

City of Detroit

2015-2019

Housing and Urban Development

Consolidated Plan

And

2015-2016 Annual Action Plan



**City of Detroit
Housing and Revitalization Department
Michael E. Duggan, Mayor**

Housing and Urban Development Department (HUD)

2015-2019 Consolidated Plan

And

2015-2016 Annual Action Plan

May 2015

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Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) Consolidated Plan is a collaborative process establishing unified community development actions. The plan provides a comprehensive housing and community development vision that includes affordable housing, non-housing community development (public facilities, public improvements, infrastructure, public services, and economic development) fair housing, protection of the environment, and an avenue for citizen involvement.

According to HUD guidance the overall goal of community planning and development programs is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate-income persons. This is achieved by extending and strengthening partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing. It also describes community development, homeless, non-homeless special needs/supportive housing needs, and strategies for a five year period. The plan is also designed to improve program accountability and support results oriented management.

The Annual Action Plan implements the strategies, goals, and objectives established in the Five Year Consolidated Plan. The Annual Action Plan is also the annual funding application for the Community Development Block Grant (CDBG), Emergency Solutions Grant, HOME Investment Partnership, and Housing Opportunities for Persons With AIDS (HOPWA) programs.

The City of Detroit applied for and received a Neighborhood Revitalization Strategy Area (NRSA) designation from HUD as an amendment to the 2012-2015 Consolidated Plan (See Attachment A - NRSA Plan). According to HUD regulations at 24 CFR Part 91.505 (Amendments to the Consolidated Plan), Grantees with an approved NRSA application may submit it with “a new plan” if there are no changes. The Grantee must state there is no change in the NRSA application. The City of Detroit states there has been no change in the approved NRSA application. The term of the attached NRSA application will now be commensurate with the 2015-2019 Consolidated Plan.

The City of Detroit also established three Slum/Blight areas. These areas will take advantage of activities that aid in the prevention or elimination of slums or blight.

On March 31, 2015 it was announced that the Detroit Housing Commission (DHC) would return to local control. The DHC is Detroit's Public Housing Agency (PHA). The change was effective

March 16, 2015. The DHC was under Department of Housing and Urban Development (HUD) oversight for almost 10 years.

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

Overview

The financial crisis of 2007/2008, considered by many economists to be the worst since the Great Depression of the 1930s, had a devastating effect on the City of Detroit. While the City of Detroit still experiences the social and financial “after effects” of the economic downturn, Detroit has weathered the storm and is returning to financial health. As shown below, the City of Detroit:

- Has undergone bankruptcy and is reinventing how a large urban City can succeed financially with renewed economic development endeavors including business attraction/retention and small business development through incubators and other technical support.
- Continues to be highly segregated by race (within the region) with losses in middle class population limiting housing choice and losses in tax revenue. However, plans to strengthen neighborhoods include attracting foreign-born individuals and families to live in Detroit.
- Has efforts underway to increase police presence, crime prevention activities, and home ownership opportunities.
- Has higher than average joblessness (twice the national rate), a poverty rate over 32 percent, and a 67 percent low/and moderate income population (up to 80 percent of the Average Median Income (AMI)). Despite this the City of Detroit continues to address adult literacy problems, increase graduation rates, and provide job training and increased economic opportunities.

This Consolidated Plan and Annual Action Plan respond to conditions in Detroit, by strategically using the City’s resources to meet the needs of its most vulnerable populations and spurring long term interventions by providing viable anti-poverty strategies.

Analyses of consultations, plans, studies and public forums were used to determine needs and establish priorities for the next 5 years. These priorities include housing and services for homeless individuals/ families, very low to moderate income households, special needs populations (seniors, HIV/AIDS, battered women, disabled), and public housing residents. In addition, non-housing community development (public facilities and improvements, services and economic development) priorities have been established in this five year plan.

2015 Accomplishment Summary

An accomplishment summary of outcomes and objectives the City expects to achieve in 2015 (for HUD-funded programs benefiting extremely low, very low, and low income residents) is shown below:

2015 Accomplishment Summary

	Outcome 1 Availability/Accessibility	Outcome 2 Affordability	Outcome 3 Sustainability
Objective 1 Decent Housing	\$4,069,260 125 Units	\$7,943,331 1,950 Units	N/A
Objective 2 Suitable Living Environment	\$6,075,556 156,732 Beneficiaries	N/A	\$7,294,135 2,260 units
Objective 3 Economic Opportunity	\$330,000 35 Businesses	N/A	N/A

Objectives and outcomes for each funded activity are shown in the attached activity chart (See Attachment B, 2015-2016 Activity Spreadsheet).

3. Evaluation of past performance

In the past year the City of Detroit's performance was evaluated, by staff, noting the following accomplishments and challenges:

- The City of Detroit stayed within the statutory CDBG expenditure limitations for administration and public services.
- Over 70 percent of the City of Detroit's CDBG funds were expended on activities that benefited low and moderate-income residents (Primary Objective).
- Financed the rehabilitation or development of over 308 housing units over the last year
- Continued to address lead poisoning issues in housing rehabilitation
- The homebuyer assistance program assisted purchasers of single-family units with down payment assistance and closing costs.

- As part of its economic development efforts, the City provided technical assistance, direct financial assistance, rehabilitation assistance, and infrastructure improvements to businesses and non-profits in Detroit.
- The Emergency Solutions Grant (ESG) provided 2,833 homeless families and individuals with shelter and meals
- ESG provided a wide variety of services to the homeless, including, housing placement, clothing and food distribution, health care, case management, legal assistance, recreation, counseling, social service advocacy, education and job training and placement and homeless prevention
- HOPWA provided 201 eligible households with rental assistance or long-term housing
- HOPWA provided 380 eligible households with housing subsidies
- HOPWA provided a wide range of services such as, housing placement, short-term emergency assistance, transportation, case management, life skills classes, health advocacy, clothing, and light housekeeping to 230 eligible households
- While the City of Detroit did not meet HUD's CDBG 1.5 spending requirement as of May 2015, significant changes were implemented to help the City achieve the requirement in May 2016

Recommendations to Improve Performance

In addition to the City of Detroit's accomplishments and challenges, the following suggestions would improve performance:

- Create a city-wide housing plan to set strategy for the City's future funding allocations
- Reconcile the accounting problems between HUD's Integrated Disbursement and Information System (IDIS) and the City's Detroit Resource Management System (DRMS).
- Discontinue partial public facility rehabilitation funding. The City of Detroit should fund the complete rehabilitation needs of fewer facilities each year
- Meet the 24 month expenditure requirements of the Emergency Solutions Grant (ESG)
- Reconcile ESG project pay requests to program years
- Fund public service organizations able to successfully carry out CDBG projects according to federal requirements
- Fund public service organizations at amounts consistent with proposed project needs and ability to spend in a timely manner
- Explore methods to provide small grants to neighborhood organizations for targeted improvements and/or services without undue burden to staff productivity
- Complete implementation of HUD grant conditions

These suggestions will be reported under separate cover upon implementation.

4. Summary of citizen participation process and consultation process

During the development of the HUD Consolidated Plan and/or the Annual Action Plan at least two public hearings must be held. One hearing is held at the beginning of the Consolidated Plan process and one is held later in the process.

The City of Detroit conducted seven public hearings and administered a community survey at the beginning of the process to gain feedback into the new Consolidated Plan's development, the Consolidated Plan process, and the 2014 NRSA application. The HRD public hearings focused on the Five-Year Strategy, Annual Action Plan, and on the Consolidated Plan process including end of year accomplishment reporting (Consolidated Annual Performance and Evaluation Report (CAPER)). In addition, the seven hearings and the community survey also addressed NRSA development. Hearing discussions also addressed needs within the City as well as barriers and constraints to meeting identified needs. Staff also presented annual accomplishments and discussed other federal funding such as Hardest Hit Funds (HHF) and local initiatives through foundations such as Skillman, United Way and W.K. Kellogg.

The survey document was available³

at all seven public hearings, online and through electronic outreach (e-blast). The survey was also mailed to community organizations. The survey is only used as anecdotal information to augment responses received during our public hearings.

One hundred thirty-one survey forms were received from citizens, business owners, property owners, renters and various community organizations within the City of Detroit. One hundred eighteen ranked the categories and 13 skipped the ranking. Survey respondents ranked each category with one as the most important need and six as the least important need. The top three survey needs are shown below:

- Business and Jobs was ranked most important by 36 percent of respondents
- Housing was ranked most important by 29 percent of respondents
- Infrastructure was ranked most important by 20 percent of respondents

Two City Planning Commission meetings were held on April 23, 2015 and April 30, 2015. These meetings allowed commissioners to review CDBG proposals and the Mayor's recommendations. The Commission recommended 53 of 133 proposals as shown below:

No citizens or community organization representatives attended the meeting.

Activity	Number of Recommended Organizations
Public Service activities	21
Homeless Public Service activities	19
Public Facility Rehabilitation activities	11
Commercial Rehabilitation activities	2
Total	53

Agencies

In addition, during the consultation process HRD staff spoke with key stakeholders to gain perspective on community needs. During the consultation process we contacted the following agencies and organizations or gathered information from their website:

Government Agencies:

- Detroit Department of Transportation
- Department of Health and Wellness Promotion
- Detroit Public Schools
- HRD Neighborhood Support Services Division
- HRD Housing Services Division
- HRD Development Division
- HRD Planning Division
- Wayne County
- Michigan Department of Community Mental Health
- Detroit Housing Commission (DHC)
- Michigan State Housing Development Authority (MSHDA)
- Michigan Department of Community Health (MDCH)
- Southwest Housing Solutions

Community Organizations:

- Homeless Action Network of Detroit (HAND)
- Local Initiatives Support Corporation (LISC)
- United Way
- Fair Housing Center of Detroit
- Detroit Alliance for Fair Banking
- Detroit Area Agency on Aging

Other Agencies:

- Detroit Economic Growth Corporation (DEGC)
- Detroit Land Bank Authority (DLBA)
- Detroit Future City (DFC)
- Employment Solutions Corporation

5. Summary of public comments

During the fall of 2015 the City of Detroit conducted seven meetings to gather comments regarding the 2015-2019 Consolidated Plan and the Neighborhood Revitalization Strategy Areas

(NRSA). The meetings were held on the following dates: November 3rd, 5th, 6th, 8th, 13th, 14th, and 22nd. During the hearings we received a total of 109 comments from meeting attendees, summarized below:

Meeting Attendee Comments	Number of Comments
Attendees had CDBG program guideline questions	19
Attendees had questions or comments on various neighborhood needs	10
Attendee specifically asked about residential demolition in their community	1
Attendees wanted additional opportunity to engage the Consolidated Plan and NRSA process	8
Attendees verbally identified homes in their community that needed boarding to prevent trespass	2
Attendee verbally identified hotspots in their community	1
Attendees made suggestions for the type of Consolidated Plan activities needed in the City of Detroit	4
Attendees stated the need for better federal program planning, coordination and Implementation	11
Attendees stated the need for home repair in their community and throughout the city for seniors and low income homeowners	8
Attendees stated the need for affordable home owner's insurance in Detroit	4
Attendees had questions about NRSA boundaries, designation, funding, home repair within the NRSA, and NRSA program guidelines	33
Miscellaneous questions—these individuals were referred to appropriate resources for help	8
Total	109

Attendee comments during the final HRD public hearing, held on April 29, 2015, included questions regarding the next HOME NOFA. Attendees were told HOME NOFA's are expected to be available in late fall of 2015 and will be advertised in the Michigan Chronicle. Attendees also had questions regarding demolitions and new construction. Attendees were told demolitions would take place city-wide for residential and commercial properties. They were also told some new construction would take place for affordable housing through the HOME program and Detroit Housing Commission (DHC) – Detroit's Public Housing Authority. (See Attachment C for HRD public hearing comments).

During City Council's two hearings community organizations commented on CDBG funding recommendations. During the first Public Hearing on May 4, 2015 twenty community organizations thanked City Council for funding their organization, asked for additional funding, or asked why they did not receive funding. The City Council Appeals hearing was held on May 5, 2015. During the appeals hearing 17 community organizations appealed the elimination of their proposals (from funding consideration). Sixteen of seventeen appeals were not changed because the applicant's proposal did not meet threshold criteria or scored lower than other applicants in the same activity or priority area. One group was reinstated to the process due to an evaluation error.

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

7. Summary

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

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The Housing and Revitalization Department (formerly the Planning and Development Department) is now the responsible entity within the City of Detroit for the Consolidated Plan. This change occurred pursuant to “City of Detroit Emergency Manager Order Number 38: Order modifying the Planning and Development Department and establishing the Housing and Revitalization Department on September 25, 2014”.

In addition, to being the lead agency for the Consolidated Plan, the Housing and Revitalization Department (HRD) also manages the HOME, and ESG programs and much of the CDBG program. The HOPWA program is managed by the Department of Health and Wellness Promotion.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The development of the Consolidated Plan was the result of consulting local, state and federal governmental agencies, non-profits, citizens, and community stakeholders. The Consolidated Plan was prepared and reviewed over the past year beginning in the fall of 2014.

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

Coordination of the Consolidated Plan and Action Plan began with outreach, by a six member team that worked with CDBG, HOME, ESG and HOPWA managers to gather, analyze, and document data for the City of Detroit and present it in HUD’s recently developed electronic system (eConn Planning Suite). Consultations also took place with the Homeless Action Network of Detroit (HAND) in September 2014. HRD staff worked with HAND administration on Consolidated Plan narratives (includes goals, strategies, CAM implementation and HMIS data use).

Consultations with Detroit Housing Commission (DHC) staff took place between October and February 2015. HRD staff worked with DHC as they also completed their Five Year Plan. DHC provided narratives on their organization's accomplishments and goals as we ensured there was program alignment.

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

The City of Detroit works with the Homeless Action Network of Detroit (HAND) to provide services to homeless individuals and families. Since 1996, HAND has served as the lead agency for the CoC in Detroit. A Collaborative partnership between HRD and HAND has grown stronger over the last few years. HRD staff has worked extensively with HAND to develop goals and strategies for Detroit’s homeless populations. HAND staff was involved in reviewing both ESG and CDBG homeless proposals in 2015. This will allow maximum outcomes as homeless strategies and goals are implemented. In addition to ESG funds totaling \$2,862,103, CDBG funding totaling \$2,537,147 was allocated for homeless projects within the following priorities:

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

HAND has also coordinated planning efforts for the Coordinated Assessment Model (CAM), as it is known locally. Ultimately, the CAM is expected to change the way homeless and housing

services are accessed and delivered in Detroit. In the short term, the CAM is expected to realize the following goals:

- Greater accessibility to resources
- Standardized intakes and assessments
- Coordinated referrals

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

HAND was instrumental in developing Consolidated Plan narratives regarding homelessness and homeless needs. HAND was also involved in the selection of CDBG and ESG homeless providers and projects addressing homeless needs. HRD staff also consults HAND regarding performance standards and outcome development. Administrative issues pertaining to HMIS and the Coordinated Access Model (CAM) are also part of the ongoing coordination with HAND. The City of Detroit anticipates awarding its ESG funds to qualified applicant organizations able to provide the following ESG eligible activities: “Street Outreach”, “Emergency Shelter” (including warming center services),”Rapid Re-housing”, and/or “Homelessness Prevention”.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Detroit Housing Commission (DHC)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	DHC was the primary source for the Consolidated Plan’s public housing narratives. DHC and HRD collaboration is essential to coordinate affordable housing projects within the City of Detroit.

2	Agency/Group/Organization	Homeless Action Network of Detroit
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homeless needs and strategies. HAND wrote the Consolidated Plan sections on Homelessness.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HAND was closely involved in CDBG and ESG homeless planning and implementation activities throughout the year.

3	Agency/Group/Organization	Fair Housing Center of Metropolitan Detroit
	Agency/Group/Organization Type	Non-Profit
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing Center (FHC) of Metropolitan Detroit conducts training and fair housing tests. The City of Detroit is considering partnering with FHC for training purposes.

4	Agency/Group/Organization	Jobs and Economy Team (JET)
	Agency/Group/Organization Type	Mayor's Office
	What section of the Plan was addressed by Consultation?	Housing Market Analysis and Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The JET is instrumental in developing economic development initiatives in the City of Detroit as discussed in several areas throughout the report.
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5	Agency/Group/Organization	Department of Neighborhoods (DON)
	Agency/Group/Organization Type	City Department
	What section of the Plan was addressed by Consultation?	Needs assessment for housing and community development (including blight control).
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several meetings were held with the DON to coordinate information.

6	Agency/Group/Organization	City of Detroit Police Department
	Agency/Group/Organization Type	City Department
	What section of the Plan was addressed by Consultation?	Safety (Domestic Violence as a non-homeless special needs group)
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We spoke with the Domestic Violence unit and visited their website for information. This coordination will allow us to determine the best funding strategy for domestic violence survivors.

7	Agency/Group/Organization	City of Detroit Department of Health and Wellness Promotion
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	Agency/Group/Organization Type	City Department
	What section of the Plan was addressed by Consultation?	Substance abuse as a non-homeless special needs group.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We spoke with the Substance abuse unit and visited their website for information. This coordination will allow us to determine the best funding strategy for substance abuse funding.

8	Agency/Group/Organization	City of Detroit Housing Services Division
	Agency/Group/Organization Type	City Department
	What section of the Plan was addressed by Consultation?	Housing rehabilitation, affordable rental housing.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We spoke with the HOME team and the CDBG emergency housing grant team and the Zero percent Interest Loan team to document housing rehabilitation plans.

9	Agency/Group/Organization	Detroit Building Authority
	Agency/Group/Organization Type	City Department
	What section of the Plan was addressed by Consultation?	Demolition of Dangerous structures

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We spoke with the demolition coordinator for CDBG and other funding. The coordination of demolition work between HRD, Department of Neighborhoods and the Downtown Business Authority will need to take place to achieve the City's demolition goals.
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10	Agency/Group/Organization	Detroit Land Bank Authority
	Agency/Group/Organization Type	Agency
	What section of the Plan was addressed by Consultation?	Residential demolition addresses both market value and the number of housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	We gathered information from DLBA staff and their website regarding work completed and upcoming initiatives. HRD will use the information to better coordinate and report on blight control efforts.

11	Agency/Group/Organization	Eastside Community Network
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To determine the type and extent of community work to revitalize neighborhoods and coordinate projects.

12	Agency/Group/Organization	Detroit Regional Chamber
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Agency/Group/Organization Type	Agency
What section of the Plan was addressed by Consultation?	Economic Development
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To determine the type and extent of economic strategies available to revitalize the City of Detroit.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Ten Year Plan to End Homelessness	Homeless Action Network of Detroit	The Homeless Strategy was developed through collaboration between the Housing and Revitalization Department and HAND.
Detroit Master Plan of Policies	City of Detroit	The Consolidated Plan strategy is aligned with the Master Plan of Policies.
Analysis of Impediments to Fair Housing Choice (AI)	City of Detroit	The AI is coordinated with the Consolidated Plan housing strategies and goals.
Capital Agenda	City of Detroit	The Capital Agenda identifies capital projects within the City of Detroit by city department
Blight Task Force Report	Blight Task Force	The City of Detroit Blight Task Force report is in line with the Mayor’s 10 Point Plan that guides strategies within the Consolidated Plan
Every Neighborhood Has A Future	City of Detroit,	The Mayor’s Neighborhood Plan guides investments within Detroit Neighborhoods including Consolidated Plan investments.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Detroit Future City Strategic Framework	Detroit Future City	Detroit Future City analyses provide vision and actions that coordinate with Consolidated Plan strategies and goals.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(1))

The City of Detroit works with the State of Michigan, Wayne County and other adjacent entities to coordinate initiatives in the area.

Narrative (optional):

N/A

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The citizen participation plan calls for at least two public hearings per year. These hearings allow citizens the opportunity to offer comments on the Consolidated Plan and processes associated with plan development. This year HRD held seven hearings during the fall of 2014 to address Consolidated Plan development, Consolidated Plan processes, and the 2014 Neighborhood Revitalization Strategy Area (NRSA) application. City Council held a public hearing on the Mayor's CDBG proposal recommendations as part of the Consolidated Plan annual budget process; the final HRD hearing was held on 4/29/15 addressing the Mayor's Draft Consolidated Plan (includes Plan narratives and funding recommendations from CDBG applications).

During these hearings citizens and community organizations were given the opportunity to ask questions and offer input into plan development, funding recommendations, and NRSA development. Notices of the hearings were published in the Michigan Chronicle and posted on the City's website, at Detroit Public Libraries, and via e-blast (distribution through a database of e-mail addresses). A dedicated e-mail address was also published to receive comments. In addition to the public hearings, a survey of community needs was issued in November 2014 for the Consolidated Plan and NRSA application using the same avenues of distribution as the Consolidated Plan. Hard copies of the survey were also presented online and at all 8 HRD hearings. The preliminary community survey data shows that citizens from all seven districts want improvements in their neighborhoods. Community needs majored on housing rehabilitation, economic development, infrastructure, and services for vulnerable populations.

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

- Public Hearings
- Community survey
- E-Blast communication
- Public service announcements on television and radio

Participant comments were received through various means including the following:

- City of Detroit e-mail access
- Fax
- Regular mail
- Telephone
- Public hearings

Contacts included community organizations, federal, state, and local governments. Information was gleaned from interviews and the internet (online reports, program information, strategies and studies). These organizations assist affected groups and service organizations including: youth, elderly, the disabled, persons with HIV/ AIDS, homeless individuals and families, public housing residents, housing advocates, housing developers, data analysts, other grant funders, fair housing advocates, and other special needs advocates.

