partners I	1930 Cabot	54	11	09/25/18	10/02/18	FAIL	12-13-18			2013-18		Wright
63	Bridgeview I	1505 Field St.	11	2	01/25/19	01/25/19	FAIL*	2-11-19	02/21/19		2013, 2015, 2017	3/29/19	Compliance years 2013, 2015, 2017
64	Devin Apartments	2710 W. Chicago	42	8	10/11/18		FAIL*	12-13-18			2013-17		Cato
65	Brewer Park Homes	4628 Lillibridge	50	10	10/14/19	03/06/19	FAIL*	4-9-19		05/29/19			Inspection scheduled for 1/22/19 canceled by management - tenants were not notified. 36 units.
67	Woodbridge Estates IV	Multiple (Supremes Drive)	51	10	10/09/18	10/09/18	FAIL	10-15-18	10/09/18		2013-18	1/10/19	All repairs corrected and passed inspection, letters of compliance sent to City & mgmt.
68	Riverside Estates	1730 Magnolia	67	13	10/16/19	02/11/19	FAIL*	3-12-19			2013-18		Awaiting confirmation from Mr. Carson of Continental Management kp17/15/19. Date confirmed. kp17/18/19. Inspection completed 2/15/19
HRD10023	Brightmoor Scattered	14150 Plerion	50	10	05/15/18	01/19/18	PASS	6-24-21	06/24/21		2020	6/24/21	Hagan, Completed 4 insps to address resident complaint issues. Balance to be scheduled after further in house discussions regarding coordinating inspections with MSHDA. Inspection requests 2013-17 sent to Karena Frazier for scheduling cc PH. 5-8-18 Inspections scheduled for 5-14 & 15. 2013-17 complete, rec'd 6-1-18 fwd. same to NCS. 2018 request rec'd, insps pending scheduling PH 6-6-18 EHS complete 6-25-18, Karena had not rec'd insp results summary from NCS so I sent them to her via e-mail. 9-12-18, final 2018 units insp 8-29-18.
69	Nortown Homes	20017 Van Dyke	50	10	08/28/19	08/28/19	FAIL*	9/4/19	09/27/19		2018		
70	Heritage Park Homes	8550 Heritage Place	66	0	10/25/18						2013-18		Inspector wasn't available 10/25. Contacted LaDonna twice to reschedule before finding out there's a new project manager. Unable to reach Retha after two attempts to confirm inspection for 11/20/18. Kp11/7/18
71	River Towers	7800 E. Jefferson Ave	0	0	01/25/21						2013-19		
72	Hamony Village	15050 Binwood	44	9	10/18/18	10/18/18	PASS	11-8-18		10/28/20		10/28/20	
73	Whittier Manor (River Park Village)	415 Burns	120	24	02/19/19	02/19/19	FAIL*	3/13/19	03/13/19	04/30/19	2013-18		86 units
74	Morningside Commons	3642 Alter	64	13	10/23/19	6/27, 6/28, 8/5/19	FAIL*	9/10/19			2013-2016		
75	Bridgeview II	185 E. Grand	11	2	10/17/19	06/26/19	PASS	7/12/19	03/13/20		2014-16-18	3-13-20	
76	Core City Estates II	3728-3956 14th	66	13	06/12/19	06/12/19	FAIL*	8/2/19			2013-18		
77	Pingree Homes	Multiple	50	10	08/26-30/19	08/26/19	FAIL*	11/7/19			2013-19		
78	Woodbridge Estates III	Multiple (Supremes Drive)	42	8	09/05/19	09/05/19	FAIL*	9/10/19	09/13/19		2013-19		
79	Midtown Place (Brainard Street Apts.)	622 Brainard	120	24	10/09/19	8/12, 8/13, 8/14/19	FAIL*		01/08/20		2013-2016		
80	University Grove Apts	15517 Quincy	45	9	06/20/19	06/20/19	FAIL*	7/12/19			2018		
81	Positive Images	4875 Coplin	32	6									
82	Core City West Village	225 Magnolia	60	12	01/24/18	3-7-12-18	FAIL*				10/17/13		Hagan, inspection scheduled 1-24, 29-18 Mgt. Co. Stalling insp sched. E-mails sent 1-22-18 Inspections conducted 3-7 & 3-12-18. Results rec'd 4-16-18
83	Oakman Village Manor	14034 Woodrow Wilson	55	11	11/15/17	11/15/17	FAIL		n/a	12/15/17	10/01/17		

HOMELESS BENCHMARKS UPDATE

	Performance Measure	Source of Baseline Data	19-20 Performance Benchmark	2019 Baseline	Combined Baselines (2018 + 2019)	20-21 Performance Benchmark	
Street Outreach	Percent of clients that meet the definition of unsheltered homelessness	HUD Regulatory Requirements	100%	100%	N/A	100%	
	Percent of clients with VI-SPDAT completed	N/A	N/A	N/A- Will be determined in the 2020 calendar year			
	Percent of clients who exit to any sheltered destination	CoC APR for all Outreach Programs run by HAND - see 23c - last row TOTAL Percentage Positive exits	70%	84%	67%	85%	
Emergency Shelter	Shelter utilization rate according to data reported on CoC APR	N/A	90%	N/A- Performance expectation outlined in City of Detroit Policy and Procedures Manual	N/A	90%	
	Percentage of exits to a permanent housing destination	Family	Cap60 CY19 data for exit destinations +CoC APR for COD Family Shelters Provider Group - see 23c last row TOTAL Percentage Positive exits	70%	72%	70%	73%
		Singles	CoC APR for All Single Shelters run by HAND - see 23c last row TOTAL Percentage Positive exits	18%	33%	26%	34%
		Youth	CoC APR for COD Youth Shelters Provider Group - see 23c last row TOTAL Percentage Positive exits	45%	54%	49%	55%
Warming Centers	Shelter utilization rate according to data reported on CoC APR	N/A	90%	N/A- Performance expectation outlined in the City of Detroit Policy and Procedures Manual	N/A	90%	
	Percentage of exits to a permanent housing destination	CoC APR for Warming Centers Reporting Group - see 23c last row TOTAL Percentage Positive exits	13%	16%	14%	17%	
RRH	Average length of time (days) to move clients into housing from program entry	CoC APR run by HAND for all Rapid-Rehousing programs - see 22c	75	63	73	62	
	Percent of clients who exit to a permanent housing destination	CoC APR for All RRH run by HAND - see 23c last row TOTAL Percentage Positive exits	94%	91%	92%	92%	
	Percent of clients who exit within 180 days of program entry	CoC APR run by HAND for all Rapid-Rehousing programs - see 22a1 ((LEAVERS 30 days or less + LEAVERS 31 to 60 days + LEAVERS 61 to 90 days+LEAVERS 91 to 180 days)/ (LEAVERS total)	65%	37%	33%	38%	
Prevention	Percent of clients in the program for three months or less	CoC APR for all Prevention programs - 22a1 (LEAVERS 30 days or less + LEAVERS 31 to 60 days + LEAVERS 61 to 90 days)/ (LEAVERS total)	85%	89%	87%	90%	
	Percent of clients who exit to a permanent housing destination	CoC APR for all Prevention programs run by HAND - see bottom of section 23c = Total persons exiting to positive housing destinations/ (TOTAL - Total persons whose destinations excluded them from the calculation)	99%	100%	99%	99%	

MAPS:



NRSA_2

NRSA_5

NRSA_1

NRSA_4

NRSA_3

Proposed NRSA

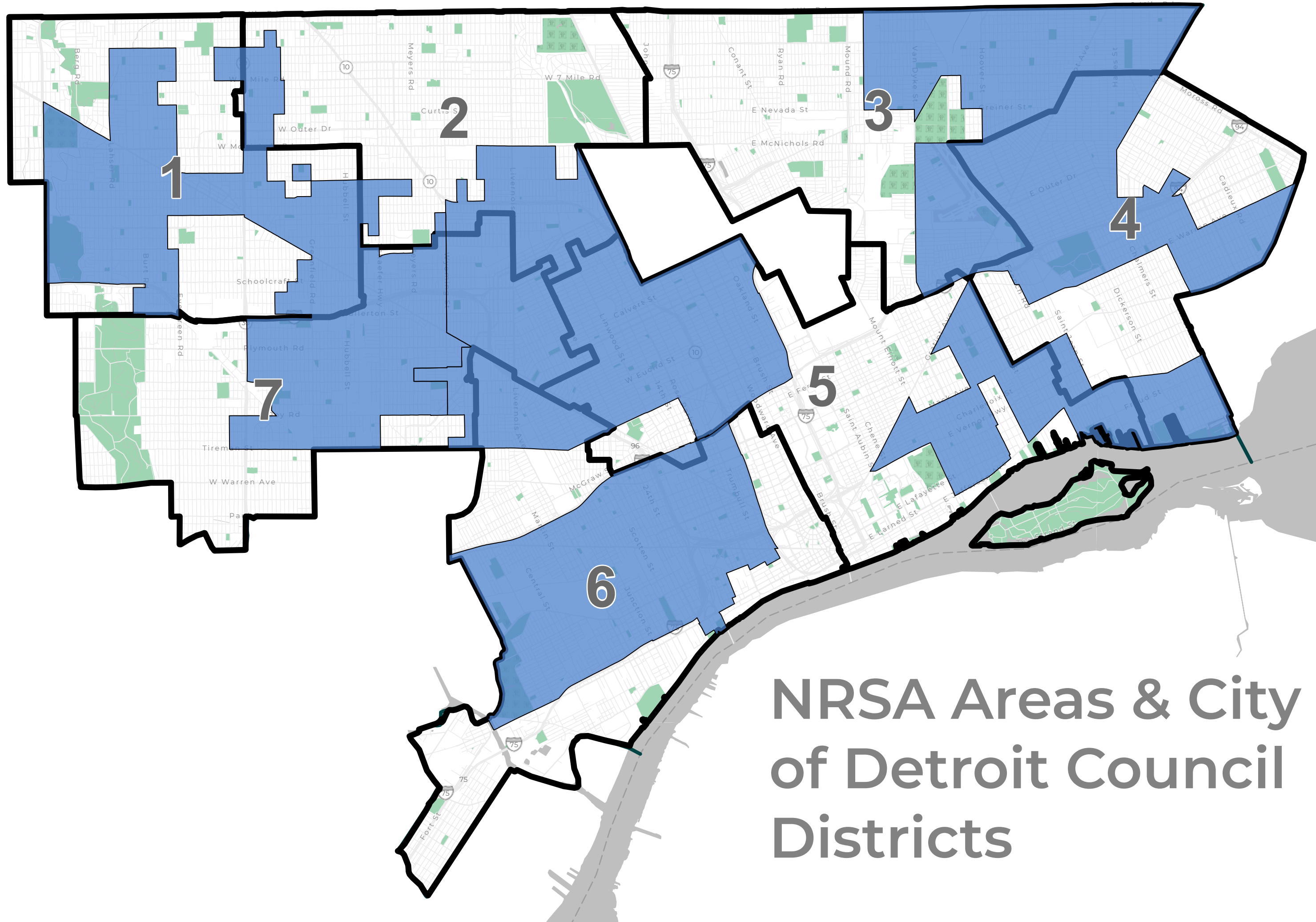
- NRSA_1 (LMI 72%, Residential Area 72%)
- NRSA_2 (LMI 78%, Residential Area 69%)
- NRSA_3 (LMI 78%, Residential Area 78%)
- NRSA_4 (LMI 76%, Residential Area 68%)
- NRSA_5 (LMI 75%, Residential Area 62%)