As a result, citizen input influenced the City's NRSA boundary selections by ensuring eligible areas within all seven districts were included in the NRSA boundaries. In addition, management was made aware of important issues within the community including property abandonment, illegal dumping, and a deteriorating infrastructure.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-Homeless Special Needs Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing community organizations	Announcement of hearing for Consolidated Plan and NRSA. 109 responses received	Covered in comment section	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Persons with disabilities Non-Homeless Special Needs Non-targeted/broad community Residents of Public and Assisted Housing community organizations	Announcement of hearing for Consolidated Plan and NRSA. 109 responses received	Covered in the comment section	N/A	http://www.detroitmi.gov/How-Do-I/Grants

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Residents of Public and Assisted Housing Other stakeholders	Announcement of hearing for Consolidated Plan and NRSA. 109 responses received	Covered in the comment section	N/A	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

While it is not possible to address all of the City of Detroit's housing and non-housing needs (identified in the Consolidated Plan needs assessment) with the resources available, HRD hopes to strategically invest our resources to attain a sustainable impact on neighborhoods and in the lives of Detroit's most vulnerable populations. The needs assessment analyzes Detroit's housing needs (includes disproportionately greater need), public housing, special needs housing, community development needs and homeless needs. The assessment used HUD data from the American Community Survey (ACS).

Detroit's residents deserve decent, safe, and affordable housing but many will not be able to achieve this goal when over 66 percent of Detroit's residents are low income (extremely low, very low and low income) limiting their housing choices. The housing analysis will use housing problems, tenure, income levels, and household type to analyze housing needs. Housing problems include cost burdens, overcrowding, and substandard housing conditions. A housing cost burden occurs when housing costs are more than 30 percent of household income. Housing costs will include a look at housing costs incurred by both renters and owners. For renters, housing costs include rent plus utilities. For home owners, housing costs include the mortgage, taxes, insurance, and utilities. Overcrowding occurs when a residence has more than one person per room (not including bathrooms, porches, foyers, halls, or half-rooms). Substandard conditions include an incomplete kitchen or plumbing facilities. Each housing problem is also detailed by tenure and income levels. Tenure choice considers whether household living arrangements are owned or rented units. Income analyses will be based on: Extremely Low-Income, Very Low-Income, Low-Income, and Middle-Income levels. Household type includes family size, age and other considerations. The tables include small related households, large related household, single family households, multiple (unrelated) households, other non-family households, and elderly households. Households with children present, and those with special needs will also be considered.

Housing needs in the City of Detroit are driven by the sheer number of low income households with limited choices for basic necessities including housing. As of 2010, Detroit has 271,050 households, a decrease from the 2000 census when households totaled 336,482. This decrease reflects a loss of 65,432 households (19 percent). To exacerbate the problem, almost 66 percent (177,910) of Detroit's 271,050 households are low income (income levels zero to 80 percent of the average median income (AMI)). Of these 30 percent (80,765) are extremely low income households. These extremely low income households consist of small family households (36 percent), the elderly (24 percent), and large family households (11 percent).

The median income in 2010 was \$28,357, down four percent from 2000. Data for 2013 shows the median income was \$28,080, down 1 percent from 2010. Affordable housing is of vital importance in the City of Detroit. It can help address the tremendous housing cost burden faced by very low/low income renters and homeowners. HRD's overall housing initiatives include emergency repair for low and moderate homeowners as well as a zero percent interest loan program for homeowners Citywide including five NRSAs and three Slum/Blight designated areas. HOME "Investor Rental" and "Homebuyer" programs will provide low income renters and homeowners with affordable housing.

Disproportionately Greater Need

Disproportionately greater need occurs when members of a racial or ethnic group, at a given income level experiences housing problems at a greater rate (10 percent or more) than the income level as a whole. HUD requires each group with disproportionate need to be assessed.

In addition to racial and ethnic breakdowns, the tables also use income data (Area Median Income (AMI) levels). AMI is based on median incomes for Detroit's metropolitan statistical area (MSA). The following AMI levels will be assessed and discussed in each section:

- Extremely Low-Income (0% - 30% of Area Median Income)
- Very Low-Income (>30% -50% of Area Median Income)
- Low-Income (>50% - 80% of Area Median Income)
- Middle-Income (>80% - 100% of Area Median Income)

Public Housing

Housing needs of the population at large are for decent, safe, affordable housing. In Detroit low income households are more likely to have housing problems associated with the condition of their housing or housing affordability. DHC residents and Housing Choice voucher holders should not have housing quality or affordability problems. Public Housing residents live in subsidized housing that is inspected regularly and Housing Choice Voucher holders are not allowed to rent a unit unless it meets DHC's housing quality standards.

Non-Homeless Special Needs

The HOPWA program serves homeless and non-homeless persons who meet income guidelines and are infected and/or affected by HIV/AIDS. The majority of these individuals are served through HOPWA's Tenant Based Rental Assistance (TBRA) program. HOPWA also allocates a portion of its funds to a Community Residential Program that provides transitional housing to those clients who are in need of a more supportive environment. Although major emphasis is on TBRA, housing information and referral services and linkages to other HIV/AIDS services were included to ensure continuation, coordination, and continuity of care and housing stability.

Non-Housing Community Development Needs

The City of Detroit Master Plan of Policies, Capital Agenda, Detroit Future City, and Market Value Analysis were all used to guide community development and resource allocation. In addition, needs were determined through public comment. This includes comments from hearings, a survey instrument, agency and governmental input through consultations, citizen input through hearings and the internet. These comments influenced funding allocation decisions of scarce federal resources.

Community development needs met with an investment of Consolidated Plan funds will include:

- Public facilities (housing a CDBG eligible public service activity) and public improvements
- Public services (homeless and non-homeless special needs)
- Economic development
- Demolition and boarding
- Youth employment

Homeless Needs

There is a continued need for Emergency Shelters, Warming Centers, and Rapid Re-Housing facilities.

Emergency Shelters: There are approximately 20 different emergency shelter providers. Some shelters are specifically targeted to youth, veterans, or victims of domestic violence.

Warming Centers: During the winter months, there are 3 additional seasonal emergency shelter programs that are opened to provide additional shelter space during the cold weather months in Detroit.

Rapid Re-housing (RRH): In order to facilitate the rapid movement out of a shelter and into housing, Detroit uses Emergency Solutions Grant (ESG) funding from both the City of Detroit's direct allocation, as well as State of Michigan ESG funds in Detroit to provide RRH assistance. RRH provides short to medium term rental assistance and services for individuals and families to quickly move them from a homeless situation back into housing. There is also a significant amount of Supportive Services for Veteran Families (SSVF) funding in Detroit, which provides similar RRH services for veterans.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In September 2014 the United Way published a report entitled “ALICE (Asset Limited, Income Constrained, Employed)”. The report is a study of financial hardship in Michigan and select cities including Detroit. According to the report households that are in trouble are working

people in jobs that do not pay enough to afford the basics of housing, child care, food, health care, and transportation. The report also projects that growth in low-skilled jobs will outpace medium and high-skilled jobs. Along with the growth in low-skilled jobs, the report projects a continued rise in the cost of basic household necessities.

While cost burdens are faced by renters and owners at almost every income level, extremely low to low income households are the most vulnerable income groups with extremely low income renters most in need of decent and affordable housing. Their cost burdens and housing problems tend to be most severe.

An analysis of HUD tables shows that extremely low income renters are the most vulnerable income group in Detroit. They have the fewest housing choices by virtue of their extreme low income--making even moderate rents a cost burden. Among low income renters, small related (a family with two to four members) renters are more likely to have greater cost burdens when compared to large related renters and elderly renters. Without subsidies this income group cannot find decent, safe, affordable housing.

Renters, in general, are also more likely to have higher housing cost burdens than homeowners. There are more than twice as many small related renters compared to small related owners who are low income. In addition, there are twice as many large related renters compared to large related owners. Even though there are fewer elderly renters than homeowners elderly renters spend more of their income on housing.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	951,270	759,340	-20%
Households	336,482	271,050	-19%
Median Income	\$29,526.00	\$28,357.00	-4%

Table 5 - Housing Needs Assessment Demographics

Data 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Source:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	80,765	44,995	52,150	24,865	68,270
Small Family Households *	29,125	17,285	20,890	10,460	32,760
Large Family Households *	9,205	5,715	5,710	2,590	5,790
Household contains at least one person 62-74 years of age	11,225	7,875	10,420	4,885	13,135
Household contains at least one person age 75 or older	8,035	7,110	7,155	2,860	5,605
Households with one or more children 6 years old or younger *	17,315	9,325	9,585	3,615	4,935
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2006-2010 CHAS

Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

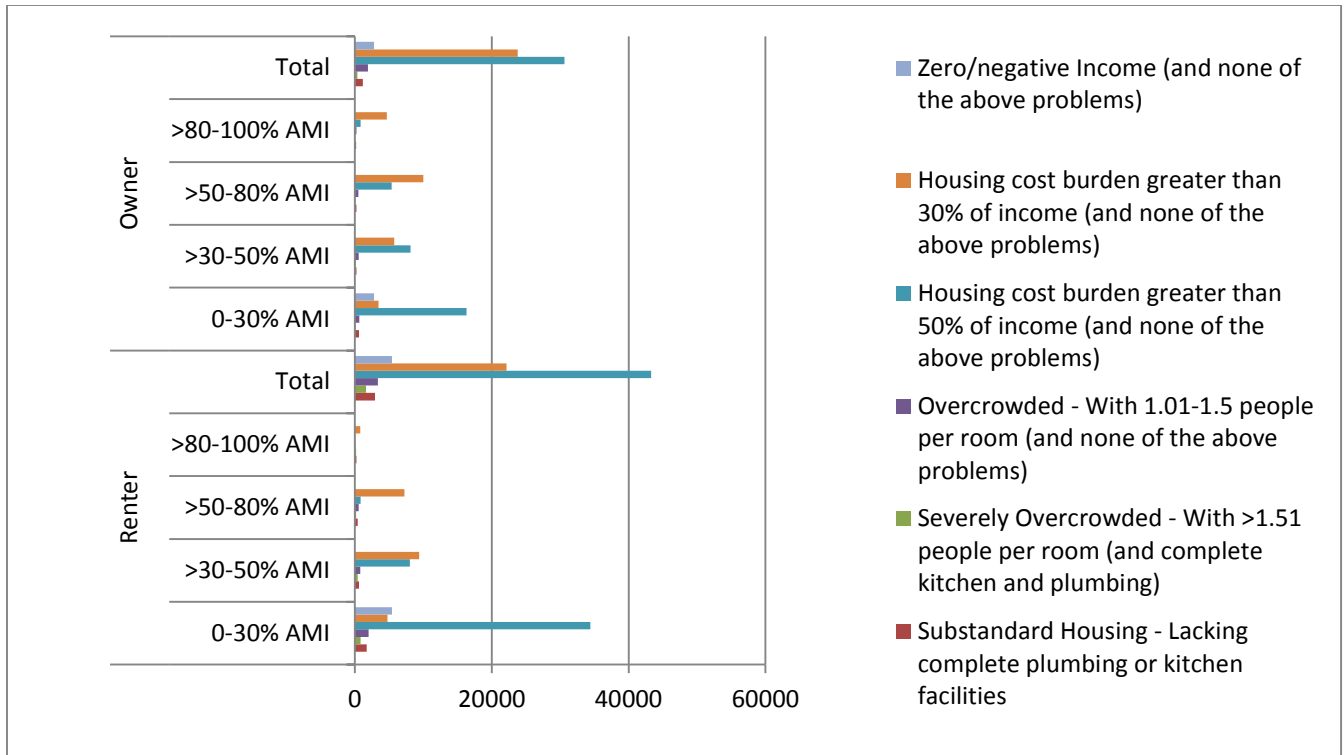
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,700	605	410	230	2,945	565	230	200	165	1,160
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	840	415	185	160	1,600	115	135	80	30	360
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,985	765	530	85	3,365	645	555	470	230	1,900

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	34,380	8,035	835	30	43,280	16,285	8,135	5,365	830	30,615
Housing cost burden greater than 30% of income (and none of the above problems)	4,745	9,385	7,240	780	22,150	3,430	5,735	9,965	4,660	23,790
Zero/negative Income (and none of the above problems)	5,400	0	0	0	5,400	2,805	0	0	0	2,805

Table 7 – Housing Problems Table

Data 2006-2010 CHAS

Source:



Consolidated Plan Needs Assessment Chart for 1. Housing Problems (Households with one of the listed needs)

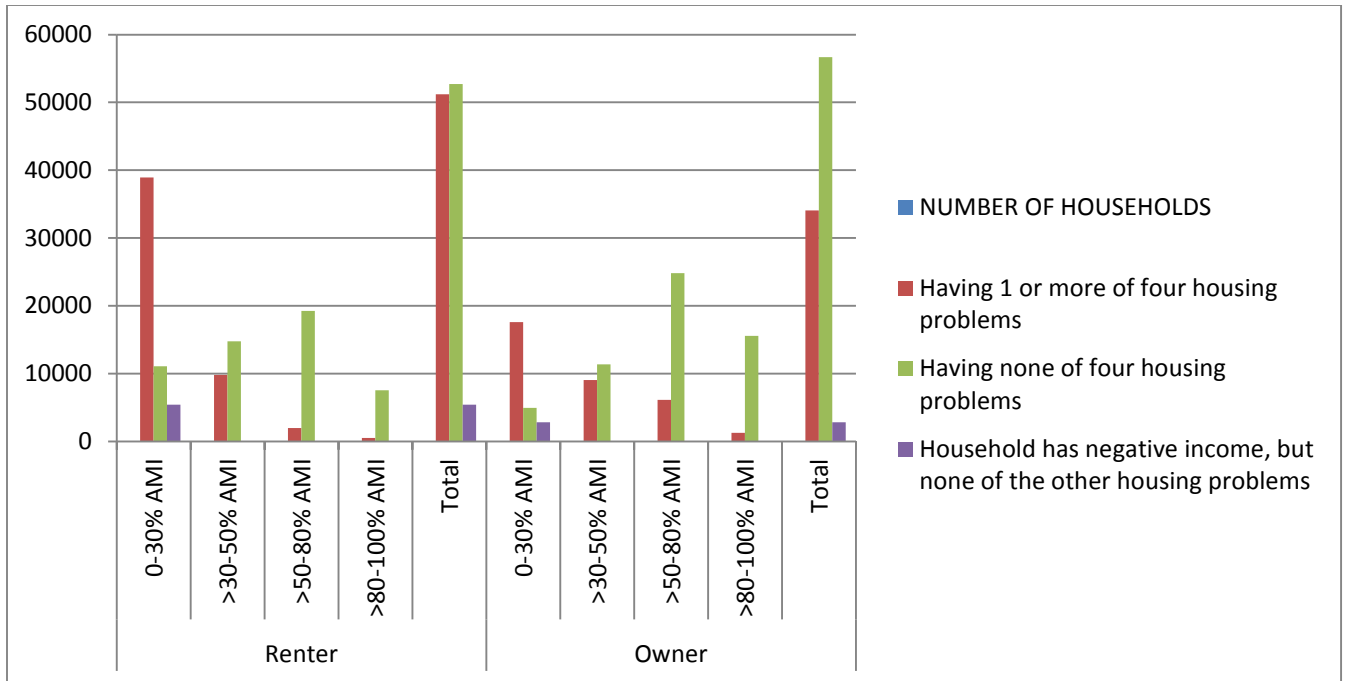
2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	38,905	9,820	1,960	505	51,190	17,610	9,060	6,115	1,260	34,045

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having none of four housing problems	11,095	14,775	19,260	7,560	52,690	4,950	11,345	24,820	15,545	56,660
Household has negative income, but none of the other housing problems	5,400	0	0	0	5,400	2,805	0	0	0	2,805

Table 8 – Housing Problems 2

Data 2006-2010 CHAS
Source:



Consolidated Plan Needs Assessment Chart for 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

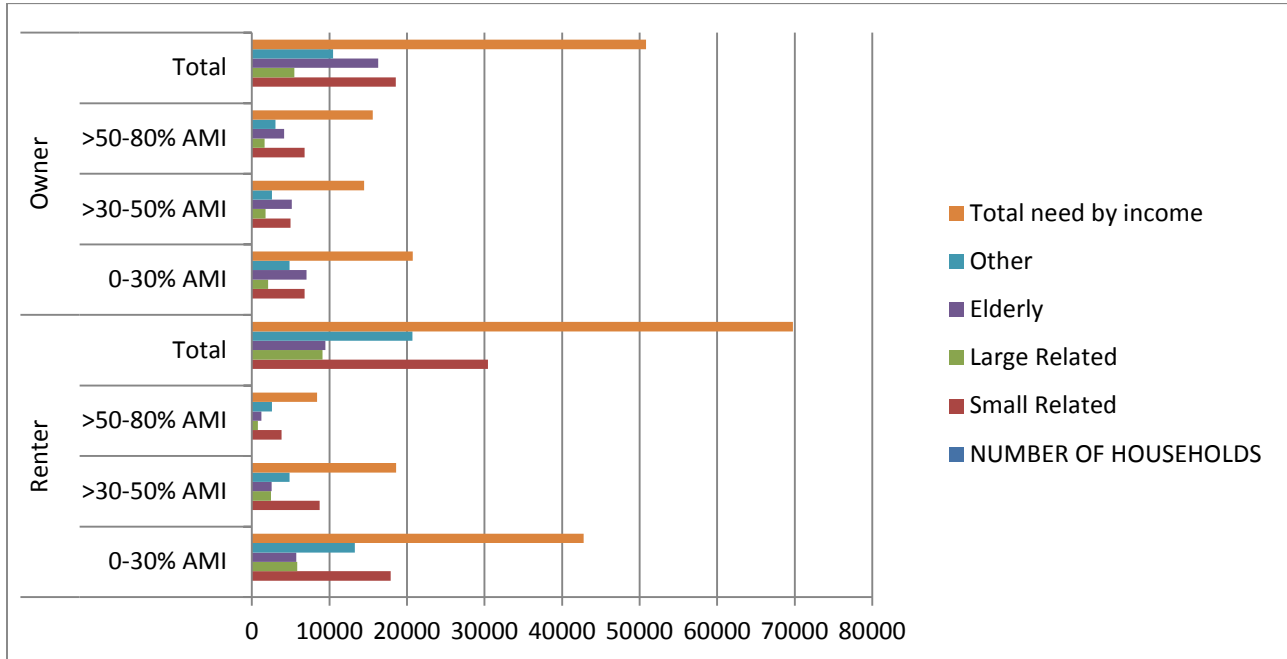
3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	17,915	8,715	3,825	30,455	6,780	4,990	6,790	18,560
Large Related	5,865	2,480	780	9,125	2,105	1,740	1,635	5,480
Elderly	5,705	2,525	1,235	9,465	7,030	5,140	4,135	16,305
Other	13,275	4,865	2,580	20,720	4,845	2,600	3,025	10,470
Total need by income	42,760	18,585	8,420	69,765	20,760	14,470	15,585	50,815

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS

Source:



Consolidated Plan Needs Assessment Charts for 3. Cost Burden > 30%

4. Cost Burden > 50%

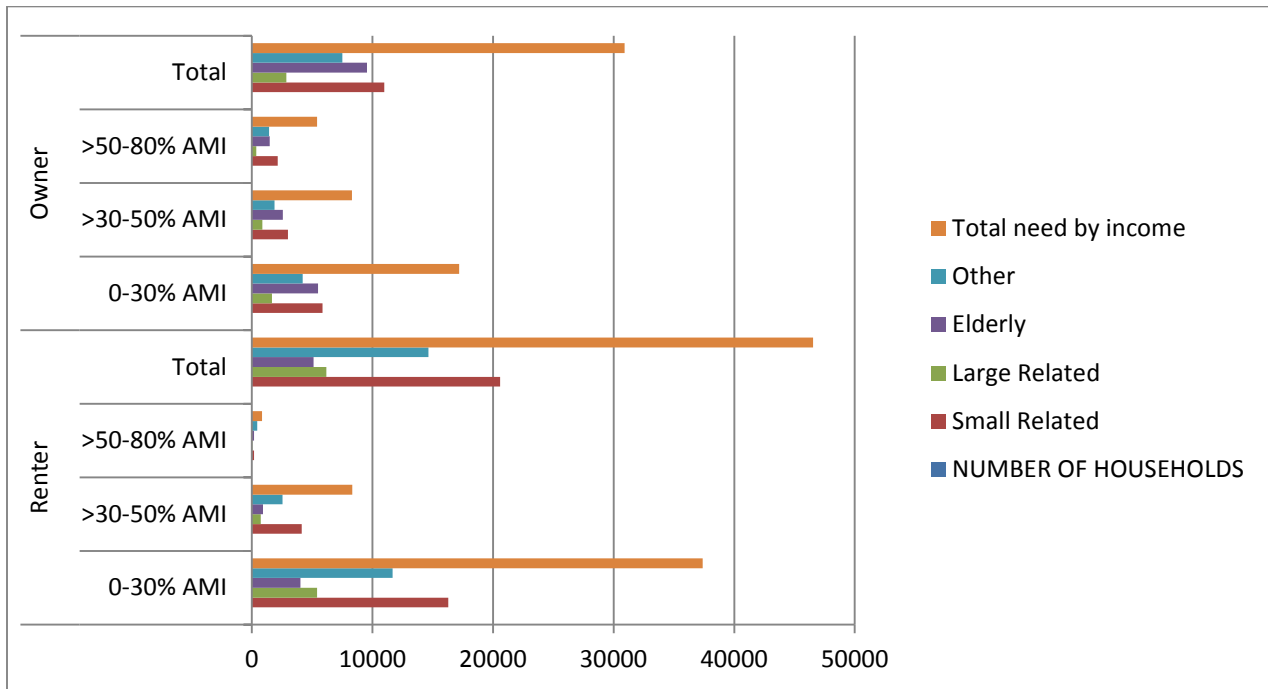
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	16,285	4,135	170	20,590	5,845	3,000	2,130	10,975
Large Related	5,405	725	55	6,185	1,650	860	360	2,870
Elderly	4,015	930	180	5,125	5,485	2,570	1,490	9,545
Other	11,675	2,535	430	14,640	4,215	1,875	1,420	7,510

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	37,380	8,325	835	46,540	17,195	8,305	5,400	30,900

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS

Source:



Consolidated Plan Needs Assessment Charts for 4. Cost Burden > 50%

5. Crowding (More than one person per room)

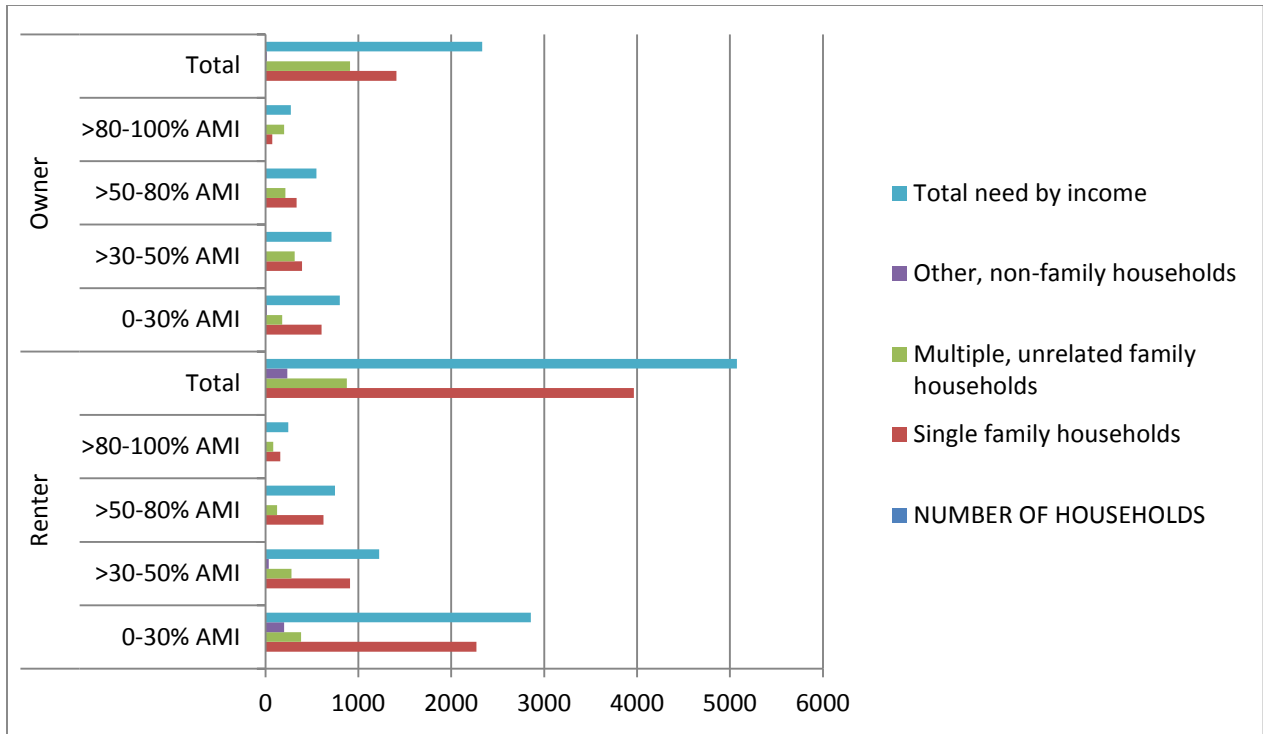
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	2,270	910	625	160	3,965	605	395	335	75	1,410
Multiple, unrelated family households	385	280	125	85	875	179	315	215	200	909
Other, non-family households	200	35	0	0	235	15	0	0	0	15
Total need by income	2,855	1,225	750	245	5,075	799	710	550	275	2,334

Table 11 – Crowding Information – 1/2

Data 2006-2010 CHAS

Source:



Consolidated Needs Assessment Charts for 5. Crowding (More than one person per room)

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A		N/A	N/A	N/A	

Table 12 – Crowding Information – 2/2

Data Source Comments: Data regarding households with children by tenure and income (categories) was not available

Describe the number and type of single person households in need of housing assistance.

Within the City of Detroit the single person household most in need of housing assistance is the Single Adult Male (12,117). Eighty-eight percent of them are African-American and ten percent of them are veterans. Homeless single adults have much higher rates of serious mental illness, addiction disorders, and other severe health problems. In addition to the complex set of

factors influencing all homelessness people, a large number of displaced and at-risk veterans live with the lingering effects of post-traumatic stress disorder (PTSD) and substance abuse. Additionally, military occupations and training are not always transferable into the civilian workforce, placing some veterans at a disadvantage when it comes to competing for employment. The Detroit CoC was awarded a new Permanent Supportive Housing (PSH) program for chronically homeless individuals totaling \$1.8 million. This program is expected to begin leasing units later in 2015.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The estimated number of disabled singles in need of housing is 6,555 while the estimated number of disabled families is 673. Federal laws define a person with a disability as “Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.” Disability, in particular mental health disabilities, can make it difficult to work long enough to afford adequate housing. While those with disabilities can qualify for Supplemental Security Insurance (SSI) and Social Security Disability Insurance (SSDI), these programs will not prevent the disabled from experiencing homelessness.

The City of Detroit Police Department’s Domestic Violence unit reported a 7 percent increase in domestic violence cases in 2014. Detroit has one domestic violence shelter, YWCA Interim House, a unit of the YWCA of Metropolitan Detroit. YWCA Interim House offers services to battered women and their children in a safe, comfortable, and supportive environment. Interim House can house up to 65 individuals and the average length of stay is 60 days.

What are the most common housing problems?

The most common housing problem is a housing cost burden especially for the extremely low to low income (0-80 percent of AMI). Low income people are frequently unable to pay for housing along with other necessities such as food, childcare, and healthcare. If you are low income an illness, accident, or a missed paycheck can cause a homeless episode. In general all housing problems tend to decrease as income increases.

Are any populations/household types more affected than others by these problems?

There are two groups that are most affected. One is the very low and low income small family renters and owners. The other is very low and low income elderly renters and homeowners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss

the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Research shows the primary cause of homelessness, particularly among families, is lack of affordable housing. Surveys of homeless families have identified the following major immediate and triggering causes of homelessness: eviction; doubled-up or severely overcrowded housing; domestic violence; job loss; and hazardous housing conditions.

Research has demonstrated one of the most effective interventions for chronically homeless individuals and families is permanent supportive housing (PSH). PSH provides a permanent rental subsidy and wrap around services for persons who have significant barriers to housing. The Detroit Continuum of Care (COC) is addressing the needs of chronically homeless individuals and families by specifically targeting a portion of the community's COC funded PSH resources to those who are chronically homeless.

It is critical that health, support and housing programs are sensitive to “homeless effects” and accelerated “aging effects” that homelessness can induce. Recognizing and supporting recovery from the persistent trauma induced by these effects is essential to preventing formerly homeless people from cycling back into homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Emergency Shelter: There are currently approximately 20 different emergency shelter providers. Some of these shelters are specifically targeted to youth, veterans, or victims of domestic violence.

Warming Centers: During the winter months, there are 3 additional seasonal emergency shelter programs that are opened to provide additional shelter space for persons during the cold weather months.

Rapid Re-housing (RRH): In order to facilitate the rapid movement out of shelter and into housing, Detroit uses Emergency Solutions Grant (ESG) funding from both the City of Detroit's direct allocation, as well as State of Michigan ESG funds in Detroit to provide RRH assistance. RRH provides short to medium term rental assistance and services for individuals and families to quickly move them from a homeless situation back into housing. There is also a significant amount of Supportive Services for Veteran Families (SSVF) funding in Detroit, which provides similar RRH services for Veterans.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

A strategy Detroit has used to help prevent homelessness for those who are at imminent risk of becoming homeless is to develop and implement discharge policies. The following are characteristics that have been linked with instability:

- Youth aging out of foster care
- Persons exiting a health care institution
- Persons exiting a mental health care institution
- Persons exiting a correctional facility

Discussion

Homelessness results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Efforts are needed to ensure more jobs pay a living wage and that there is adequate support for those that cannot work. People also need access to affordable housing and affordable health care.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Section NA-15 will focus on identifying any housing problems occurring at a disproportionately greater need for racial or ethnic households within extremely low (0-30%), very low (30-50%), low (50-80%), and middle (80-100%) income levels. A disproportionately greater need exists when the members of racial or ethnic groups at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	81,300	10,445	9,245
White	10,870	1,835	1,685

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	63,740	7,780	6,780
Asian	965	60	200
American Indian, Alaska Native	285	55	10
Pacific Islander	0	0	0
Hispanic	4,285	580	500

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2006-2010 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	38,605	16,220	0
White	4,215	3,355	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	30,670	11,435	0
Asian	570	95	0
American Indian, Alaska Native	130	75	0
Pacific Islander	30	0	0
Hispanic	2,325	1,165	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2006-2010 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,330	36,145	0
White	2,810	6,135	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	21,595	26,105	0
Asian	290	365	0
American Indian, Alaska Native	70	60	0
Pacific Islander	0	0	0
Hispanic	1,225	3,085	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2006-2010 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,915	21,285	0
White	755	3,695	0
Black / African American	5,750	15,960	0
Asian	90	215	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	20	0
Pacific Islander	0	25	0
Hispanic	230	1,195	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2006-2010 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Disproportionately greater need was identified for very low Asian and Pacific Islander households and low income American Indian, Alaska Native households. The jurisdiction data also shows that housing problems decrease as income increases. At 0-30% of AMI eighty-one percent of all households experience one or more housing problems. At 30-50% of AMI and 50-80% of AMI, 70 percent and 42 percent respectively experience one or more housing problems. At 80% to 100% of AMI, 24 percent of all households experience one or more housing problems. A discussion of each table follows.

Table 13: Extremely Low-Income (0% - 30% of Area Median Income)

Eighty-one percent of the jurisdiction's households had one or more housing problems. However, no racial or ethnic category had disproportionate need. All groups fell within 3 percentage points of the overall average for the jurisdiction.

Table 14: Very Low-Income (30% -50% of Area Median Income)

Seventy-one percent of the jurisdiction's households had one or more housing problems. Disproportionately greater need was determined at the Very Low-Income (30% - 50%

of Area Median Income) level for Asians with 570 households and Pacific Islanders with 30 households. While Detroit's total households indicates 71 percent need, Asian and Pacific Islander groups indicated a disproportionately greater need at 86 and 100 percent respectively. Asians were 15 percentage points higher than the jurisdiction while Pacific Islanders were 29 percentage points higher.

Table 15: Low Income (50% -80% of Area Median Income)

Forty-two percent of the jurisdiction's households had one or more housing problems. Disproportionately greater need was determined at the Low-Income (50% - 80% of Area Median Income) level for American Indian, Alaska Native with 70 households. Detroit's total households indicate 42 percent need while the American Indian, Alaska Native group indicated a disproportionately greater need at 54 percent 12 percentage points above the jurisdiction's total.

Table 16: Middle-Income (80% - 100% of Area Median Income)

Twenty-four percent of the jurisdiction's households had one or more housing problems. However, no racial or ethnic category had a disproportionately greater need. In fact two groups, American Indian, Alaska Native, and Pacific Islander show none of the four housing problems in this income category.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Section NA-20 will focus on identifying any severe housing problems that are disproportionately greater for racial or ethnic households within extremely low (0-30%), very low (30-50%), low (50-80%), and middle (80-100%) income levels. Severe housing problems are defined as housing that 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

A disproportionately greater need exists when the members of racial or ethnic groups at a given income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	69,550	22,195	9,245
White	8,865	3,845	1,685
Black / African American	55,185	16,335	6,780
Asian	875	155	200
American Indian, Alaska Native	245	95	10
Pacific Islander	0	0	0
Hispanic	3,515	1,350	500

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2006-2010 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,670	36,155	0
White	1,765	5,815	0
Black / African American	15,215	26,890	0
Asian	245	420	0
American Indian, Alaska Native	75	135	0
Pacific Islander	15	15	0
Hispanic	1,015	2,470	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2006-2010 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,705	54,770	0
White	680	8,260	0
Black / African American	6,305	41,390	0
Asian	90	560	0
American Indian, Alaska Native	25	105	0
Pacific Islander	0	0	0
Hispanic	470	3,840	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2006-2010 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,585	26,615	0
White	135	4,315	0
Black / African American	1,235	20,475	0
Asian	50	250	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	25	0
Hispanic	115	1,310	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2006-2010 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Disproportionately greater need was identified for very low Pacific Islander households and middle income Asian households with severe housing problems. The jurisdiction data also shows that housing problems decrease as income increases. At 0-30% of AMI, 69 percent of all households experience one or more housing problems. At 30-50% of AMI and at 50-80% of AMI, 34 percent and 12 percent respectively experience one or more housing problems. At 80%

to 100% of AMI, only 6% of all households experience one or more housing problems. A discussion of disproportionate need for each table follows.

Table 17: Extremely Low (0% - 30% of Area Median Income)

Sixty-nine percent of all households at this income level have one or more severe housing problems. No racial or ethnic category in the 0-30% of AMI income category has a disproportionately greater need.

Table 18: Very Low-Income (30% - 50% of Area Median Income)

Thirty-four percent of households at this income level have one or more severe housing problems. Pacific Islanders were the only group to have a disproportionately greater need in this category at 50 percent, 16 percentage points higher than the jurisdiction.

Table 19: Low-Income (50% - 80% of Area Median Income)

Twelve percent of households at this income level have one or more severe housing problems. No racial or ethnic category in the 50-80% of AMI income category has a disproportionately greater need.

Table 20: Middle-Income (80% - 100% of Area Median Income)

Six percent of households at this income level have one or more severe housing problems. Asians were the only racial or ethnic group to have a disproportionately greater need in this category at 17 percent, 11 percentage points higher than the jurisdiction.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

NA-25 displays cost burden information for racial and ethnic groups in the jurisdiction. Cost burden information for each group will be assessed to determine if any group has a disproportionately greater need with respect to housing cost burdens. A housing cost burden is defined as housing costs that are 30 percent or more of household income. A severe cost burden is defined as housing costs that are 50 percent or more of household income. Table 24 shows the number of households without cost burdens (less than or equal to 30%), with cost burdens of (30-50%), and with severe cost burdens (more than 50%). Cost burdens were calculated using housing cost to income ratios. Negative incomes were not computed.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	154,290	63,585	90,000	9,840
White	27,165	8,155	10,715	1,715
Black / African American	113,475	50,290	72,765	7,175
Asian	1,805	750	905	265
American Indian, Alaska Native	445	155	305	10
Pacific Islander	25	15	15	0
Hispanic	9,765	3,235	4,070	575

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2006-2010 CHAS

Source:

Discussion:

Disproportionately greater need was not identified for any racial or ethnic households. A discussion of Table 21: Housing Cost burdens are below:

Cost Burden: 30-50%

Twenty percent of households have a 30 to 50% cost burden. No racial or ethnic group has a disproportionately greater need in this category.

Cost Burden: Greater than 50%

Approximately 28 percent of all households in the jurisdiction have a cost burden of 50 percent or more. No racial or ethnic group has a disproportionately greater need in this category.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Disproportionately greater need was determined for the following racial/ethnic groups by income and housing problem:

Housing Problem:

- Very Low Income Asian House Holds
- Very Low Income Pacific Islander House Holds
- Low Income American Indian, Alaska Native House Holds

Housing Problem:

- Very Low Income Pacific Islander House Holds
- Middle Income Asian House Holds

If they have needs not identified above, what are those needs?

Asians were the only group with a disproportionately greater need and another identified need.

The majority of Asians in the City of Detroit are Hmong. The Hmong are an ethnic group that originates from the mountainous regions of China, Vietnam, Laos, and Thailand. The Hmong community was often viewed as insular and often misunderstood by their neighbors in Detroit. This is due in part to a language barrier. Many of the Hmong that immigrated to Detroit do not speak English. In many instances their children must translate for them.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

During the 1970's, political unrest in their native regions resulted in the first wave of Hmong refugees immigrating to the United States. In Detroit the Hmong settled in the Osborn neighborhood located in Northeast Detroit (The Osborn neighborhood is located in District 3, See District Map page 208). In recent years the Hmong population has declined as members of that community began moving north to the suburban cities of Warren and Sterling Heights. A small but strong group still remains in Northeast Detroit.

NA-35 Public Housing – 91.205(b)

Introduction

In 1933 the City of Detroit established the Detroit Housing Commission (DHC) under the Michigan Housing Facilities Act. Throughout DHC's 82-year history their mission has been to provide safe, decent, and affordable housing for low and moderate-income people. DHC is the largest owner of rental housing in the City of Detroit, providing approximately 4,000 housing units for seniors and families.

In addition to operating a Low-Income Public Housing Program, the DHC also operates a Housing Choice Voucher Program (Section 8) through its Assisted Housing Department. Currently the DHC administers approximately 6000 vouchers under the Section 8 Program.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	289	2,641	5,546	26	5,483	0	22	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data PIC (PIH Information Center)

Source:

Characteristics of Residents

Table 23 – Characteristics of Public Housing Residents by Program Type

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,103	9,744	11,943	12,102	11,887	0	12,764
Average length of stay	0	3	5	6	4	6	0	9
Average Household size	0	1	1	2	1	2	0	4
# Homeless at admission	0	0	47	0	0	0	0	0
# of Elderly Program Participants (>62)	0	22	803	448	26	420	0	0
# of Disabled Families	0	70	716	1,488	0	1,478	0	9

# of Families requesting accessibility features	0	289	2,641	5,546	26	5,483	0	22
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data PIC (PIH Information Center)

Source:

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	8	26	150	0	150	0	0	0
Black/African American	0	281	2,610	5,339	26	5,276	0	22	0
Asian	0	0	0	11	0	11	0	0	0
American Indian/Alaska Native	0	0	5	37	0	37	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	0	9	0	9	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data PIC (PIH Information Center)

Source:

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	2	12	27	0	27	0	0	0
Not Hispanic	0	287	2,629	5,519	26	5,456	0	22	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data PIC (PIH Information Center)

Source:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including HUD. Generally the need for unit accessibility is associated with wheelchair access. Modifications are also done to support hearing impairments and occasionally modifications to support vision related disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Immediate needs are wheelchair access throughout all buildings in the DHC inventory as well as privately-owned units in the Housing Choice voucher program. Tenants also need access to information regarding special support services that may be available in the jurisdiction. Transportation is also important to help those with special needs.

How do these needs compare to the housing needs of the population at large

Housing needs of the population at large are for decent, safe, affordable housing. In Detroit low income households are more likely to have housing problems associated with the condition of their housing or housing affordability. DHC residents and Housing Choice voucher holders should not have housing quality or affordability problems. Public Housing residents are in subsidized housing that is inspected regularly, while Housing Choice Voucher holders are not allowed to rent a unit unless it meets DHC's housing quality standards. DHC provides rental assistance to voucher holders to make market-rate housing affordable. Low income disabled populations would incur problems with housing conditions and affordability. Additionally, they would encounter problems similar to those of disabled public housing residents and voucher holders including building access and adequate support services.

Discussion

In the early 1990's the DHC was awarded HOPE VI Grants to revitalize three of its most severely distressed low-income public housing developments, i.e., Parkside Homes (Villages at Parkside II and IV), Jeffries Homes (Woodbridge Estates) and Herman Gardens (Gardenview). The properties developed with the HOPE VI grants depict the future vision of the DHC and public housing. The new-mixed finance, mixed income developments were funded through partnerships between DHC and private developers. The developments serve DHC residents and private sector residents without distinction regarding income.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Over the past year, Detroit has made progress in putting a new strategy in place to reach out to and assess persons who are experiencing homelessness. As required by the HEARTH Act, Detroit continues to work toward implementing a coordinated access and assessment system – The Coordinated Assessment Model (CAM).

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	1	209	5,100	1,830	2,400	150
Persons in Households with Only Children	1	18	40	15	20	180
Persons in Households with Only Adults	150	1,760	11,180	2,000	7,700	210
Chronically Homeless Individuals	80	133	3,300	2,600	950	730

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Chronically Homeless Families	0	11	440	400	390	550
Veterans	6	438	1,105	465	700	300
Unaccompanied Child	1	21	65	25	60	180
Persons with HIV	5	22	140	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Homeless Action Network of Detroit

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The number of households that become homeless each year in Detroit is 7,335 individuals. The number of people that exit homelessness in Detroit each year is 12,220 so there are more people exiting homelessness than becoming homeless each year.

Detroit's entire homeless population is comprised of approximately 4,961 chronically homeless people. A person is chronically homeless if he/she has been continuously homeless for a year or more or has had at least 4 episodes of homelessness in the last three years and has a disability. Chronically homeless individuals experienced an estimated 730 days of homelessness. Chronically homeless families experienced an estimated 550 days of homelessness. All other homeless populations experienced homelessness 300 days or less. The following are characteristics of Detroit's chronically homeless population:

- average age of 47 years
- 78 percent male
- 22 percent female
- 13 percent reported being a veteran

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	195	30
Black or African American	2,192	114
Asian	12	2
American Indian or Alaska Native	2	0
Pacific Islander	6	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	36	11
Not Hispanic	2,410	140

**Data Source Comments: Homeless
Action Network of Detroit**

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The needs of veterans and their families are addressed in a number of ways, including housing resources from the Veterans Administration that are currently available in Detroit. These resources include:

Supportive Service for Veterans Families (SSVF): SSVF provides both Rapid Re-Housing (RRH) and prevention assistance for veterans (both single veterans and veterans with families). 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.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

For all of racial groups and populations identified, efforts are being made to ensure that the lengths of time people experience as homeless is as short as possible and that they receive an appropriate level of wrap around services once housed to help them maintain their housing.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The table above compares the racial and ethnic make-up of the general population of the City of Detroit to the City's homeless population.