FY2020 ACS 5-Yr 2011-2015

Percent of LMI

- Up to 70%
- 70 - 100%
- No Data

- SNF Planning Areas
- HRC Service Area
- Council Districts

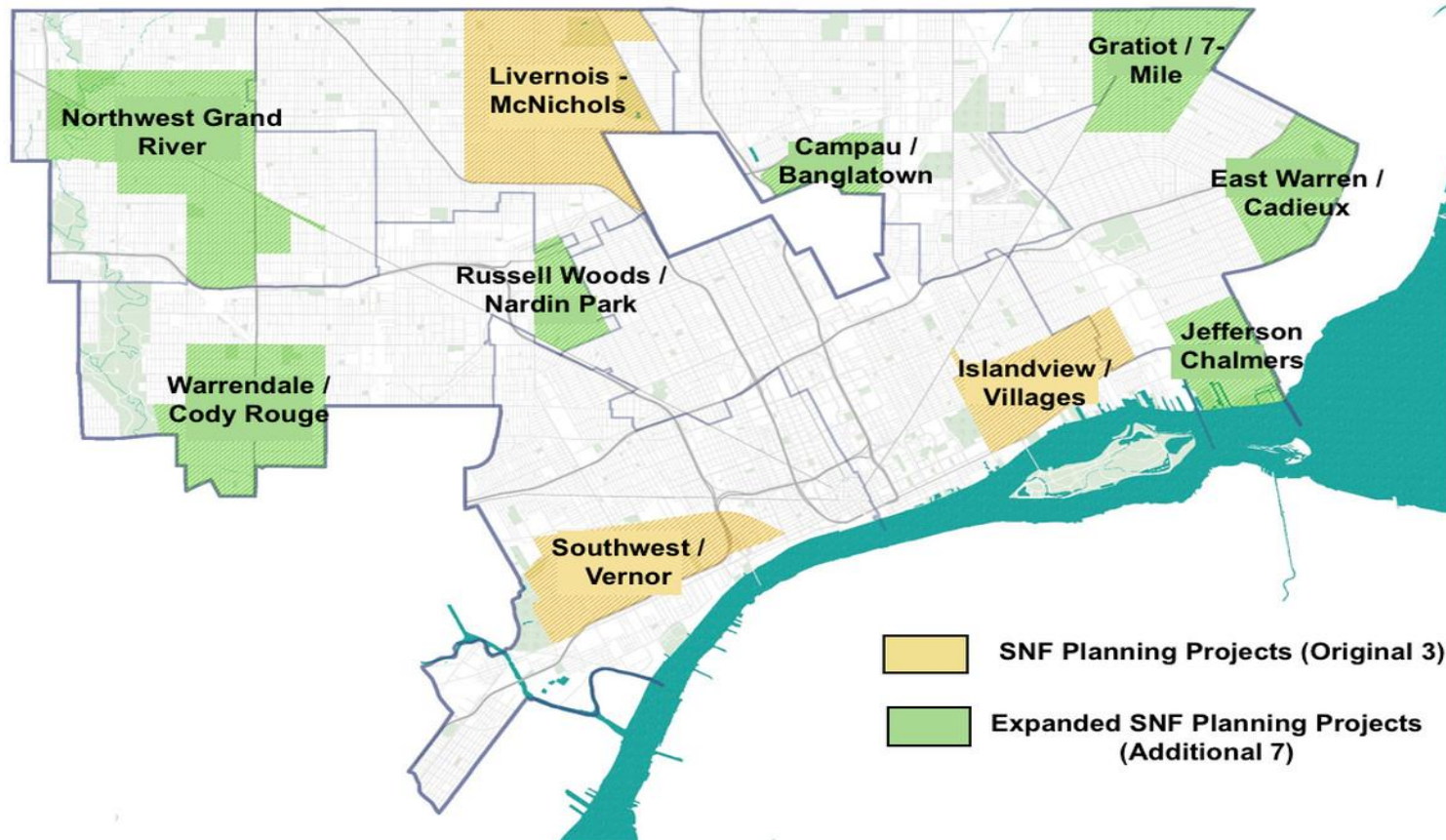


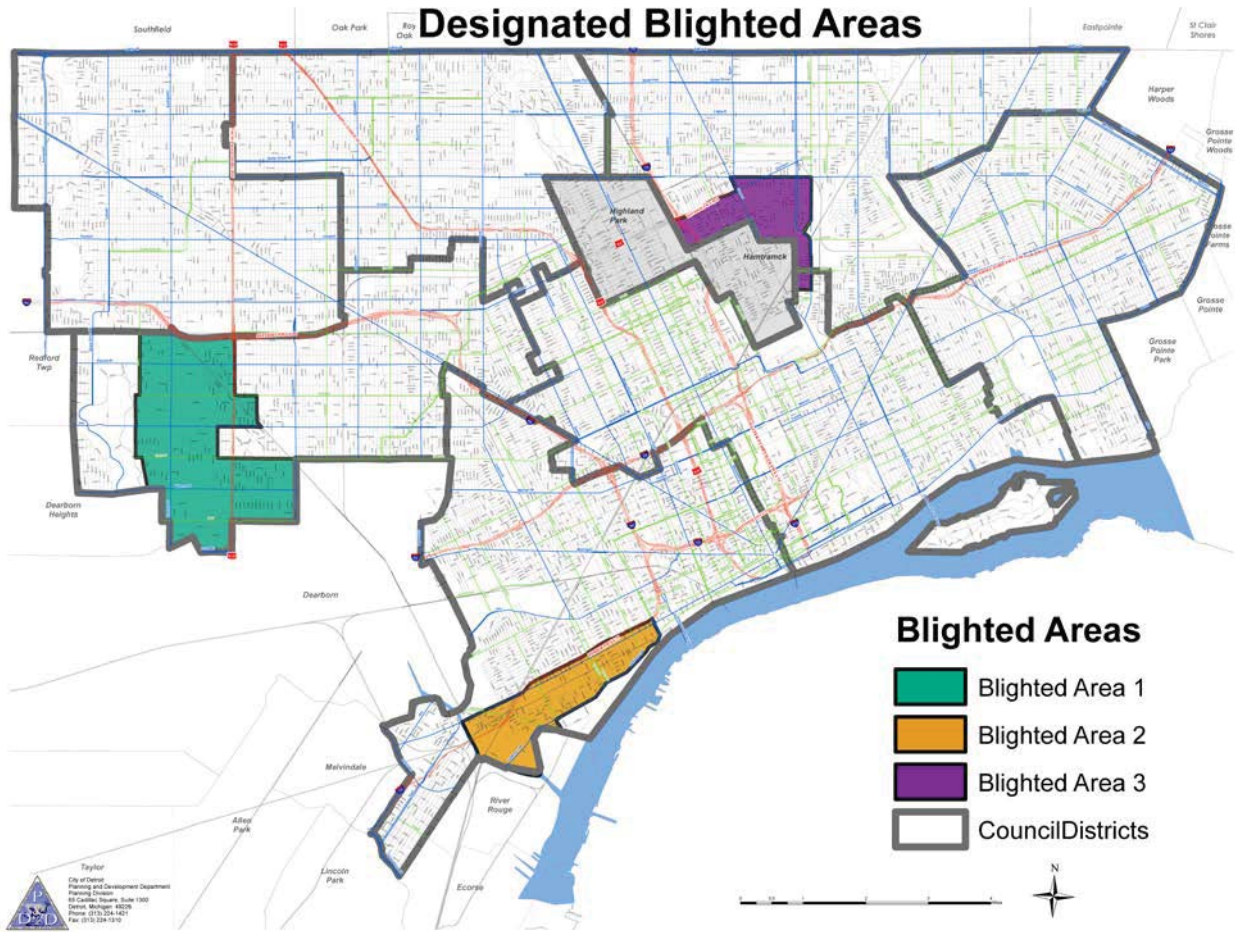
NRSA Areas & City of Detroit Council Districts



City of Detroit – Master Plan of Policies

10 Neighborhood Clusters targeted through the Strategic Neighborhood Fund (SNF)





Designated Blight Areas Map

2,500 units with expiring terms or that are at risk of severe obsolescence that demand more active intervention to preserve affordability. The City is focused on preserving these units as part of the overall preservation goal.

The Development of a Preservation Action Plan

In mid-2017, the City convened and led a task force comprised of community stakeholders to develop a Preservation Action Plan that will guide preservation efforts over the next five years. The creation of this group, known as the Detroit Affordable Housing Preservation Task Force, was modeled on best practices of cities like Chicago, Washington D.C., and Cleveland, which have established task forces to coordinate efforts around securing the long-term affordability and quality of LIHTC properties.

The Task Force's work was informed by previous preservation-focused working groups, including the LIHTC Working Group led by Community Development Advocates of Detroit (CDAD), Senior Housing Preservation-Detroit (SHP-D), the Recapitalization Task Force led by the Detroit Local Initiatives Support Corporation (LISC) office, and the Community Development Financial Institution (CDFI) Coalition of Detroit. The Task Force collaborated on a Preservation Action Plan through four working groups focused on: financially sustainable regulated affordable multifamily housing, financially distressed regulated multifamily housing, naturally occurring affordable multifamily housing, and scattered-site single-family LIHTC developments (not discussed in this document, but an important part of the group's work).

Affordable housing preservation strategies that the City will pursue are based on a shared set of implementation goals:

- Prevent regulated affordable units from converting to market rate.
- Prevent the loss of public investment, specifically HOME investments and rental assistance contracts funded through federal housing assistance programs.

Figure 7: Existing Regulated Affordable Housing Developments