As the table demonstrates, there are more sheltered Black/African Americans who are homeless in Detroit than any other race. The same holds true for unsheltered. Whites have the next largest number of homeless sheltered and unsheltered race.

Discussion:

Table NA-40--the Point-in-time count shows there were slightly less than **700** people who met the qualifications for being "chronically homeless". It should be noted that this point-in-time count of the chronically homeless is significantly less than the number of chronically homeless identified in the section above (**4,961**) as the larger number represents an annual count of the chronically homeless, while the point-in-time count represents the number of people who were identified as being chronically homeless on just one night .

Permanent Supportive Housing has been demonstrated to be one of the most successful forms of housing for people who are chronically homeless. Permanent Supportive Housing provides a person who is chronically homeless with a permanent, subsidized place to live independently, as well as providing wrap-around services (mental health, substance abuse, counseling, case management, eviction prevention, etc.) to help that person maintain his/her housing.

There were **149** units of Permanent Supportive Housing (PSH) dedicated to the chronically homeless. Because these units were either occupied or not yet available for occupancy, they were not available to house any of the **700** people that were identified as chronically homeless on that night. Assuming that each of these individuals needs Permanent Supportive Housing, there was a need for at least **700** more units of PSH for the chronically homeless in Detroit.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

HIV/AIDS

The HOPWA program serves homeless and non-homeless persons who meet income guidelines and are infected and/or affected by HIV/AIDS. The majority of these individuals are served through HOPWA's Tenant Based Rental Assistance (TBRA) program. HOPWA also allocates a portion of its funds to a Community Residential Program which provides transitional housing to those clients who are in need of more supportive housing. Although major emphasis is on TBRA, housing information and referral services and linkages to other HIV/AIDS services were included to ensure continuation, coordination, and continuity of care and housing stability.

Seniors

Seniors are another special needs group. Seniors are generally considered individuals over the age of 62 and living independently or in subsidized accommodations. As life expectancy rises and birthrates decline the demographics of Southeast Michigan are shifting accordingly, the proportion of households with senior members to those with children has been growing since 2000.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	9,786
Area incidence of AIDS	225
Rate per population	12
Number of new cases prior year (3 years of data)	778
Rate per population (3 years of data)	14
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	7,211
Area Prevalence (PLWH per population)	400
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data CDC HIV Surveillance

Source:

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	450
Short-term Rent, Mortgage, and Utility	620

Type of HOPWA Assistance	Estimates of Unmet Need
Facility Based Housing (Permanent, short-term or transitional)	130

Table 28 – HIV Housing Need

Data HOPWA CAPER and HOPWA Beneficiary Verification Worksheet
Source:

Describe the characteristics of special needs populations in your community:

HIV/AIDS

Certain populations considered special needs populations in this community includes those persons affected with HIV/AIDS. In the Detroit metropolitan area persons of this population characteristically sustain themselves on incomes well below the Average Mean Income (AMI), and about 33 percent had an unmet need for HIV care. HIV/AIDS touches every demographic, from the young to the elderly, black, white, Hispanic, Native American, and Arab populations.

The effect on families can be devastating due to displacement, homelessness, separation of children from parents due to stigma within families and the general community at large. Those affected with HIV may have an increase in mental illness and/or substance abuse. However, the bank of resources in this community is limited at best.

Housing becomes crucial in circumstances of low income to no income for this special needs population. Some will experience homelessness for short periods of time and others will be considered chronically homeless. The HOPWA program is the only Federal program dedicated to addressing the housing needs of persons with HIV/AIDS. Currently 210 clients are enrolled in HOPWA's Tenant Based and Transitional Housing programs.

Seniors

Seniors in urban areas tend to have poorer health status and a greater per capita need for aging services than their non-urban counterparts. 2010 Census data shows that about 19 percent of Detroit's seniors are living in poverty. Seniors in Detroit are predominately female, African-American, and living in their own home.

What are the housing and supportive service needs of these populations and how are these needs determined?

HIV/AIDS

Types of housing needed to serve people with HIV/AIDS include permanent low-cost housing for those seeking to live independently as shown below:

1. Tenant based rental assistance or permanent supportive housing for those living independently but need supportive services.
2. Transitional housing for those wanting to move to independent living but, need more structured housing to address barriers that may be preventing them from moving to independence.
3. Housing for people with multiple diagnoses need greater accessibility, short term emergency housing and shelters designed to address immediate crises.

HIV/AIDS housing is not a "one size fits all" system. HIV/AIDS touches all demographics, so the kinds of housing and supportive services recommended to each client must be demographically client specific. For example, an HIV positive or frail elderly client may need congregate care and assisted living housing whereas an HIV client in their 20's or 30's will not. An HIV positive person with a mental illness and/or substance abuse issue will need more direct disorder specific housing than a person escaping a domestic violence relationship.

Supportive services for HIV/AIDS clients can include:

- Case Management
- Substance abuse treatment
- Mental health services
- Services to enable seniors to "age in place"
- In home caregivers
- Life skills
- Job skills/job training
- Employment opportunities
- Computer skills
- Literacy programs

Seniors

In a 2002 City Needs Assessment it was revealed that although a majority of Detroit seniors feel that "being a senior is the best time of their lives" there is a significant shortfall in providing support services to those in need of services. Respondents with inadequate transportation saw a physician less frequently than those with adequate transportation and 51 percent of respondents reported concerns about their ability to pay for prescription drugs. Low-income seniors are more likely to enter the health care system at a more advanced stage of illness resulting in more services needed and a higher mortality rate. In order to help seniors with transportation, HRD

provides funds to public service subrecipients. HRD also provides funding to organizations providing health services for seniors.

Older homeowners, able to function independently, express high satisfaction with their housing situation. However high housing costs, especially for renters, makes it a financial burden for many seniors living on their own. The Detroit Housing Commission offers public housing and Section 8 housing certificates to address these basic housing problems. HRD administers a home repair program, although not specifically targeted for seniors; senior home-owners are eligible to apply for these funds.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Michigan Department of Community Health (MDCH) reported the total number of HIV/AIDS persons living in Michigan is 19,800 with the majority, 12,940 persons, living in the Detroit area. (January 2014 HIV/AIDS Surveillance Analysis MDCH)

The prevalence of HIV/AIDS in Michigan has steadily increased since persons with HIV/AIDS are living longer, largely due to improved anti-retroviral therapy. The increase in HIV/AIDS prevalence also show that the number of persons diagnosed, while stable for the last several years, is greater than the number of deaths each year which directly contributes to the increase in prevalence. (January 2014 HIV Surveillance Analysis MDCH).

With clients who test positive living longer the need for long-term permanent housing and supportive services becomes increasingly important.

Discussion:

HIV/AIDS

To leverage the impact of HOPWA funds and to assist with continuity in housing and in care, HOPWA services are coordinated with Ryan White funded HIV/AIDS agencies and other non-Ryan White service providers in the Detroit area. Ryan White Part A services are coordinated by the Southeastern Michigan HIV/AIDS Council (SEMHAC) which is the planning council for funds allocated for Ryan White services.

Seniors

The Senior Citizens Department closed in 2012 due to budget issues. Currently many senior needs are handled at the state, county or local level by community organizations and non-profit groups. One organization committed to helping seniors is the Detroit Area Agency on Aging (DAAA). DAAA serves approximately 60,000 seniors and caregivers residing in the City of Detroit and the metropolitan area. DAAA's services include wellness services, nutrition services, care management services, and Medicaid and Medicare assistance programs.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Detroit funds many different public service activities. It is in the interest of the City to make sure these services are provided in facilities that are up to code and ADA compliant. In order to be eligible for funding a group must be a non-profit organization that operates a public facility open to the public at least 35 hours a week. These facilities are typically:

- Neighborhood facilities
- Parks and recreation facilities
- Youth facilities
- Senior facilities

How were these needs determined?

Needs are assessed through the Department's annual CDBG Request for Proposal process for Public Facility Rehabilitation and document analysis. Document analyses include the City Master Plan of Policies, Capital Agenda, Detroit Works Project, and Market Value Analysis to help guide community development needs and resource allocation.

Describe the jurisdiction's need for Public Improvements:

Large scale projects are usually identified through the City's capital planning process and funded through that process, however a small percentage of CDBG funding is used on public improvements. HRD manages a commercial facade improvement program with CDBG funding as well as funding small scale infrastructure improvement projects such as sidewalks, repaved streets and alleys. These types of new infrastructure projects are usually associated with new low-to-moderate-income housing developments but can also be in neighborhoods where there is a need.

How were these needs determined?

Commercial facade improvements are assessed through the Department's annual CDBG request for Proposal process for Commercial Facade Improvements and document analysis. Document analyses include City Plan of Master Policies, Capital Agenda, Detroit Works Project, and Market Value Analysis when determining how to fund other public improvement projects.

Describe the jurisdiction's need for Public Services:

The City of Detroit currently spends over 70 percent of its CDBG funds on low/income people. Assigning priorities for public services is difficult when there is a desperate need for all types of services within the City of Detroit. While the need for CDBG public service activities is great, funding for public services cannot ordinarily exceed HUD's 15 percent cap. City officials collaborated to determine priority spending categories when assessing proposal submissions. The current CDBG public service priorities are shown below:

Education:

- Literacy
- Enrichment/Readiness (Math & Science)
- Job Training

Seniors:

- Transportation
- Health Services

Public Safety:

Community/Neighborhood Based

Health:

Health Services to Low/Moderate Income

Youth Recreation:

- Arts
- Sports

CDBG funds provide partial support for public service programs and helps grantees leverage additional funding from other public and private funders.

Additionally, the Summer Jobs for Youth program will take place within the recently designated NRSAs. While the program is a public service it will not affect the public service cap. This is a special provision allotted to activities located in NRSAs and meet specific NRSA criteria.

How were these needs determined?

Needs are determined through hearings, survey instruments, and agency and government input through consultations. City residents' voices and opinions are gathered through hearings, e-mail, and survey instruments. Priorities are assigned in conjunction with City Council. HRD's Request for Proposal (RFP) process for public services and homeless services reflect priorities. Proposals are reviewed by the jointly by Department and City Council staff.

The Mayor submits a list of chosen non-profits to City Council for approval. In addition, Summer Jobs are a priority for the Mayor and was submitted as budget item to City Council.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City encourages development in the Greater Downtown area while facilitating strategic growth in neighborhoods throughout Detroit. Initial neighborhood revitalization efforts outside Greater Downtown required targeted planning and stabilization initiatives accompanied by focused housing, commercial, and transit investment in areas with the greatest potential to become healthy, self-sustaining markets. Strategic and coordinated interventions will help create safe, walkable communities with vibrant commercial strips, open space and recreational amenities. These interventions are capable of improving the lives of current residents while attracting new individuals and families to the City.

In 2011 the City of Detroit conducted a Market Value Analysis (MVA) of City properties. The characteristics of the housing market were determined by a Residential Physical Condition Analysis (RPCA). The analysis utilized a series of quantitative and qualitative indicators identified representatives, local experts, and vested stakeholders. Information from both the RPCA and MVA were integrated for a comprehensive view of Detroit neighborhoods based on physical conditions and market trends. The results of the integration resulted in three predominant market types across the City which includes how government funds will be made available within the City.

Market Type 1

"Distressed Markets" government activity will be focused upon public services, demolition of blighted structures, and large scale site acquisition and parcel marketing.

Market Type 2

"Transitional Markets" activity will be focused upon: rapid response to blighting influences, acquire and rehabilitate REO properties, and pursuing investment partnerships with neighborhood anchors.

Market Type 3:

"Steady Markets" activity will be focused upon: active code enforcement, rapid response to any blighting influences, and investment in commercial corridors and infrastructure.

The City suffered greatly due to the economic downturn in 2008. The City lost 20 percent of its population during that decade and saw a total of 70,500 tax foreclosures filed between 2009 and 2013. To reverse decades of population decline and begin attracting new residents, a holistic strategy is necessary to ensure the City of Detroit can create strong value propositions. A holistic strategy will make Detroit attractive to individuals and families and also encourage businesses to bring jobs and economic opportunity back to the City. These efforts are undergirded by a commitment to ensure that all Detroiters benefit from changes taking place in the City.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Detroit has a long history of development that has favored single-family homes over denser urban forms. This predisposition to single-family homes gives Detroit a more suburban character than many other older American cities, which tend to be denser and contain more multi-unit and mixed use housing. Data provided below, by HUD, shows that 65 percent of Detroit's housing stock consists of 1-unit detached structures. Twelve percent of the housing stock consists of 2-4 unit structures and only 5 percent consists of 5-19 units. Larger apartment structures consisting of 20 or more units make up 11 percent of housing units.

Most of Detroit's housing units have three or more bedrooms-- Sixty-five percent of total units. Seventy-six percent of Detroit homeowners have three or more bedrooms while 41 percent of renters have three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	237,670	65%
1-unit, attached structure	25,210	7%
2-4 units	42,850	12%
5-19 units	19,380	5%
20 or more units	38,715	11%
Mobile Home, boat, RV, van, etc	1,233	0%
Total	365,058	100%

Table 29 – Residential Properties by Unit Number

Data 2006-2010 ACS
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	341	0%	5,463	4%
1 bedroom	2,097	1%	26,972	22%
2 bedrooms	32,288	22%	39,927	32%
3 or more bedrooms	112,962	76%	51,000	41%
Total	147,688	99%	123,362	99%

Table 30 – Unit Size by Tenure

Data 2006-2010 ACS
Source:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The DHC owns and operates 20 family and elderly public housing developments totaling approximately 3,600 units. In addition, the DHC administers approximately 6,000 Housing Choice Vouchers under the Section 8 program. Those numbers have been consistent over the last few years and are expected to remain stable over the next few years.

While there may be a new 65-unit development within the next year, HRD will focus most of its resources on rehabilitation for low and moderate income families. In 2015-2016 HRD plans to rehabilitate approximately 568 housing units through CDBG emergency home repair grants, a Zero Percent interest loan program, HOME program single and multi-family projects, and the City’s federal lead grant for housing rehabilitation. We expect these numbers to remain consistent over the next few years.

(See Attachment D - Report for Units assisted through federal and state funded programs)

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Housing unit losses are expected as the City fights blight through demolition and code enforcement. Demolition is an essential City activity designed to arrest blight and ensure neighborhood success. Housing units on the demolition list are considered to be beyond repair. The Detroit Blight Removal Task Force estimates that 40,077 structures (residential and commercial) meet the task force definition of blight. By August 2015 the City estimates 7,500 structures will be demolished under the current administration.

Does the availability of housing units meet the needs of the population?

Detroit has enough housing units to serve its residents. However, there is not enough decent, safe, and affordable housing for Detroit's low income residents. Detroit lost 20 percent of its population between 2000 and 2010 leaving the City with an oversupply of reasonably priced housing units. Detroit rental costs are considered to be low when compared to other cities. The problem lies with City resident's low incomes. Despite reasonable rents many Detroiters suffer with housing problems (substandard housing, overcrowding, and cost burdens). As noted in the Needs Assessment, approximately half (48 percent) of Detroiters experience some level of housing cost burdens while 28 percent spend more than half their income on housing. The most vulnerable are those at the lowest income levels.

Describe the need for specific types of housing:

Detroit is becoming attractive to the employees of major employers (General Motors, DTE Energy, Blue Cross Blue Shield of Michigan, Compuware, and the Rock/Quicken family of companies), that are located or relocated to Downtown Detroit in the past decade. These employers are bringing their employees with them. Recently these employees of young tech and creative industry firms have joined the growing Detroit neighborhoods, adding youth and vibrancy to Downtown Detroit but have also caused housing prices in Downtown Detroit to skyrocket. Many low/moderate income individuals living downtown have moved to more affordable neighborhoods surrounding the downtown area. More new housing and rehabilitated housing are in the pipeline for Downtown Detroit but it is unknown whether this will cause housing prices to stabilize.

The City is making a stronger commitment to nuisance abatement in neighborhoods by bringing lawsuits against owners of blighted property to force maintenance and enforce building code provisions to promote maintenance. These efforts will help improve housing problems in affordable neighborhoods.

Discussion

In order to handle the large number of abandoned structures in Detroit, the Mayor has emphasized public safety and blight removal aimed at revitalizing City of Detroit neighborhoods. While demolition has been a priority for many years, it is now part of a larger revitalization plan. Blight removal including demolition has taken on a comprehensive approach in the Mayor's priorities. The mayor conducted over 200 community meetings to develop his ten point neighborhood plan entitled, "Every Neighborhood Has A Future." The 10 point plan will:

- Establish a single Department of Neighborhoods (DON) to coordinate all services related to neighborhood redevelopment.
- Base the DON in 7 Neighborhood District Offices to create true partnerships with neighborhood organizations
- Seize abandoned Houses/drug houses through a nuisance abatement program
- Create positive incentives to move families from sparsely populated areas into stronger neighborhoods.
- Rebuild neighboring business districts; begin by seizing abandoned storefronts and moving in entrepreneurs.
- Streamline the demolition process and strategically target neighborhoods
- Crack down on illegal scrappers and their scrap yards
- Create much tougher code enforcement
- Require banks to participate in neighborhood redevelopment
- Reform the Detroit Land Bank so vacant land can be re-used

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Detroit rental and homeownership costs are low compared to other U.S. cities. The current home value for Detroit is \$39,200 compared to the national home value of \$178,400. Median rent in Detroit is currently about \$757 per month. This is significantly lower than the national average of \$1,362. Both median home value and median contract rental costs rose slightly between 2000 and 2011, as shown in the table below. Despite, the low cost of housing in Detroit, for many, affordable housing is still a challenge especially for low income households.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	62,800	80,400	28%
Median Contract Rent	383	544	42%

Table 31 – Cost of Housing

Data 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Source:

Rent Paid	Number	%
Less than \$500	53,118	43.1%
\$500-999	67,326	54.6%
\$1,000-1,499	2,412	2.0%
\$1,500-1,999	406	0.3%
\$2,000 or more	100	0.1%
Total	123,362	100.0%

Table 32 - Rent Paid

Data 2006-2010 ACS

Source:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	14,370	No Data
50% HAMFI	49,960	38,810
80% HAMFI	103,635	76,035
100% HAMFI	No Data	93,700

% Units affordable to Households earning	Renter	Owner
<i>Total</i>	<i>167,965</i>	<i>208,545</i>

Table 33 – Housing Affordability

Data 2006-2010 CHAS

Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	495	629	821	1,095	1,196
High HOME Rent	561	660	821	1,070	1,174
Low HOME Rent	561	648	777	898	980

Table 34 – Monthly Rent

Data HUD FMR and HOME Rents

Source:

Is there sufficient housing for households at all income levels?

While housing is available in Detroit, there is not sufficient decent, safe and affordable housing for every income level. Housing need assessments show that Low income renter households have the fewest housing choices. That assessment also shows that increases in income correlate to more housing choices and fewer housing problems.

Fifteen to twenty percent of Detroit households are spending 50 percent or more of income on housing, according to “The Center for Housing Policy” (30 percent is considered to be a housing cost burden). The DHC manages the largest number of affordable rental units in the City of Detroit yet there is still a need. There also continues to be a large number of households on the Section 8 housing waitlist.

How is affordability of housing likely to change considering changes to home values and/or rents?

Detroit home values and rents have both risen over the last two years. Despite this increase in rents, Realtor.com's Mortgage Affordability report lists Detroit mortgages as some of the most affordable nationwide. Still, for many Detroit residents, home ownership is out of reach. In addition, the housing needs assessment shows that all housing problems (unit condition and cost burdens) are an issue that impacts the low income especially hard.

Those that manage to become homeowners find it difficult to manage the upkeep of their homes due to their low income. The condition of units as well as affordable units is an issue that may not change appreciably over the next few years according to the United Way's ALICE report.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Home rents and Fair Market Rent (FMR) are roughly equivalent to Area Median Rent for efficiency and one bedroom units. The FMRs for 4 bedroom units are twice the median contract rents.

The need for affordable housing is needed. The Zero Percent Interest Loan program is a strategy targeting Detroit homeowners in need of housing rehabilitation. The program makes rehabilitation a viable option for preserving affordable housing primarily for low and moderate income people. The HOME program, in Detroit, primarily produces affordable rental housing.

Discussion

To make decent, safe, affordable housing available to low income households, it must be subsidized. The affordable housing problem worsens for larger households requiring more bedrooms.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Most of Detroit's housing stock was built before 1980. Due to age many of these homes are likely to be in need of repair. Due to population loss, new single family housing is not a priority. HRD will continue to focus on rehabilitation rather than new construction. Approximately 130 homes are rehabilitated each year through the CDBG home repair program while the HOME program focuses on multi-family rehabilitation for low income renters. The City will fund about 160 housing rehabilitation projects through the 0% Interest Home Loan Program in the next year.

Definitions

"Substandard condition but suitable for rehabilitation." A dwelling unit that may not meet basic housing codes and may contain hazards but is able to be corrected.

"Substandard Condition" (buildings beyond feasible repair): these buildings may be dangerous to the community and cause blight in a neighborhood-in accordance with the Michigan House Law and City of Detroit Ordinance 290-H.

"Blight". According to the Blight Task Force Report (May 2014), is a public nuisance; an attractive nuisance; a fire hazard or is otherwise dangerous; has had the utilities, plumbing, heating or sewerage disconnected, destroyed, removed, or rendered ineffective; a tax reverted property; owned or is under the control of a land bank; has been vacant for five consecutive years; and not maintained to code, has code violations posing a severe and immediate health or safety threat; open to the elements and trespassing, it's on Detroit's Buildings, Safety Engineering, and Environmental Department (BSEED) Demolition list.

"Blight Indicators" According to the Blight Task Force Report (May 2014), are structures that did not meet the task force definition of blight yet had the following characteristics: were unoccupied and/or abandoned, or were publicly owned by local or state authorities, or owned by Government Sponsored Entities (such as Fannie Mae and Freddie Mae)

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	62,536	42%	68,584	56%
With two selected Conditions	2,065	1%	5,297	4%
With three selected Conditions	238	0%	436	0%
With four selected Conditions	15	0%	30	0%
No selected Conditions	82,834	56%	49,015	40%
Total	147,688	99%	123,362	100%

Table 35 - Condition of Units

Data 2006-2010 ACS

Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,549	1%	3,839	3%
1980-1999	2,266	2%	10,049	8%
1950-1979	53,403	36%	39,828	32%
Before 1950	90,470	61%	69,646	56%
Total	147,688	100%	123,362	99%

Table 36 – Year Unit Built

Data 2006-2010 CHAS

Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	143,873	97%	109,474	89%
Housing Units build before 1980 with children present	2,245	2%	54,125	44%

Table 37 – Risk of Lead-Based Paint

Data 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	20,000	40,000	60,000
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data 2005-2009 CHAS
Source:

Vacant Units

Data from the Detroit Land Bank Authority (DLBA) shows Detroit has 60,000 vacant units. Twenty thousand are deemed suitable for rehabilitation while 40,000 are not suitable for rehabilitation. Abandonment and REO status could not be determined.

Need for Owner and Rental Rehabilitation

Over half of Detroit's housing stock was built before 1950. Forty-two percent of owner-occupied homes have at least one condition while 56 percent of renter-occupied homes have at least one condition. These conditions are:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- More than one person per room
- Cost burden greater than 30 percent

Based on the information above, housing rehabilitation will be a key component of HRD's long range housing strategy.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The chart above shows that 97 percent of owner-occupied housing and 89 percent of renter-occupied housing was built before 1980. Forty-four percent of renters with children reside in homes built before 1980. It is difficult to determine the percentage of homes containing lead-based paint hazards. However, the number of Detroit children with lead levels exceeding the Centers for Disease Control (CDC) revised 2012 federal guidelines has dropped more than 70 percent since 2004. The number of children decreased from approximately 10,000 to 2,900. Experts say a new emphasis on cleanup and/or demolition of homes, a shrinking population, and stricter landlord laws have spurred the improvement.

Discussion

According to the Blight Task Force Report, (May 2014), In September 2013 the Obama administration allocated \$300 million in federal funds to address key issues in Detroit including Blight Removal. A Blight Removal Task Force was assembled to bring expertise and manpower to bear during the voluminous data evaluation of every parcel in the City of Detroit and the subsequent report. The Task Force determined the City has 380,000 parcels of which 84,641 (22%) meet the Task Force definition of blight or have blight indicators. Of these parcels, 72,328 are single-family homes and 707 are multi-family structures with over 4 units. Over the next year the City will spend over four and a half million dollars to demolish almost 1,000 residential properties.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Detroit Housing Commission is the City of Detroit’s public housing authority. DHC's annual operating revenue is approximately \$71,009,500. Its funds come from five main sources: HUD's annual operating subsidy; HUD's annual Capital Fund; Section 8 administrative fees; rent from public housing residents; and other programs and capital grants from various sources. The DHC continues to explore alternative funding sources and has built numerous key partnerships with city and state agencies, nonprofit foundations, community-based organizations, and private developers.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	264	3,968	5,893	0	5,893	0	724	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments: Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are 38 public housing developments in the DHC site listing. These sites contain 3485 dwelling units in total. These units have an average Real Estate Assessment Center (REAC) score of 87. The Public Housing Condition table below includes supply of public housing developments and HUD REAC data (inspection scores for public housing developments).

Public Housing Condition

Public Housing Development	Average Inspection Score
Forest Park/Diggs Home	85
Riverbend	85
Scattered Site –AMP 12	83
Scattered Site –AMP 13	88
Scattered Site –AMP 14	70
The Sheridans I & II	79
Smith Homes	79
Warren West	80
Algonquin	97
Greenbrooke Manor	99
Brewster	84
Sojourner Truth	86
Harriet Tubman	89
State Fair	86
Woodbridge Senior Village	93
Emerald Springs IA	98
Emerald Springs IB	96
Emerald Springs II	N/A
Cornerstone Estate 7A	94
Cornerstone Estate 7B	97
Cornerstone Estate VIIC	99
The Village of Parkside II	68

The Village of Parkside IV	69
The Village of Woodbridge Manor	81
Woodbridge Estates I	81
Woodbridge Estates II	84
Woodbridge Estates III	95
Woodbridge Estates IV	92
Woodbridge Estates V	87
Alexandrine Square Apartments	N/A
Gardenview Estates I	92
Gardenview Estates IIA	N/A
Gardenview Estates IIB	98
Gardenview Estates IIC	95
Gardenview Estates IIIA	91
Gardenview Estates IIIB	94
Gardenview Estates IIIC	N/A
Gardenview Estates IIID	N/A

Table 40 - Public Housing Condition

List of Public Housing Developments and HUD REAC Scores

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The DHC Capital Improvement Plan has effectively expanded and administered Capital Fund Program funds (CFP). These funds were used to improve and preserve DHC properties. The Capital Improvement Plan addresses property needs based on guidance received from Physical Needs Assessments, input from DHC staff, and input from DHC residents. The Plan was created and executed in accordance with HUD guidance and regulations. The DHC projects 2015-2016 CFP awards at \$8,255,478. DHC will continue to follow their Five Year Consolidated Plan, emphasizing DHC's Scattered Site Single Family Homes. These homes will undergo demolition, disposition, or renovation (for those determined eligible).

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

DHC has an eight point strategy for improving the living environment for its residents as discussed below:

Strategy 1: Maximize the number of affordable units available to the PHA with its current resources by:

Employing effective maintenance and management policies to minimize the number of public housing units off-line. Reduce turnover time for vacated public housing units and seek replacement of public housing units lost to the inventory through mixed finance development, and acquisition of existing multi-family properties. Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources, and maintain or increase Housing Choice Voucher (HCV) lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction. The DHC will also maintain or increase HCV lease-up rates by marketing the program to owners, particularly those outside areas of minority and poverty concentration.

Strategy 2: Increase the number of affordable housing units by:

Applying for additional HCV units should they become available, leverage affordable housing resources in the community through the creation of mixed-financed housing, and pursue housing resources other than public housing or HCV tenant-based assistance.

Strategy 3: Target available assistance to families at or below 30% of AMI & Strategy 4: Target available assistance to families at or below 50% of AMI:

Through DHC's Hope VI and Replacement Housing Factor Fund Development Projects, DHC will focus on developing communities which target 25-50% of the total units with HUD funding and the remaining units utilizing either market rate units, tax credit units or project based voucher units. Additionally, DHC will direct Replacement Housing Factor Fund Development Projects for the use of acquisition of multi-family properties to create additional communities.

Strategy 5: Target available assistance to families with disabilities:

DHC has executed a Voluntary Compliance Agreement with HUD. This agreement will ensure DHC compliance with ADA and 504 regulations.

Strategy 6: Increase awareness of DHC resources among families of races and ethnicities with disproportionate needs:

DHC will affirmatively market to races/ethnicities shown to have disproportionate housing needs. DHC selected this strategy as one that is consistent with our core business to provide decent, safe, affordable housing to low- and moderate-income families, regardless of race, color, religion, national origin, sex, familial status, or disability.

Strategy 7: Conduct activities to affirmatively further fair housing:

Counsel HCV applicants and participants as to the location of units outside of areas of poverty or minority concentration and assist them to locate those neighborhoods and market the HCV program to owners outside of areas of poverty/minority concentrations. DHC selected this strategy as one that is consistent with our core business to provide decent, safe, affordable housing to low-moderate income families, regardless of race, color, religion, national origin, sex, familial status, or disability.

Strategy 8: Participate in White House Initiative "25 Cities":

DHC will work with the local Continuum of Care Agency in supporting the Whitehouse initiative "25 Cities" aimed at eliminating veteran and chronic homelessness by providing access on, a referral basis, of up to 200 vouchers per year.

Discussion:

DHC's reason for selecting eight strategies is to be consistent with their core business of providing decent, safe, and affordable housing to low-moderate income families, regardless of race, color, religion, national origin, sex, familial status, and disability. This strategy is also consistent with HUD's vision of supporting mixed income communities.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Detroit provides various services to homeless and chronically homeless individuals, veterans, families and unaccompanied youth. The services are conducted by various providers and the eligibility for these services is typically linked to the source providing the funding for the service.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	303	58	300	941	110
Households with Only Adults	898	267	81	1,566	31
Chronically Homeless Households	0	0	0	596	138
Veterans	91	0	409	814	0
Unaccompanied Youth	80	0	101	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The following services are all provided by various homeless service providers in the Detroit CoC:

- Alcohol/drug abuse treatment
- Case management
- Child care
- Education & employment
- HIV/AIDS-related services
- Life skills
- Mental health treatment
- Transportation assistance

The manner in which these services are provided varies from provider to provider, and eligibility for these services is generally linked to the source providing the funding for the service. For providers that do not provide these services directly, referrals are made to other community providers that do provide such services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Following is a list of homeless service providers that provide service and/or facilities to the following populations. It is noted that these providers specifically target homeless populations.

Chronically Homeless Individuals & Families

Cass Community Social Services

Coalition on Temporary Shelter (COTS)

Detroit Central City Community Mental Health

Detroit Rescue Mission Ministries

Gateway/Detroit East Community Mental Health

Mariners Inn

Neighborhood Service Organization (NSO)

New Day Multi-Purpose Center

Operation Get Down

The Salvation Army

Southwest Counseling Solutions

St. John's Community Center

Travelers Aid Society of Metro Detroit

Families with Children

Alternatives for Girls

Cass Community Social Services

Coalition on Temporary Shelter (COTS)

Detroit Rescue Mission Ministries

Freedom House

Neighborhood Service Organization (NSO)

Positive Images

The Salvation Army

Southwest Counseling Solutions

St. John's Community Center

Travelers Aid Society of Metro Detroit

United Community Housing Coalition

YWCA

Veterans and their Families

Blue Water Center for Independent Living

Cass Community Social Service

Detroit Rescue Mission Ministries

Emmanuel House

Faith Love and Kindness

Michigan Veterans Foundation

Neighborhood Legal Services of Michigan

Neighborhood Service Organization (NSO)

The Salvation Army

Southwest Counseling Solutions

VA Medical Center

Volunteer of America (VOA)

Unaccompanied Youth

Alternatives For Girls

Community Social Services Wayne County

Covenant House

Detroit Rescue Mission Ministries

Matrix Human Services

Ruth Ellis Center

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Detroit receives the Housing Opportunities for Persons with Aids (HOPWA) administered by the Institute for Population Health (IPH). In addition to the HOPWA program, Senior Citizens and persons with disabilities receive services from Detroit Agency on Aging (DAA) in the following communities: Detroit, Hamtramck, Harper Woods, Highland Park, and the City of Grosse Pointe. The mission of the agency is to educate, advocate and promote healthy aging. The agency promotes senior citizens making decisions on home and community services that will improve their overall quality of life.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	194
PH in facilities	0
STRMU	0
ST or TH facilities	22
PH placement	0

Table 42– HOPWA Assistance Baseline

Data HOPWA CAPER and HOPWA Beneficiary Verification Worksheet
Source:

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Persons with HIV/AIDS and their families

As stated earlier the HOPWA program is the only Federal program addressing the housing needs of persons living with HIV/AIDS and their families by:

- Increasing the availability of decent, safe, and affordable housing for low-income people living with HIV/AIDS
- Creating and supporting affordable housing for people living with HIV/AIDS by linking HOPWA with resources through community planning efforts
- Creating partnerships among states and local government and community based organizations and other non-profit organizations to meet the housing and supportive service needs of persons living with HIV/AIDS.

Because clients are living longer with HIV/AIDS the housing approach has to match this outcome. Housing delivery has to go from immediate housing to prevent homelessness to stabilizing clients with permanent housing solutions.

Supportive housing needs may include:

- Moving costs
- Emergency housing
- Emergency cost (extermination, furniture, utilities, transportation)
- Linkages with other agencies providing supportive services

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Section 330.1209b of the State Mental Health Code requires that "the community mental health services program shall produce in writing a plan for community placement and aftercare services..." Consequently, many mental health providers have either developed housing programs or work with housing providers to ensure that people are not discharged into a homeless situation. People exiting a mental health institution typically move into transitional living programs, AFC homes, or independent living. One of the barriers that make it difficult for people with disabilities to access housing is lack of income. Therefore, the CoC and the MI Department of Community Health have implemented the Supplemental Security Income/Social Security Disability Insurance (SSI/SSDI) Outreach, Access and Recovery (SOAR) initiative. Provider staffs are trained to help eligible people quickly obtain benefits. The SOAR initiative has helped people with disabilities (including mental health disabilities) access housing quickly.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

HIV/AIDS

The Department of Health and Wellness Promotion oversees Detroit's HOPWA program. HOPWA services homeless and non-homeless persons who meet income guidelines. Most are served through HOPWA's Tenant Based Rental Assistance (TBRA) program. While the emphasis is on the TBRA program, the City's HOPWA program also funds a transitional housing program as well as services and linkages to other HIV/AIDS services.

Seniors

While the City's Senior Citizens Department has closed HRD still provides some help for seniors. Every year HRD funds organizations through its CDBG allocation process to help seniors with their health and transportation needs. While senior citizens can apply for CDBG funding to repair their homes through the Home Repair grant program and the 0% Interest Home Loan Program, the DHC provides most of the senior housing in Detroit. DHC provides

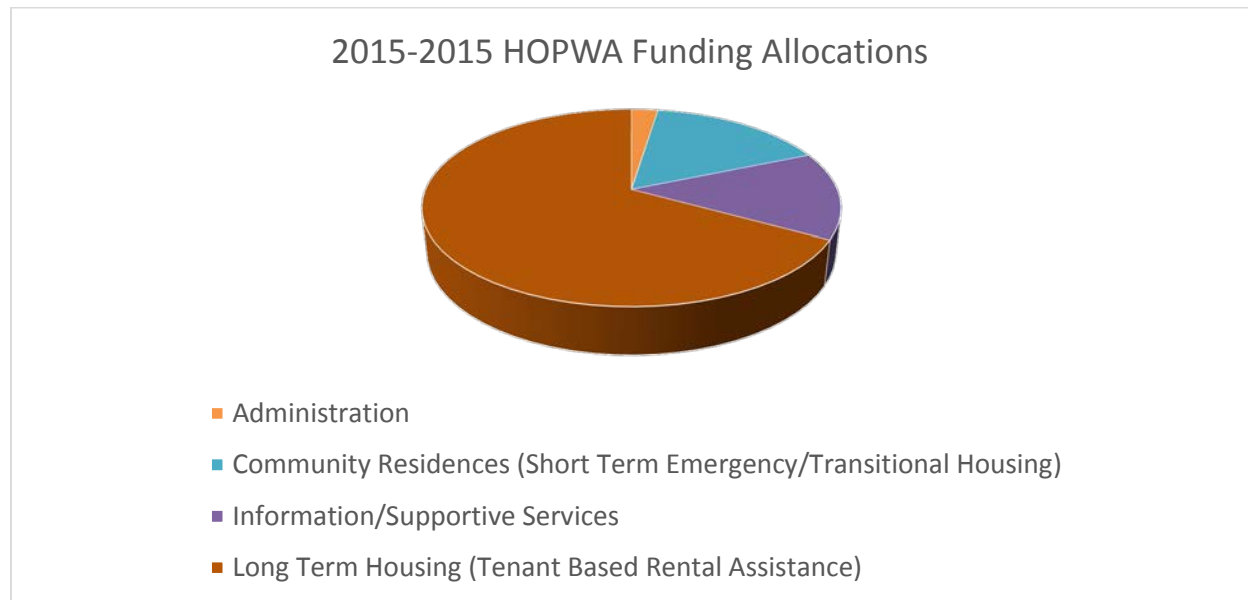
subsidized housing for income qualified seniors as well as rental assistance through the Section 8 Voucher program.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

HIV/AIDS

2015-2016 HOPWA funding allocations include administration, short term emergency/transitional housing and tenant based rental assistance. HOPWA funding allocations are shown below:

HOPWA Activity	Funding
Administration	\$60,019
Community Residences	\$400,000
Information /Supportive Services	\$352,244
Tenant-Based Rental Assistance	\$1,648,508
	\$2,460,771



Under the rental assistance component of the HOPWA program, there are 180 tenant based rental housing units currently used in Detroit. Sixty-seven percent of the 2015-2016 HOPWA grant allocation will be used to fund the rental assistance program. There are currently 60 units of transitional, short-term housing for individuals with HIV/AIDS. \$400,000 will be spent on this activity. The rest will be spent on information and support services. These numbers have been steady over the last few years.

Seniors

The City of Detroit addresses the special needs of senior citizens by providing low income public housing. Senior citizens can apply for public housing at one of the six locations throughout the City of Detroit and each public housing site also provides accommodations for persons with disabilities. Beyond what the City offers there are also private for-profit and non-profit organizations offering senior living communities. For example, Presbyterian Villages of Michigan, a faith-based, non-profit organization offers 9 senior living communities in Detroit.

Domestic Violence

The City of Detroit addresses the needs of domestic violence survivors through its CDBG program. Over \$84,000 was allocated to a local domestic violence shelter. The Wayne County Prosecutor's Office has a Domestic Violence Unit that prosecutes assault crimes including domestic violence. Wayne County also has Domestic Violence Court Advocates assisting those with actual court cases. Advocate services include assistance with:

- Court dates
- Court procedures
- Your rights
- Counseling referrals

Disabled

The City of Detroit addresses the needs of the disabled through several programs. Over \$150,000 in CDBG funds will be distributed to the Greater Detroit Agency for the Blind and L&L Adult Day Care for the 2015-2016 program year. The Greater Detroit Agency for the Blind will help the blind by teaching them adaptive new skills while L&L Adult Day Care will help those over 60 years old with developmental disabilities.

The Disability Network/Wayne County-Detroit (DNWCD) is dedicated to maximizing the ability of persons with disabilities to live as independently as possible. DNWCD is one of 15 Centers for Independent Living (CIL) in Michigan and is the only one serving Wayne County. Its four core services are:

- Advocacy
- Peer Counseling
- Information and Referral
- Independent Living Skills

The Detroit Department of Transportation (DDOT) assists the physically disabled with additional services in its Americans with Disabilities Act (ADA) compliancy initiatives. Large print bus schedules, braille bus schedules, and audio cassettes are new and important parts of a comprehensive plan that will result in DDOT being in the forefront of ADA compliancy. DDOT already offers curb to curb transportation services for those that are ADA eligible.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Decent, safe, and affordable housing options have decreased over the last decade. According to Michigan Brief on Housing Affordability (April 1, 2002), “Home ownership is out of reach for a sizeable portion of the population. The demand for affordable rental housing is immense because many would-be homeowners have to settle for renting. At the same time, the amount of rental housing is decreasing and some of what exists is deteriorating badly.” Public housing, the source of Detroit’s largest number of affordable rental housing units has faced extensive decreases in funding for rehabilitation, section 8 housing vouchers, and construction.

Detroit's 2009 Analysis of Impediments to Fair Housing Choice states: "While low-income individuals do not represent a protected class in themselves, many of the protected classes are low-income individuals and families. Study findings illustrate worsening economic conditions for many Detroiters. The shortage of subsidized or quality affordable housing options was identified as a major concern of focus group participants. These two issues, together, present a challenge for the City of Detroit with respect to retaining residents, stabilizing neighborhoods, and providing quality housing options for residents."

Wayne State University has been selected to do a new Analysis of Impediments to Fair Housing Choice and is expected to complete the report by the end of 2015.

The City of Detroit is currently coming out of bankruptcy and is establishing strategies for maximizing housing resources. However, the City was once supported by a population of two million and is now under 720,000. Therefore, the tax burden for maintaining a city with an antiquated infrastructure that could handle two million people falls on fewer property owners. There are also a number of other factors acting as barriers to affordable housing, for example:

- Lack of financial resources to build affordable housing (i.e. lending institutions willing to invest in Detroit)
- Higher housing tax rates
- Higher insurance rates/redlining as compared to nearby suburban areas
- Predatory lending
- Crime/perceived crime (deterrent to investing in Detroit)
- Type of housing needed mandates developer options i.e. subsidized housing is needed for a large segment of Detroit citizens that are low/moderate income
- Decreased funding in CDBG/HOME and other federal funding sources
- Aging housing stock in Detroit requires more maintenance
- Home maintenance as a cost burden
- Better coordination needed between housing related entities in Detroit area
- Lack of foreclosure prevention activities

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic challenges facing Detroit as a result of globalization and the decline of manufacturing are more pronounced than in other cities due, in part, to Detroit's history with the automobile industry. In order to move forward many institutions, including government along with private and educational sectors of the economy, must work together to thrive in a knowledge-based economy. There has to be greater support for education and business in order to provide jobs and help sustain the economy. A major thrust of the mayor's strategy to revitalize Detroit is through expanding manufacturing, supporting entrepreneurship, and attracting business. Expanding manufacturing includes creating comprehensive master plans for key commercial and industrial districts that can be leveraged to create jobs and employment opportunities. Support for small business and entrepreneurship involves coordinating a set of initiatives to support new and current small businesses and entrepreneurs through programs like Motor City Match. Motor City Match is a business plan and real estate matching competition that will provide support to promising entrepreneurs and landlords in strategically important locations and commercial corridors. Revitalizing key commercial corridors includes matching promising businesses with underutilized real estate through coordinated real estate development initiatives and infrastructure improvement. Plans are also underway to support innovative businesses by facilitating the development of a district in Greater Downtown Detroit capable of attracting and creating employment opportunities. Plans are also underway to strategically position the City to best use its resources to recruit new business and investment, promote export opportunities, and retain and support current businesses that will attract talented individuals, and provide high-quality jobs for current residents.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	210	470	0	0	0
Arts, Entertainment, Accommodations	21,937	27,813	17	16	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Construction	2,192	3,233	2	2	0
Education and Health Care Services	38,793	57,762	30	33	3
Finance, Insurance, and Real Estate	7,565	8,725	6	5	-1
Information	3,238	4,514	2	3	1
Manufacturing	12,890	19,888	10	11	1
Other Services	5,479	7,687	4	4	0
Professional, Scientific, Management Services	11,422	22,884	9	13	4
Public Administration	161	110	0	0	0
Retail Trade	17,730	11,966	14	7	-7
Transportation and Warehousing	4,225	4,022	3	2	-1
Wholesale Trade	4,242	7,606	3	4	1
Total	130,084	176,680	--	--	--

Table 43 - Business Activity

Data 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	313,383
Civilian Employed Population 16 years and over	235,799
Unemployment Rate	24.76
Unemployment Rate for Ages 16-24	42.09
Unemployment Rate for Ages 25-65	13.86

Table 44 - Labor Force

Data 2006-2010 ACS

Source:

Occupations by Sector	Number of People
Management, business and financial	30,730
Farming, fisheries and forestry occupations	10,820
Service	40,665
Sales and office	45,477
Construction, extraction, maintenance and repair	13,590
Production, transportation and material moving	18,662

Table 45 – Occupations by Sector

Data 2006-2010 ACS

Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	139,216	63%
30-59 Minutes	67,765	31%
60 or More Minutes	14,664	7%
Total	221,645	100%

Table 46 - Travel Time

Data 2006-2010 ACS

Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	24,631	12,210	39,495
High school graduate (includes equivalency)	63,155	20,413	47,238
Some college or Associate's degree	74,482	16,672	36,110
Bachelor's degree or higher	34,019	3,495	8,837

Table 47 - Educational Attainment by Employment Status

Data 2006-2010 ACS

Source:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,252	4,889	4,403	8,775	12,652
9th to 12th grade, no diploma	20,504	15,557	14,871	27,841	18,698
High school graduate, GED, or alternative	27,265	32,819	37,624	60,363	27,108
Some college, no degree	24,333	26,444	26,720	48,211	13,501
Associate's degree	1,352	5,371	6,100	14,508	3,254
Bachelor's degree	2,461	7,207	7,414	14,640	3,953
Graduate or professional degree	259	3,382	4,001	9,718	4,493

Table 48 - Educational Attainment by Age

Data 2006-2010 ACS

Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,368
High school graduate (includes equivalency)	22,151
Some college or Associate's degree	27,223
Bachelor's degree	40,558
Graduate or professional degree	53,436

Table 49 – Median Earnings in the Past 12 Months

Data 2006-2010 ACS

Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

There are four major employment sectors that employ 10 percent or more of workers.

1. Arts, Entertainment, Accommodations (19%)
2. Education and Health Care Services (30%)
3. Manufacturing (10%)
4. Retail Trade (13.6%)

Of the following employment sectors, five have more jobs available than workers.

1. Education and Health Care Services
2. Information
3. Manufacturing
4. Professional, Scientific, Management Services
5. Wholesale Trade

Describe the workforce and infrastructure needs of the business community:

The decline of manufacturing jobs has played a major role in Detroit's population decline from a peak of almost two million residents in the 1950's. A trained workforce is now needed to secure jobs in business and emerging industries. With a significant school drop-out rate and an unemployment rate of 43 percent for 16-24 year olds, many residents lack the skills needed for today's jobs. Education and training are crucial needs within the business community. Another need of the workforce is reliable transportation. Transportation systems provide the means to connect residents to each other as well as access to employment, retail centers, and other services. Detroit has two bus systems, the Detroit Department of Transportation (DDOT), serving Detroit proper and the Suburban Mobility Authority for Regional Transportation (SMART), serving the surrounding suburbs. A two bus system makes it difficult for low-skilled residents, many of whom do not have cars, to get to jobs in the suburbs. Some Detroit residents have a two hour bus commute to the suburbs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are three major development projects that have or will have an economic impact over the next few years.

1. M-1 Rail Line: The M-1 Rail Line, also known as the Woodward Avenue Streetcar, is a 3.3 mile-long street car line to run along M-1 (Woodward Avenue) in Detroit. Construction began in July 2014 and is expected to be operational in late 2016. Detroit-based companies, along with women, minority, and disadvantaged business enterprises (DBE) have been awarded nearly 30 percent of the construction and concurrent road work for the project. This amounts to nearly \$40 million in contracts to these businesses and the inclusion percentage is twice the national average when compared to similar projects.

Some projections conclude there could be as much as \$3 billion in new development overall in the Woodward Corridor over the next 10 years due to this new transit.

2. New International Trade Crossing (NITC) - The NITC is an international construction project and committee between Canada and the United States to create a new border crossing over the Detroit River. The bridge is expected to be completed by 2020. A study by the Ann Arbor based Center for Automotive Research predicts this project could create about 22,000 direct and indirect construction jobs. The project will hire on both sides of the border and it is expected that both organized labor and non-union workers will be employed.

3. A new Hockey arena will be built to house Detroit's National Hockey League team, the Detroit Red Wings. The arena will be located in downtown Detroit. The project is scheduled for completion by 2017. Initial site work and utility relocation has begun with excavation of the arena site to begin by the summer of 2015. The project could result in 8,300 construction jobs and 1,100 permanent jobs after completion. The owners have set a goal of using 30 percent Detroit-based firms as contractors for the project. Further, 51 percent of construction workers hired for the project will be Detroit residents.

It is estimated that Michigan lost 80,000 construction jobs since the beginning of the recession in 2008. The labor pool should be able to accommodate all three projects listed above although training or re-training may be needed.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Forty-eight percent of Detroiters over the age of 16 do not have jobs. In most major cities at least 60 percent of adults participate in the workforce. Workers often need training to forge new skills especially for job sectors that have more jobs than workers. The current workforce in Detroit must strive for literacy and higher educational attainment in order to be competitive in the region and an ever increasing global market. Also, due to a dysfunctional bus system many workers find it difficult to get jobs in the suburbs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Detroit will continue to fund adult literacy and job training programs through the CDBG program. In addition the City will invest up to \$3 million in CDBG funds for a Summer Youth Jobs training program in partnership with private businesses and non-profit organizations. Funds will be leveraged with a corporate match.

The Detroit Employment Solutions Corporation continues to provide job placement and training services to 10,000 job seekers and 2,000 businesses annually. The State of Michigan has many colleges and universities that fill the need for ongoing training and education. The City of Detroit also has many non-profits, such as Focus: HOPE, that offer job training programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

“Driving Economic Inclusion” will play a vital role in the Mayor’s Revitalization Strategy. Plans include expanding workforce development by creating and strategically targeting programs and initiatives providing workforce readiness and job training opportunities for Detroit residents.

In partnership with the Detroit Economic Growth Corporation the City will invest \$4 million in a small business and commercial corridor revitalization program known as the Motor City Match Program. That program will utilize a variety of approaches and tools to attract new small business investments, retain and expand existing small businesses and improve the physical environment along commercial corridors.

JP Morgan Chase Bank announced a \$100 million, five year commitment to the City of Detroit. \$12.5 million will go toward workforce development in the city, including skills training, and working with organizations such as the Detroit Employment Solutions Corporation and the Workforce Innovation Network.

Discussion

The Mayor has convened a team to complete his economic development initiative. The initiative’s outline is presented below:

1. Strengthen Neighborhoods with Strategic Planning and Policies. The City must continue to encourage development in the Greater Downtown while encouraging and facilitating strategic growth in neighborhoods throughout Detroit.

Initial neighborhood revitalization efforts outside Greater Downtown require targeted planning and stabilization initiatives, accompanied by focused housing, commercial, and transit investment in areas with the greatest potential to become healthy, self-sustaining markets. Strategic and coordinated interventions will help create safe, walkable communities with vibrant commercial strips, and open space and recreational amenities, capable of improving the lives of current residents while attracting new individuals and families to the City.

2. Expand Manufacturing, Support Entrepreneurship, Attract Business. The City must rebuild and revitalize its manufacturing base while creating an environment that supports and encourages entrepreneurship and attracts businesses that want to be part of a dynamic urban environment.

The City must pursue proactive land acquisition, assembly, and development strategies to create immediately actionable opportunities for business interested in moving to, or expanding their operations in Detroit. Paired with targeted incentive and marketing strategies, developing move-in ready sites for companies in fields expected to drive Detroit's economy forward, like advanced manufacturing, logistics, mobility, design, and technology, and supporting entrepreneurs, and small businesses with help create the employment opportunities needed to build a healthy, economically vibrant city.

3. Drive Economic Inclusion. Implementing a comprehensive workforce strategy will require expanding and implementing job training and apprenticeship programs that prepare Detroit residents for the types of jobs being brought into the City. Aligning workforce development with corporate attraction and development efforts will help create a Detroit that provides opportunity for all its citizens.

4. Eliminate Competitive Disadvantages. Attracting and retaining residents and jobs is also dependent on targeting the specific issues that dissuade new individuals and companies from locating in Detroit. Mitigating and eliminating these competitive disadvantages will make the decision to come to Detroit easier for people and businesses interested in participating in the positive change happening in the City.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The distribution of low and moderate income households reflects where the majority of housing problems are located. According to the Needs Assessment low income renters and owners have the greatest number of housing problems. The attached low/moderate income map shows census tracts with concentrations of low/moderate income people (census tracts with 51 percent or more low and moderate income people are concentrated areas). Low and moderate income concentrations comprise the majority of census tracts in the City of Detroit.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City of Detroit has areas of concentration for racial or ethnic groups other than Black/African Americans. Black/African Americans comprise over 82 percent of Detroit's population and are located throughout the City of Detroit. See attached maps for areas within the City where White, Hispanic, and Asian households reside. The maps also show degrees of concentration for those racial and ethnic groups. For Whites concentrated areas have census tracts that are 43.42 percent or more White. For Hispanics concentrated areas have census tracts that are 58.53 percent or more Hispanic. For Asians concentrated areas have census tracts that are 21.64 percent or more Asian.

What are the characteristics of the market in these areas/neighborhoods?

The City of Detroit recently voted to divide the City into seven City Council Districts (See attached District Map). Reference will be made to the district number where concentrations occur. Whites were concentrated in Districts 3 and 5. Hispanics were concentrated in areas within District 6. Asians were concentrated in areas within District 3. The following market information is presented below for each district: population, income and percent of poverty:

District 3: 97,082 population; \$12,561 income; 36 percent residents at poverty level

District 5: 98,100 population; \$16,613 income; 36 percent residents at poverty level

District 6: 106,407 population; \$13,114 income; 38 percent residents at poverty level

Are there any community assets in these areas/neighborhoods?

Despite neighborhood changes, Detroit has continued to maintain or develop significant community assets within each district. Each district has strong community organizations, recreation centers, schools and retail stores. District assets are shown below:

District 3: City Airport, Gateway Market Place Shopping, Conant Gardens, Bel Air Movie Theater (City of Detroit's only neighborhood movie theater), and Joe Randazzo's (fresh fruit market)

District 5: Belle Isle, GM Center, Quicken loans headquarters, Eastern Market (farmer's market and shops), Greektown Casino, Ford Field, Comerica Park, Indian Village Historic Homes, and College of Creative Studies

District 6: Mexican Town, Wayne State University, Detroit Institute of Arts (museums and Detroit Symphony Orchestra), Techtown Detroit, M-1 Rail project development,

Are there other strategic opportunities in any of these areas?

Detroit Future City Strategic Framework was developed in 2010 to guide Detroit's transformation efforts. In 2013 the Detroit Future City (DFC) Office was developed to implement strategies created within the framework guide. The framework highlights many planning elements including neighborhood plans and land and building assets within the City of Detroit. In implementing the comprehensive plan DFC collaborates and partners with other stakeholders to develop, and execute pilot programs. More than 50 pilot programs were developed by the DFC implementation office during 2014-2015.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Detroit is faced with a number of hard choices regarding the distribution of funds. This strategic plan will allow for the allocation of resources in a manner that will help HRD and the City meet their goals. It is clear that we must assist our most vulnerable populations with affordable housing, services for health and safety, and economic opportunities. Due to pervasive and widespread poverty HRD will use both CDBG and ESG funding to meet the needs of the homeless and will use CDBG and HOME funds to produce and preserve affordable housing units. HOPWA funding will be used for housing and other programs to serve those persons with HIV/AIDS.

In order to sustain vibrant and sustainable neighborhoods HRD will also fund various public service programs; a public facility rehabilitation and commercial rehabilitation program; and improvements to various City parks. While rehabilitation of housing is a top priority of HRD it is clear that demolition is also a must in certain situations. HRD will allocate funding for demolition of housing and commercial buildings to combat blight and for public safety.

HRD will invest funds in all areas of the City but will help implement parts of the above strategy through the use of NRS areas and Slum and Blight Designated Areas. The NRSA benefits include:

Job Creation/Retention of Low/Moderate Income Area Benefit: Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit

requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for such jobs.

Aggregation of Housing Units: Housing units can be considered to be part of a single structure for the purposes applying the low-and moderate-income national objective criteria. As long as 51% or more of all the assisted units provide a LMI benefit, all units are considered as meeting a national objective: therefore allowing assistance to housing occupied by non-LMI households. All eligible housing assistance such as home repair, new construction through a CBDO and home purchase assistance are allowed.

Aggregate Public Benefit Standard Exemption: Economic development activities carried out under the strategy may, at the grantee’s option, be exempt from the aggregate public benefit standards, thus increasing a grantee’s flexibility for program design as well as reducing its record keeping requirements.

Public Service Cap Exemption: Public services carried out in the NRSA by a Community Based Development Organization (CBDO) are exempt from the 15 percent public service cap allowing more services in the NRSA and better leveraging of public service funding.

HRD will also use the Slum and Blight Designated Areas to address the problem of vacant or substandard housing. The Slum and Blight Designation will aid in the rehabilitation of substandard housing and other blighting influences.

The DHC has officially returned to local control effective March 16, 2015. After nearly 10 years under HUD oversight the DHC will now be controlled and managed locally.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	Area Name:	NRSA Areas
	Area Type:	Strategy area
	Other Target Area Description:	N/A
	HUD Approval Date:	2/27/2015
	% of Low/ Mod:	90 %
	Revital Type:	NRSA
	Other Revital Description:	N/A

Identify the neighborhood boundaries for this target area.	There are five NRSA areas. Please see attached NRSA map.
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<p>Include specific housing and commercial characteristics of this target area.</p>	<p>NRSA 1 - Located between Jefferson Ave and the Detroit River on the far-east side of Detroit, this NRSA is anchored by strong neighborhoods such as West Village, and the Marina district and the Jefferson-Chalmers neighborhoods are starting to see new investment as well. The Jefferson Ave. corridor and access to the Detroit River provide opportunities for continued commercial development. While the relative strength of the housing market and strategic location provide added benefits, the area is interspersed with vacant housing and a large concentration of vacant parcels threatening area stability.</p> <p>NRSA 2 - Located on the City's Northeast side, this area includes the Osborn, City Airport, and Morningside neighborhoods that have been hit hard by the foreclosure crisis. The mortgage foreclosures led to an increase in property abandonment and the encroachment of tax foreclosures threatening the strongest housing markets in the area. Regent Park and a portion of East English Village area are also included in this area, both of which have stronger residential neighborhoods. The City intends to target certain investment strategies along the East Warren Avenue commercial area. This area is currently characterized by low density service orientated businesses.</p> <p>NRSA 3 - NRSA 3 is located in the Southwest Detroit target area and includes historic neighborhoods that are attracting investment, particularly from young professionals, from areas such as Corktown, Hubbard Farms, and Woodbridge. It also includes neighborhoods such as Springwells Village and Mexicantown that have retained and are attracting new families. This area is well known for a strong resident Hispanic community that is investing</p>
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	<p>significantly in the housing market as well as the commercial district. The area is transected by Vernor Highway, one of the most vibrant commercial corridors in the City. Michigan Avenue, also in the area, is experiencing significant commercial investment.</p> <p>NRSA 4 - This area contains several historic neighborhoods such as the Boston-Edison District, New Center, and Arden Park that are seeing increased interest and investments in their markets. It also has areas including Hope Village, Dexter-Linwood, and Northend that have high vacancy rates, a concentration of City-owned properties, and significant tax and mortgage foreclosures. NRSA 4 is anchored by two major institutions, University of Detroit-Mercy to the North and Henry Ford Hospital to the South. It contains the McNichols commercial corridor on the northern boundary characterized by low-density service related business. The New Center commercial district is on the southern boundary. This area is seeing significant investment with an expansion of Henry Ford Hospital, the M-1 light rail, and Woodward Bus-Rapid Transit.</p> <p>NRSA 5 - Located on the Northwest side of Detroit, this area includes the center core of the historic Grandmont-Rosedale neighborhood, one of the strongest in the City and the Brightmoor neighborhood that has seen significant decline in population. This NRSA is characterized by stronger markets at its core. It is surrounded by distressed markets with a considerable amount of publicly-owned parcels. A Significant number of City-owned properties and properties going through the 2014 tax-foreclosure auction are concentrated in</p>
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	the western and Southeastern area of this NRSA.
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>In order to coordinate investment and create a greater impact in the neighborhoods the City of Detroit used the boundaries for the Hardest Hit Funds (HHF) program as a starting point in creating the NRSA's. The community consultation process for creating the NRS and selecting the NRSA's included several outreach efforts and was aligned with the Detroit Future City Framework. Community meetings were conducted in conjunction with the 2015-2019 Consolidated Plan process. A community meeting was held in each of the seven council districts in partnership with Detroit Department of Neighborhoods staff. From the results of this citywide public engagement effort a team of technical experts crafted and refined the vision, rendered specific strategies for reaching it, shared their work publicly at key points, and shaped it in response to changing information and community feedback throughout the process.</p>
<p>Identify the needs in this target area.</p>	<p>The NRSA's include many areas in the City with the highest vacancy rates. Three of the NRSA's also have a higher percentage of individuals under the age of 18 than for the City as a whole.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The City of Detroit has five objectives it is trying to achieve through the NRSA's:</p> <ol style="list-style-type: none"> 1. Stabilize neighborhoods with a 0% Interest Home Loan Program. 2. Support small businesses 3. Create jobs 4. Create summer youth employment 5. Build wealth

	Are there barriers to improvement in this target area?	Problems in these NRSAs are similar to problems within the City as a whole. According to the 2010 American Community Survey (ACS) data from the Census Bureau 67 percent of the City's population are low and moderate-income (LMI) households (80% AMI or below). In addition, the upper-quartile percentage of census block groups containing low-and-moderate-income households was 90 percent.
2	Area Name:	Slums and Blight Designation
	Area Type:	HUD approved Slum and Blight Areas
	Other Target Area Description:	HUD approved Slum and Blight Areas
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Slums and Blight
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	<p>There are three designated Slum and Blight Areas.</p> <ol style="list-style-type: none"> 1. Cody Rouge and Warrendale - Bounded roughly by Rouge Park to the West, Fullerton/I-96 to the North, Southfield Freeway to the east (includes east of Southfield freeway at Tireman), and the City boundaries to the South. 2. Delray - Generally bounded by I-75 to the North, Grand Blvd to the East, Jefferson to the South, and Rouge River to the West. 3. Conant-Davison - Bounded generally by Davison and McNichols to the North, Mount Elliot to the East, and the City boundary with Hamtramck/Highland Park to the South and West.

<p>Include specific housing and commercial characteristics of this target area.</p>	<ol style="list-style-type: none"> 1. Cody Rouge and Warrendale - This area is a tipping point neighborhood. The 2010 population of 36,849 represented a 17.9 percent decrease over 2000's total of 44,894. Although this is lower than the 25 percent loss experienced by the City of Detroit, as a whole, the area still struggles to overcome blighted conditions. Twenty-seven percent of the properties are unoccupied, vacant or unimproved lots, or in poor condition. 2. Delray - Delray is isolated from other areas of Detroit by industrial warehouses and I-75. The area has seen a significant loss of population due to industrial development and the construction of I-75. According to 2010 Census, the two tracts that cover the area had a population of 2,783, a 33 percent decrease in population from the 2000 Census. This loss of population has resulted in a high level of housing vacancies and properties that are in poor condition. A high level of illegal dumping on vacant lots is another issue faced in Delray. 3. Conant-Davison - The area is known for the influx of Bangladeshi immigrants that have moved into the neighborhood as well as a growing population of artists. Pockets of new investments include community gardens, renovated homes, a skate park, and other community efforts. In this area 44 percent of properties are in poor condition, unoccupied, or vacant/unimproved lots.
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<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The 5-Year Consolidated Plan process included community meetings in all council districts. The designated Slum and Blight Areas are within the council districts and as a result outreach included these areas. Parcel data from the Motor City Mapping Survey was used to help determine if an area met HUD requirements for designating an area as blighted.</p>
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<p>Identify the needs in this target area.</p>	<p>"Blighted Area" means a portion of a municipality, developed or undeveloped, improved or unimproved, with business or residential uses, marked by a demonstrated pattern of deterioration in physical, economic, or social conditions, and characterized by such conditions as functional or economic obsolescence of buildings or the area as a whole, physical deterioration of structures, substandard building or facility conditions, improper or inefficient division or arrangement of lots and ownerships and streets and other open spaces, inappropriate mixed character and uses of the structures, deterioration in the condition of public facilities or services, or any other similar characteristics which may include any buildings or improvements not in themselves obsolete, and any real property, residential or nonresidential, whether improved or unimproved, the acquisition of which is considered necessary for the rehabilitation of the area. It is expressly recognized that blight is observable at different stages of severity, and that moderate blight untreated creates a strong probability that severe blight will follow. Therefore, the conditions that constitute blight are to be broadly construed to permit a municipality to make an early identification of problems and to take early remedial action to correct a demonstrated pattern of deterioration and to prevent worsening blight conditions.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The 0% interest home loan program will be extended to the three designated Slum and Blight Areas. The rehabilitation of substandard housing can improve housing conditions and inspire neighbors to improve their property.</p>

	Are there barriers to improvement in this target area?	Continued housing foreclosures and population loss can exacerbate a demonstrated pattern of deteriorated conditions.
3	Area Name:	City-Wide
	Area Type:	City-Wide
	Other Target Area Description:	City-Wide
	HUD Approval Date:	N/A
	% of Low/ Mod:	Varies
	Revital Type:	N/A
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	City-wide projects can be established in any eligible area within the City of Detroit.
	Include specific housing and commercial characteristics of this target area.	Through citizen input, areas in need of intervention have been identified and assigned various levels of assistance according to area housing, blight, and service needs.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HRD held a series of seven public hearings to identify areas in the City that are in need of intervention.
Identify the needs in this target area.	Public Services, demolition, and other programs are implemented on a City-wide basis.	
What are the opportunities for improvement in this target area?	As strategic areas are identified by Detroit Future City and Investment Strategy initiatives HRD can assign more funding to target areas within the City.	
Are there barriers to improvement in this target area?	City-wide projects can be spread thin making it difficult to show impact.	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

City-wide

City-wide investments benefit low and moderate income individuals and families or the areas where they reside. HOPWA and ESG programs are implemented on a city-wide basis to eligible populations regardless of where they live in the jurisdiction. City-wide funding allocations overlap NRSA and Slum and Blight target areas.

NRSA

The NRSA Plan is designed to use Community Development Block Grant funds in new ways. The plan includes strategies intended to build market confidence in Detroit neighborhoods by stabilizing housing stock, increasing home values, growing small businesses, preparing our youth for future employment and building wealth for Detroit families. The NRSA plan provides greater flexibility and ease of use of CDBG funds and allows the City to serve a broader resident base and business owners that would not be eligible without the designation. The strategy comprises several interrelated initiatives:

Housing Development

Job Creation

Job Training and Placement

Youth Employment

Wealth Building

Slum and Blight Designation

Of particular concern is the problem of vacant or substandard homes that are contributing to the overall problem of blight and decay. The City will use the slum and blight area designation to address this problem as described at 570.208(b)(1). The slum and blight category covers activities that aid in the prevention or elimination of slums or blight in a designated area(s).

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Economic Development
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	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development Other
	Geographic Areas Affected	City-Wide
	Associated Goals	Econ Dev (Creation of Jobs/Small Businesses) Section 108 Repayment
	Description	The Facade and District Improvement programs offer grants for small businesses and commercial districts located in eligible City neighborhoods. These programs support local businesses that create jobs and provide vital goods and services that strengthen the surrounding community. These programs also enhance the appearance and historical character of individual buildings in commercial districts.
	Basis for Relative Priority	Part of Detroit's Revitalization Strategy includes initiatives supporting local business owners and fostering business retention and expansion.
2	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Elderly Frail Elderly
	Geographic Areas Affected	City-Wide and NRSAs
	Associated Goals	Public Services Activities for Citizens of Detroit Help those with special needs (non-homeless)
	Description	Public service activities to benefit low/ moderate income citizens.
	Basis for Relative Priority	Public services performed within the City of Detroit assist low/moderate income citizens.
3	Priority Need Name	Public Improvement & Infrastructure
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Elderly Frail Elderly
	Geographic Areas Affected	City-Wide
	Associated Goals	Sustain Infrastructure and Public Improvements
	Description	Public improvements to parks in 2015-16.
	Basis for Relative Priority	Many public improvements are funded through other means giving this activity a low priority.
4	Priority Need Name	Public Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Frail Elderly
	Geographic Areas Affected	City-Wide
	Associated Goals	Public Facilities and Improvements
	Description	To improve facilities housing public services by making them ADA and code compliant, safe, and to enlarge their capacity to improve public service activities. Rehabilitation includes 1) ADA bathroom renovation 2) electrical, mechanical and plumbing upgrades 3) roof and structural repairs.
	Basis for Relative Priority	The City funds many public service activities. It is important to have these programs administered in a safe environment (facility).
5	Priority Need Name	Homeless Prevention
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	City-Wide
	Associated Goals	Provide shelter, outreach, rapid re-housing, or prevention activities for eligible citizens in the City of Detroit. Provide help to those with special needs (non-homeless)
	Description	Provide services and programs for Homeless and non-homeless special needs activities within the City of Detroit
	Basis for Relative Priority	To provide care for large vulnerable populations e.g. Homeless and non-homeless special needs.
6	Priority Need Name	Rental Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	City-Wide

	Associated Goals	Reduce homeless citizens in City of Detroit Affordable Housing
	Description	Programs to provide rental assistance to those with HIV/AIDS and to prevent homelessness.
	Basis for Relative Priority	HIV/AIDS and to prevent homelessness
7	Priority Need Name	Production of new housing units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly
	Geographic Areas Affected	City-Wide
	Associated Goals	Affordable Housing
	Description	Development of new housing units for citizens of Detroit particularly multi-family housing.
	Basis for Relative Priority	Rehabilitation of new housing units for citizens of Detroit.

8	Priority Need Name	Rehabilitation of existing units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	City-Wide
	Associated Goals	Rehabilitation of Existing Housing Units Affordable Housing
	Description	Rehabilitation of existing residential units for citizens
	Basis for Relative Priority	Need for affordable housing particularly low income renters.
9	Priority Need Name	Demolition Clearing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill
	Geographic Areas Affected	City-Wide NRSA Areas HUD approved Slum and Blight Areas
	Associated Goals	Blight removal and demolition
	Description	Demolition and clearing of existing housing structures within the City of Detroit
	Basis for Relative Priority	Need for safety and blight removal activities
10	Priority Need Name	Acquisition of Existing Units
	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	NRSA Areas HUD approved Slum and Blight Areas
	Associated Goals	Affordable Housing Blight removal and demolition

	Description	Acquisition of property for development projects or elimination of blight.
	Basis for Relative Priority	The City will not be acquiring property in 2015-16 but could in the future for development projects or to eliminate blight. The State of Michigan is acquiring property in the Delray area for the new bridge to Canada.
11	Priority Need Name	Homeless Outreach
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans
	Geographic Areas Affected	City-Wide
	Associated Goals	Reduce homeless citizens in City of Detroit
	Description	Homeless Outreach
	Basis for Relative Priority	Homeless Outreach
12	Priority Need Name	Emergency Shelter and Transitional Housing
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans
	Geographic Areas Affected	City-Wide
	Associated Goals	Reduce homeless citizens in City of Detroit
	Description	Emergency Shelter and Transitional Housing
	Basis for Relative Priority	Emergency Shelter and Transitional Housing for citizens of the City of Detroit.
13	Priority Need Name	Rapid Re-housing
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans
	Geographic Areas Affected	City-Wide
	Associated Goals	Reduce homeless citizens in City of Detroit

	Description	Rapid Re-housing
	Basis for Relative Priority	Rapid Re-housing decreases the amount of time individuals and households spend are homeless.
14	Priority Need Name	Jobs/Small Business
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Individuals veterans
	Geographic Areas Affected	City-Wide
	Associated Goals	Econ Dev (Creation of Jobs/Small Businesses) Econ Dev (Commercial Rehab)
	Description	Commercial improvements for businesses and jobs for youth program.
	Basis for Relative Priority	High unemployment in Detroit. Jobs created by small businesses for the citizens of Detroit are needed.

Narrative (Optional)

N/A

SP-30 Influence of Market Conditions – 91.215 (b)
Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Detroit rental costs are considered low when compared to other cities. Low-income levels force residents to seek affordable housing options such as TBRA and other subsidies. HRD manages CDBG and ESG homeless TBRA programs. Additionally, the DHC supplies approximately 6,000 housing choice vouchers a year. That number has been steady over the past two years and will most likely remain that way over the next few years. However, the need for vouchers outweighs the amount available. For example, DHC’s annual voucher waiting list is approximately 9,000 people.
TBRA for Non-Homeless Special Needs	The Department of Health and Wellness Promotion oversees Detroit's HOPWA program. Approximately two-thirds of the HOPWA budget funds the TBRA program. The HOPWA TBRA program assists 190 individuals and families a year. This number has been steady over the past few years and is projected to remain that way in the foreseeable future.
New Unit Production	Since 2008 new unit production has been small and probably will be for some time. Due to population loss there is not a big demand for new housing. HOME funds may be used as part of a new 65-unit development in the next year. However, Detroit’s new unit production has been primarily used in conjunction with the State's Low Income Housing Tax Credit (LIHTC) program or other federal programs (e.g. Section 202-Supportive Housing for the Elderly).
Rehabilitation	HRD's housing efforts will continue to focus on rehabilitation. While population loss has left many homes vacant and available, these homes can quickly fall into disrepair and need to be demolished. While the City has an aggressive demolition schedule, HRD will continue to fund housing rehabilitation in order to combat blight and make neighborhoods livable.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	The City will not have any housing acquisition projects in the near future although the State of Michigan is acquiring property in Southwest Detroit to make way for a new border crossing. The housing stock that is left in that neighborhood is very poor, and with the abundance of other housing in Detroit, this project will not have a negative impact on housing availability. The supply of Section 8 housing is not expected to change over the next five years. The price of housing is so low in many parts of the city it is not anticipated that many owners will convert their Section 8 homes, which is a steady stream of income, to market-rate housing...

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The anticipated federal resources to carry out activities and projects during the program year include the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Person with Aids Program (HOPWA), and Emergency Solutions Grant (ESG). The City of Detroit is not expected to receive any proceeds from Section 108 loan guarantees or program income. The figures below are based on 2015 Fiscal Year awards.

Program	2015 Allocations
CDBG	\$31,530,048
HOME	\$ 4,069,260
ESG	\$ 2,862,103
HOPWA	\$ 2,460,771
Total	\$40,922,182

All funds have been allocated to meet housing, homeless, public service and community development needs and goals identified in the Consolidated Plan. The City of Detroit plans to use these resources for the following eligible activities:

Eligible CDBG activities include: Blight Removal and Demolition, Community Development, Economic Development, Public Service, Homeless Public Services, Public Facility Rehabilitation, Home Repair and direct activity delivery cost

Eligible HOME projects include: HOME NOFA, including: multifamily, rental, new construction, rehabilitation, and homebuyer

Eligible HOPWA activities include: Permanent housing, services, and transitional housing

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

(See Attachment E-SP 35 Anticipated Resources)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	31,530,048	0	0	31,530,048	126,120,192	CDBG funds will be used to benefit low-and-moderate income persons through various social and economic programs, assisting with housing needs and eliminating slums and blight in targeted areas. The funds will assist in restoring and restructuring distressed areas while improving population growth throughout the city.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,069,260	0	0	4,069,260	16,277,040	HOME funds will be used to provide affordable housing including multifamily, rental, new construction, rehabilitation, and homebuyer activities to families whose household income is at 80% of the Area Median Income or less. Assistance will be provided in the form of grants and/or loans to for-profit and non-profit developers as gap financing. HOME funds will be leveraged with private and public funding sources to support the development of single and multifamily units through Low income Tax Credits, Historic Tax Credits, equity from Federal Historic Tax Credits, developer equity, and
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								from other banks and lending programs.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,460,771	0	0	2,460,771	9,843,084	HOPWA program funds will serve homeless and non-homeless persons meeting eligible income guidelines and are infected/and or affected by HIV/AIDS through Tenant Based Rental Assistance (TBRA), Community Residential Programs, information/referral, and supportive services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing, Financial Assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing	2,862,103	0	0	2,862,103	11,448,412	<p>ESG funds require a 1 to 1 match. The match is attained with a combination of CDBG funds and ESG subrecipient match (i.e. in-kind contributions and other funding commitments).</p> <p>Funds will be used for Emergency Shelters, Warming Centers, Homeless Prevention, Rapid Re-Housing and Street Outreach with the primary goal of eliminating homelessness.</p>

Table 53 - Anticipated Resources

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

The City of Detroit uses Community Development Block Grant (CDBG) funds to meet federal match requirements for the Emergency Solutions Grant Program (ESG). The City of Detroit is not subject to match requirements for the HOME program.

The City of Detroit and non-profit community organizations receive funding from federal government agencies, the State of Michigan, philanthropic private foundations and lending institutions as leveraging resources.

Leverage Resources

Historic Tax Credit

Federal tax incentives are available to stimulate private investment in the rehabilitation of historic structures.

Economic Development Initiative Grant (EDI)

An EDI grant enables localities to carry out eligible economic development activities where public and private dollars can be leveraged to create jobs and other benefits, especially for low- and moderate-income persons, and reduce the risk of potential future defaults on Section 108 loan guarantee-assisted projects.

EDI - Infrastructure

1. Brush Park

This grant will be used for the Link Detroit! Project. The Link Detroit! Project is a series of multi-modal infrastructure improvements to create a fully functional transportation system through the Midtown neighborhood to Eastern Market, continuing on to the Detroit Riverwalk. Phase IV of this project is 1.2 miles long and a section passes through the Brush Park Historic Neighborhood. This grant will only be used to fund activities in the Brush Park Historic Neighborhood and this portion of the project will consist of street and sidewalk improvements. Award amount: \$196,000.00.

2. North Corktown

This grant will be used for the reconstruction of alleys in the North Corktown neighborhood. The North Corktown neighborhood was the site of a low-moderate income housing infill project with access to garages from the alleys. While the design and specifications were completed, there was not enough funding to proceed with reconstruction so a portion this of grant will be used to complete the project. Award amount: \$400,000

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

LIHTC is an investment program to increase and preserve affordable rental housing by replacing earlier tax incentives with a credit directly applicable against taxable income. Two housing projects received LIHTC - Wellington Square I and Wellington Square II, located at 59 Seward, Detroit, MI 48202. Award amount: \$2,467,344

The U.S. Environmental Protection Agency (EPA)

The EPA job training grant provides unemployed residents with job opportunities cleaning up and reducing pollution nationwide. Award amount: \$200,000.00

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

Vacant land and buildings present both challenges and opportunities to address needs identified in the Annual Action Plan. A significant amount of land is held by various public and private entities, all of them are collaborating to devise policies for the acquisition, disposition, and maintenance of publicly held land assets. The City has worked closely with the Detroit Land Bank Authority, the Michigan Fast Track Land Bank Authority, Detroit Public Schools, Detroit Housing Commission, Detroit Building Authority, and the Wayne County Treasurer to align decision-making regarding the sale, maintenance and demolition of publicly-owned parcels. All decisions regarding acquisition, disposition, maintenance and demolition of publicly-owned parcels will be consistent with the City's overall Investment Strategy including blight control. The Collaboration and coordination needed to manage vacant parcels is critical to neighborhood stabilization and enhanced quality of life for Detroit's stakeholders.

Discussion

Detroit benefits from data-driven decision making. Data is now becoming readily accessible and shared across agencies and partners so evidence-based decisions can be made. While there is much work ahead to implement the vision for a revitalized Detroit,

incremental progress is being made. Aligning resources to leverage other public, private and philanthropic investments will enhance impact and return on investment. The programs and activities as outlined in the Annual Action Plan move us closer to this reality.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
HRD Housing Services Division	CHDO, Developer	Affordable Housing Ownership & Rental	Jurisdiction, neighborhoods, target areas
Department of Health and Wellness Promotion	Departments and agencies	Non-homeless special needs	Jurisdiction
Detroit Housing Commission	PHA	Public Housing	Jurisdiction
HRD Neighborhood Support Services Division	Departments and agencies Subrecipients, CBDO	Public Service and Homeless	Jurisdiction, neighborhoods, target areas
HRD Economic Growth Corporation (DEGC)	Non-profit organization	Economic Development	Jurisdiction
Detroit Department of Transportation (DDOT)	Departments and agencies	Planning	Jurisdiction
HRD Planning Division	Departments and agencies	Planning	Jurisdiction

Table 54 - Institutional Delivery Structure

Assess Strengths and Gaps in the Institutional Delivery System

Detroit through its HRD operates its institutional structure using partnerships. Partnership requires cooperation and collaboration between all parties involved in the process. Consolidated Plan programs are usually carried out directly by the grantee or through contracts with

subrecipients, Community Based Development Organizations (CBDO) or in the case of the HOME program Community Housing Development Organizations (CHDOs).

The revitalization of the City is organized under the Mayor’s Office. The Mayor’s Office uses several departments and agencies to implement programs while streamlining processes formerly handled by several agencies throughout the City of Detroit. For example, Blight Control and Demolition is now coordinated between DBA, DLBA, and the DONs. Blight control and demolition moved from using multiple agencies and departments throughout the City of Detroit to three agencies with separate and distinct functions. The Mayor’s office also handles coordination with other public and private entities to allocate and target scarce resources.

A partnership based structure requires communication, information sharing, planning, and in many instances joint implementation and evaluation. These are all strengths in the partnership structure. The partnership structure also uses the expertise of contractors, subrecipients and others with the specialized knowledge needed to carry out functions and projects. The process and environment are controlled through contracts with subrecipients, agreements with other City departments and entities as well as other governmental agencies.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
N/A			

Table 55 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Access to services for Homeless persons and persons with HIV is generally unique to the service needed. For example, persons may access substance abuse treatment services by contacting the City of Detroit’s Bureau of Substance Abuse directly. Additional services may be accessed by contacting the provider organization directly on a walk-in basis. The following services: child care, transportation, life skills, case management, are typically a part of the overall “package” of services providers make available to people that come into their programs. If a person requires a service not offered by the provider they are working with, referrals are made to other providers in the community that can provide the service.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Within the Continuum of Care the majority of homeless organizations use HMIS to report data, but there are still organizations that do not use it; therefore, there may be an under-representation

of the actual number of people who were homeless over the past year. Additionally, this number does not include those households that may be precariously housed and at-risk of homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Detroit's strategy for overcoming gaps in the institutional structure involves the public sector (Federal, State, and Local government) as well as private businesses, community organizations and other public and private institutions. The primary strategy is the coordination of resources, partnership and communication within these structures as well as between them.

Historically, through P&DD now HRD, the Administration submits a proposed CDBG budget for Council consideration. This budget includes HRD and City Planning Commission (CPC) joint recommendations (of procured subrecipients). City staff and subrecipients are primarily responsible for implementing the activities. In consultation with HUD, HRD staff will collaborate with CPC and City Council to devise a more effective process for strategic allocation of our scarce resources during upcoming budget cycles.

HRD is in the process of clarifying its relationship with the Detroit Economic Growth Corporation (DEGC) (a nonprofit organization) to reduce redundant function and increase collaboration for economic development activities.

The City has also established various task forces (such as, the Housing Task Force and the Detroit Lead Partnership) and local collaborative meetings between housing stakeholders, social service stakeholders and citizens to maintain communication and coordination. The Mayor's office has also established a faith based liaison as a point of contact with the faith based community.

The Administration will also evaluate elements of HRD organizational charts in search of opportunities to increase efficiency, effectiveness, and clarity of responsibility for increased accountability.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce homeless citizens in City of Detroit	2015	2019	Homeless	City-Wide	Homeless Prevention Rental Assistance Homeless Outreach Emergency Shelter and Transitional Housing Rapid Re-housing	CDBG: \$15,700,299 ESG: \$14,310,515	Tenant-based rental assistance / Rapid Rehousing: 8,650 Households Assisted Homeless Person Overnight Shelter: 3,600 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 1,205 Beds Homelessness Prevention: 8,155 Persons Assisted Other: 1,000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Rehabilitation of Existing Housing Units	2015	2019	Affordable Housing rehabilitation of existing housing units	City-Wide NRSA Areas Slums and Blight Designation	Rehabilitation of existing units	CDBG: \$34,716,655	Homeowner Housing Rehabilitated: 2,040 Household Housing Unit
3	Sustain Infrastructure and Public Improvements	2015	2019	Non-Housing Community Development	City-Wide	Public Improvement & Infrastructure	CDBG: \$5,513,564	Other: 25 Other
4	Affordable Housing	2015	2019	Affordable Housing	City-Wide	Rental Assistance Production of new housing units Rehabilitation of existing units Acquisition of Existing Units	HOME: \$20,346,300	Rental units constructed: 325 Household Housing Unit Rental units rehabilitated: 800 Household Housing Unit Other: 10 Other
5	Econ Dev (Creation of Jobs/Small Businesses)	2015	2019	Non-Housing Community Development	NRSA Areas	Economic Development Jobs/Small Business	CDBG: \$4,663,564	Businesses assisted: 225 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services Activities for Citizens of Detroit	2015	2019	Public Service	City-Wide NRSA Areas	Public Services	CDBG: \$20,654,609	Public service activities other than Low/Moderate Income Housing Benefit: 258,055 Persons Assisted
7	Public Facilities and Improvements	2015	2019	Non-Housing Community Development	City-Wide	Public Facilities	CDBG: \$12,288,564	Other: 75 Other
8	Econ Dev (Commercial Rehab)	2015	2019	Non-Housing Community Development	City-Wide	Jobs/Small Business	CDBG: \$4,663,564	Businesses assisted: 150 Businesses Assisted
9	Blight removal and demolition	2015	2019	Demolition	City-Wide	Demolition Clearing Acquisition of Existing Units	CDBG: \$16,209,385	Buildings Demolished: 5,000 Structures
10	Section 108 Repayment	2015	2019	Non-Housing Community Development	City-Wide	Economic Development	CDBG: \$37,630,469	Businesses assisted: 16 Businesses

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Help those with special needs (non-homeless)	2015	2019	Non-Homeless Special Needs	City-Wide	Public Services Homeless Prevention	CDBG: \$5,609,564 HOPWA: \$12,303,855	Tenant-based rental assistance / Rapid Rehousing: 950 Households Assisted HIV/AIDS Housing Operations: 200 Household Housing Unit

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Reduce homeless citizens in City of Detroit
	Goal Description	Homeless outreach, Emergency shelter, transitional housing, rapid re-housing and homeless prevention.
2	Goal Name	Rehabilitation of Existing Housing Units
	Goal Description	Housing rehabilitation program Zero interest loan program

3	Goal Name	Sustain Infrastructure and Public Improvements
	Goal Description	Public Improvements and improved infrastructure
4	Goal Name	Affordable Housing
	Goal Description	Rental assistance, production of new units. Rehabilitation of existing units.
5	Goal Name	Econ Dev (Creation of Jobs/Small Businesses)
	Goal Description	Small business help and creation of jobs.
6	Goal Name	Public Services Activities for Citizens of Detroit
	Goal Description	Public service activities to benefit Citizens of City of Detroit.
7	Goal Name	Public Facilities and Improvements
	Goal Description	Public facilities and improvements for citizens and geographic areas of the City of Detroit.
8	Goal Name	Econ Dev (Commercial Rehab)
	Goal Description	Facade treatment/ business building rehabilitation
9	Goal Name	Blight removal and demolition

	Goal Description	Blight removal within the City of Detroit. Demolition of abandoned and dangerous structures. For 2015-16 CDBG funding will focus on commercial structures but residential structures could be torn down with CDBG funds in the future.
10	Goal Name	Section 108 Repayment
	Goal Description	Repayment of Section 108 loans on development projects
11	Goal Name	Help those with special needs (non-homeless)
	Goal Description	Help those with special needs

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

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

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

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

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

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

In 2008 DHC and the Department of Housing and Urban Development-Office of Fair Housing and Equal Opportunity (HUD-FHEO) entered into a Voluntary Compliance Agreement (VCA) to ensure compliance with ADA/504 regulations. DHC foresees that the Commission will meet the transition plan with HUD (laid out in the VCA) during the current five-year plan.

Activities to Increase Resident Involvement

In late 2009 DHC created the Resident Services Department and has received two Resident Opportunity Self-Sufficiency grants (ROSS) and successfully closed out the 2009 ROSS in October 2013. Over the next five years the Resident Services Department will continue to expand services offered to residents through the creation of outside partnerships with community service providers and the pursuit of additional funding sources. Currently DHC was awarded the grant dollars listed below. These funds are currently used to promote Resident Services Activities:

- MI001FSH330A014 \$263,285
- MI001RFS133A013 \$46,000
- MI0014RPS068A012 \$486,067

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Decent, safe, and affordable housing options have decreased over the last decade. According to Michigan Brief on Housing Affordability (April 1, 2002), “Home ownership is out of reach for a sizeable portion of the population. The demand for affordable rental housing is immense because many would-be homeowners have to settle for renting. At the same time, the amount of rental housing is decreasing and some of what exists is deteriorating badly.” Public housing, the source of Detroit’s largest number of affordable rental housing has faced extensive decreases in funding for rehabilitation, section 8 housing vouchers, and construction. According to the Michigan Brief report, “Much privately owned rental housing that was subsidized by the federal

government has been converted to market-rate units.” This option is permissible by the federal government.

Detroit's 2009 Analysis of Impediments to Fair Housing Choice states: "While low-income individuals do not represent a protected class in themselves, many of the protected classes are low-income individuals and families.” Study findings illustrate worsening economic conditions for many Detroiters. The shortage of subsidized or affordable quality housing options was identified as a major concern of focus group participants. These two issues, together, present a challenge for the City of Detroit with respect to retaining residents, stabilizing neighborhoods, and providing quality housing options for residents.

Wayne State University has been selected to do a new Analysis of Impediments to Fair Housing Choice and is expected to be completed by the end of 2016.

The City of Detroit is currently coming out of bankruptcy and is establishing strategies for maximizing housing resources. However, the City was once supported by a population of two million and is now under 720,000 people. The population is not increasing due to many reasons. Therefore, the tax burden for maintaining a city with an antiquated infrastructure that could handle two million people falls on fewer property owners. There are also a number of other factors acting as barriers to affordable housing, for example:

- Lack of financial resources to build affordable housing
- Higher housing tax rates
- Higher insurance rates/redlining
- Predatory lending
- Crime/perceived crime
- Decreased Federal funding
- Aging housing stock in Detroit requires more maintenance
- Home maintenance as a cost burden
- Better coordination needed between housing related entities in Detroit area
- Lack of foreclosure prevention activities

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Detroit is implementing policies aimed at ameliorating the negative effects of some public policies. In its Revised Master Plan of Policies, last updated in 2009, the City outlines the following strategic goals:

- Strategically target financing and tax incentives
- Ensure fair housing lending for low-income and minority homebuyers by encouraging the federal government to review and enforce the Community Reinvestment Act.
- Increase and improve rental properties

- Provide supportive housing
- Coordinate community development efforts and work with local governments and housing professionals to coordinate housing and transportation opportunities
- Increase the diversity of transportation options and provide/maintain sufficient infrastructure to support multiple modes of transportation (e.g. greenways, sidewalks, and bike paths).

SP-60 Homelessness Strategy – 91.215(d)

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

Over the past year, Detroit has made progress in putting a new strategy in place to reach out to and assess persons experiencing homelessness. As required by the HEARTH act, the City of Detroit has been working to implement a coordinated access and assessment system for persons who are homeless. Locally, this system is referred to as the Coordinated Assessment Model (CAM). The intent of CAM is to provide a streamlined process by which people who are homeless or at risk of homelessness are able to be assessed for the most appropriate intervention to meet their needs (includes access to those resources).

Through the CAM system, persons who are in homeless shelters or are unsheltered receive an assessment using our community's common assessment tool. The Service Prioritization Decision Assistance Tool (SPDAT) helps determine the type of intervention a person is best suited to receive. It could be also be no assistance (i.e. where people end homelessness on their own); shorter term assistance such as rapid re-housing; or longer-term, more intensive assistance such as permanent supportive housing. Once the assessment has been made, the person is referred to a service provider to receive assistance.

These assessments occur within emergency shelter settings, with both shelter and CAM staff conducting the assessments. The assessments also occur with persons who are unsheltered, as many of the street outreach program staff have been trained on the assessment tool and complete the assessments on persons they encounter on the street. These street outreach teams also canvass other unsheltered locations where persons are known to visit, such as, soup kitchens and other drop-in programs where persons may visit to get a meal, shower etc.

The CAM also coordinates placement into emergency shelter for persons who are seeking this service. This coordination helps to ensure persons are placed into the shelter best suited for their needs.

Addressing the emergency and transitional housing needs of homeless persons

Detroit addresses the emergency housing needs of homeless persons in the following ways:

- Emergency Shelter: There are approximately 20 different emergency shelter providers. Some shelters are specifically targeted to youth, veterans, or victim of domestic violence.
- Warming Centers: are currently used during the winter months. There are three additional seasonal emergency shelter programs that are opened to provide additional shelter space for persons during the cold weather months.
- Rapid Re-housing (RRH): In order to facilitate the rapid movement out of shelter and into housing, Detroit uses Emergency Solutions Grant funding from both the City of Detroit's direct allocation, as well as State of Michigan ESG funds to provide RRH assistance. RRH provides short to medium term rental assistance and services for individuals and families to quickly move them from a homeless situation back into housing. There is also a significant amount of Supportive Services for Veterans Families (SSVF) funding in Detroit providing similar RRH services for Veterans.
- Homeless Prevention: Detroit also uses ESG funding (both City and State) to provide prevention assistance for individuals and families at risk of homelessness. Prevention funds may be used to pay rental or utility arrearages as well as security deposits and limited rental assistance going for persons who need to move to a new housing unit. SSVF funding in Detroit is available to provide prevention services for Veterans.

There are currently 19 Continuum of Care funded transitional housing programs in Detroit. These programs serve a range of populations, including youth, victims of domestic violence, individuals, families and those with substance abuse or addiction issues. Over the course of the past year and continuing into the coming year, the Continuum of Care has and will continue to make strategic allocation decisions regarding the best use of transitional housing resources in Detroit. These decisions will be made with HUD's guidance to the Continuum of Care and ensure resources are used to best meet community needs.

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.

Research has demonstrated that one of the most effective interventions for chronically homeless individuals and families is permanent supportive housing (PSH). PSH provides a permanent rental subsidy and wrap-around services for persons with significant barriers to housing. The Detroit Continuum of Care (CoC) is addressing the needs of chronically homeless individuals

and families by specifically targeting a portion of the community's CoC funded PSH resources to those who are chronically homeless. Over the past year a new CoC funded PSH program specifically for chronically homeless families was implemented. The Detroit CoC has in the past 2 years reallocated funding from a CoC funded transitional housing program to a new PSH program (which will soon began leasing up). In 2014 the Continuum of Care competition awarded \$1.8 million dollars a new PSH program for chronically homeless individuals. This program is expected to begin “leasing up” later in 2015.

As part of the CAM process, persons are assessed for PSH using the community's common assessment tool (SPDAT). Persons are prioritized for placement into PSH based on the greatest level of need for housing.

The need of veterans and their families are addressed in a number of ways, including housing resources from the Veterans Administration that are currently available in Detroit. These resources include:

Supportive Services for Veteran Families (SSVF): SSVF provides both rapid re-housing (RRH) and prevention assistance for veterans (both single and veterans with a family). 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 (limited rental assistance) going forward for persons who need to move to a new housing unit. There are currently four SSVF programs in Detroit.

HUD-VASH: HUD-VAS is a permanent supportive housing program funded by both HUD and the Veterans Administration (VA). The program provides a permanent housing subsidy for homeless veterans, and wrap around services to help them maintain their housing

Grant Per Diem Transitional Housing (GPDTH): The VA currently funds more than 300 grant per diem transitional housing beds in Detroit. These beds provide transitional housing assistance to homeless veterans, the majority of whom are single individuals. The intent of the GPDTH program is to move these individuals into permanent housing.

Families with Children

The needs of families with children are addressed in the following way:

A portion of the emergency shelter and transitional housing beds in Detroit are specifically targeted to families with children. Families with children are a specific targeted population for ESG funded rapid re-housing.

In the 2014 Continuum of Care competition, the Detroit CoC reallocated a CoC funded Supportive Services only grant to a new Rapid Re-housing program for families. The program

will provide approximately \$880,000 in funding to approximately 60 Rapid Re-housing units. The program is expected to begin leasing in 2015.

Unaccompanied Youth

The needs of accompanied youth are addressed through three emergency shelters (specifically for youth) and five transitional housing programs (specifically targeted to youth). Three of the five transitional housing programs are able to serve pregnant/parenting teens and one is targeted to young people who identify as LGBT.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Providing Financial Assistance - One key strategy is to provide short-term leasing assistance and utility and/or rental arrears payments. Detroit uses Emergency Solutions Grant (ESG) funds for Rapid Re-Housing or Prevention programs.

Preventing discharges into homelessness: Another strategy Detroit has used to help prevent homelessness for those who are at imminent risk of becoming homeless is to develop and implement discharge policies to ensure those exiting correctional facilities, institutions of care, or the foster care system do not exit into homelessness. These include:

Youth aging out of foster care: The Michigan Department of Human Services has implemented formal protocols throughout its system (CFF 950) to assure that youth "aging out" of foster care are not discharged into homelessness, including discharge into McKinney-Vento programs. The "Youth in Transition (YIT)" Program prepares eligible foster-care teens for independent living by providing educational support, job training, independent living skills training, self-esteem counseling, and other support.

Persons exiting a health care institution: Many people that are discharged from hospitals are able to return to their prior housing, which include their own or shared residence. Others who require continued medical care are discharged to nursing facilities or AFC homes. When neither of the aforementioned options is available, the CoC works with healthcare facilities through the FUSE initiative to ensure proper housing is available for those being discharged.

People exiting a mental health institution: Typically these people move into transitional living programs, Adult Foster Care homes, or independent living. One of the barriers that make it difficult for people with disabilities to access housing is a lack of income. Therefore, the CoC and the Michigan Department of Community Health have implemented the Supplemental

Security Income/Social Security Disability Income (SSI/SSDI) Outreach, Access and Recovery initiative. Providers have staff that are trained to help the homeless quickly obtain benefits.

Persons exiting a correctional facility: The Michigan Prisoner Reentry Initiative (MPRI) is a Michigan Department of Corrections' (MDOC) initiative that better prepares and supports citizens following their release from prison. Under MDOC Policy Directive 03.02.100, reentry plans must address housing upon release. MDOC, the Michigan State Housing Development Authority (MSHDA), and the Coalition on Temporary Shelter (COTS) are also piloting a program called PUSH (Parolees Utilizing Supportive Housing) whereby eligible parolees receive rental assistance to lease scattered-site apartments. COTS' staff help with locating housing, negotiating with landlords, and ensuring residential stability.

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

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As a part of the Emergency Home Repair Program HRD will continue to provide lead hazard control services. HRD applied for and received funding from HUD's Office of Healthy Homes and Lead Hazard Control. This is the City's 4th Lead Hazard Reduction Demonstration Grant. This grant will cover a 36-month period that began December 1, 2014 and ends November 30, 2017. The target population is households with children under the age of six (6) years or where a pregnant woman resides. The eligible properties are single family structures and rental property that contain no more than four (4) dwelling units. In addition the grant will also identify and address, where feasible, other health and safety issues through the Healthy Homes Rating System. This system "rates hazards for their potential to harm residents and enables those risks to be removed or minimized." The City plans to complete a total of 240 housing units through abatement or interim control.

The Institute for Population Health (IPH), under the auspices of the Detroit Department of Health and Wellness Promotion (DHWP) administers the Childhood Lead Poisoning Prevention Program (CLPPP). The program's mission is to:

- Prevention of childhood lead poisoning
- Identification and case management of children with elevated blood levels
- Remediation of lead hazards in the home.

In order to successfully achieve their mission CLPPP:

- Provides capillary testing to children younger than 7 years of age and provides coordinated, comprehensive nursing case management services in the child's home.
- Maintains a data and surveillance system to track trends and better coordinate services throughout the city.
- Distributes lead prevention education material and provides presentations to parents, health care professionals, and rental property owners.

The Detroit Lead Partnership meets on a monthly basis with multiple partners across the city and the Southeast Michigan region to work on a variety of lead prevention issues including, but not limited to, enforcement, service delivery, lead education, and lead-safe housing.

How are the actions listed above related to the extent of lead poisoning and hazards?

Based on the American Community Survey (ACS) 2012 approximately 93 percent of Detroit's housing was built before 1978 with 32 percent built before 1940, therefore the City's housing stock can potentially contain lead based paint hazards. Lead based paint continues to be an issue contributing to learning disabilities and other significant health issues among children living in these homes. The number of Detroit children with lead levels exceeding the Centers for Disease Control (CDC) revised 2012 federal guidelines has dropped more than 70 percent, from about 10,000 children to 2,900 since 2004. Experts say a new emphasis on cleanup or demolition of homes, a shrinking population, and stricter landlord laws have spurred the improvement. Still, the number of children with elevated lead levels in Detroit remains much higher than the national average. More than 10 percent of Detroit children 6 years old and younger exceed CDC lead guidelines.

How are the actions listed above integrated into housing policies and procedures?

In 2010 the City of Detroit passed a Lead Clearance Ordinance. Owners of rental property built before 1978 in the City of Detroit must have a lead inspection and risk assessment performed to determine the presence of lead based paint hazards. If lead based paint hazards exist, the hazards must be reduced or controlled using interim controls and/or abatement prior to a tenant occupying the rental property. After interim controls and/or abatement are completed the owner must obtain a clearance examination and lead clearance. Owners must obtain this clearance in order to obtain a Certificate of Compliance from the City, required for occupancy.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Detroit's anti-poverty strategy focuses on housing, education, transportation, and job opportunities as a way out of poverty.

Housing: Many poverty level income individuals and families face a housing cost burden in the fair market rent area of Detroit-Warren-Livonia. A cost burden occurs whenever 30 percent or more of income is spent on housing. The DHC is the largest supplier of rental housing in the City of Detroit and is able to provide only 4,000 housing units for low-income seniors and families and another 6,000 units through the Section 8 program. The City of Detroit uses CDBG and ESG funds to prevent homelessness and assist those that are already homeless with shelter and supportive services. HOME and CDBG funds are consistently used to build rental housing, help with down payments, and rehabilitate homes for low and moderate income persons in Detroit.

Education

Technological advances and globalization have resulted in education becoming a major factor in determining the employment and earnings of most Americans. Higher salaries are, in many instances, commensurate with higher educational attainment. Table 47 of this document shows that individuals with Bachelor's degrees or higher had the fewest unemployed individuals and the fewest individuals "not in the labor force." According to the Winter 2015, Michigan Economic and Workforce Indicators and Insights, "The effects of increased levels of educational attainment are evident when looking at the labor force participation and unemployment rates for the population 25 and over. There is a clear negative relationship between educational attainment and the jobless rate. It is also apparent that additional education enhances workforce participation."

The City of Detroit suffers from both high illiteracy levels and high graduation drop outs rates when compared to the rest of the country. This means a significant percentage of Detroit's residents are not prepared to attain higher education or compete in an increasingly global job market.

Detroit Public Schools (DPS) produced a strategic plan in April 2013 entitled "Detroit Public Schools Neighborhood-Centered, Quality Schools 2013 - 2017 Strategic Plan, April 11, 2013. " According to the report, "The District's enrollment and market share continue to decline at unprecedented rates as population decline and job loss in the City of Detroit have presented significant challenges. During the past decade, the District has lost approximately two thirds of its enrollment, and market share has declined to 42 percent not counting EAA enrollment. Deficits and declining State funding continue to make fewer resources available to fund critical programs. DPS must evolve now or it may find itself in an untenable situation very soon." (See Attachment F for the full Strategic Plan). To combat these issues DPS' goals as presented in the report follow:

- Broaden Services to Address Student Needs
- Support Parents and Families
- Offer Broad/High Quality Programs

- Improve Customer Service
- Create Safe Learning Environments
- Transform Central and School Based Services to Better Serve Customers
- Improve Technology
- Minimize the Impacts of Change
- Foster School-Based Leadership
- Celebrate and Promote Success
- Ensure Fiscal Stability
- Attendance and Discipline

Despite declining enrollment and competition from charter schools the DPS graduation rate increased 6.5 percentage points from 2013 to 2014 (71 percent). The district's graduation rate is up more than 11 percentage points since 2011.

Detroit is also home to several quality institutions of higher learning for those interested in pursuing a degree. These institutions include Wayne State University, University of Detroit Mercy, Marygrove College, The College for Creative Studies, Wayne County Community College and many others.

Transportation

The relationship between transportation and poverty should be examined, in Detroit, to make the connection clear. The majority of jobs used to be located in urban areas. The majority of jobs are now located in suburban areas. Many low income individuals do not have their own transportation to work, school, or if needed daycare. This lack of transportation limits low income individuals to resources that are nearby.

According to a Harvard study referenced in a recent article, “ In a large, continuing study of upward mobility based at Harvard, commuting time has emerged as the single strongest factor in the odds of escaping poverty. The longer an average commute in a given county, the worse the chances of low-income families there moving up the ladder.

The relationship between transportation and social mobility is stronger than that between mobility and several other factors, like crime, elementary-school test scores or the percentage of two-parent families in a community, said Nathaniel Hendren, a Harvard economist and one of the researchers on the study.

A separate report focusing on New York, from New York University’s Rudin Center for Transportation, came to a similar conclusion. The study compared neighborhoods by accessibility to mass transit and the number of jobs within an hour’s commute. It found that residents of the areas least well served by mass transit relied on personal vehicles. Areas in the middle third — those with some, but insufficient, access to transportation — had the highest rates of unemployment and the lowest incomes, the study found.”

Bouchard, Mikayla. "Transportation Emerges as Crucial to Escaping Poverty." The New York Times. The New York Times, 06 May 2015.

The City of Detroit has several transportation initiatives underway, as discussed below:

1. Detroit is a part of the Regional Transit Authority of Southeast Michigan (RTA). The RTA was created in 2012 to:

- Plan and coordinate public transportation in a four county region.
- Deliver rapid transit in a region where none exist.

2. Construction continues on the M-1 Rail System. The new commuter rail system will link downtown Detroit to the New Center area and is scheduled to be running in 2016.

3. Department of Transportation (DDOT) will have 80 new buses by the end of 2015. DDOT also applied for and received funds from the Federal Transit Agency (FTA) to implement employment and employment related transportation services for low-income populations.

Employment

Income is the definitive indicator of poverty. Clearly as income increases the problems associated with low income decrease. The housing needs assessment in this report shows that housing problems decrease as income increases. Without employment or employment at a living wage, the poor or working poor will not be able to end their cycle of poverty. Low wages and/or part time work account for a significant number of those in poverty. According to the Bureau of Labor Statistics report from 2011, "Full-time workers were less likely to be among the working poor than were part-time workers. Among persons in the labor force for 27 weeks or more, 4.2 percent of those usually employed full time were classified as working poor, compared with 14.4 percent of part-time workers. Women were more likely than men to be among the working poor. Also, Blacks and Hispanics were more likely than Asians and Whites to be among the working poor. The likelihood of being classified as working poor diminishes, as workers attain higher levels of education. Among college graduates, 2.4 percent of those who were in the labor force for at least 27 weeks were classified as working poor, compared with 20.1 percent of those with less than a high school diploma." A Profile of the Working Poor, 2009. Washington, D.C.: U.S. Bureau of Labor Statistics, 2011. Web.

In addition, as discussed above, transportation to employment is an important issue for those with limited access to jobs inaccessible by public transit.

- The Detroit Workforce Development Department (DWDD) closed in 2012. DWDD's programs and services were transferred to Detroit Employment Solutions Corporation (DESC). DESC is a non-profit agency that provides services to assist employers in finding the skilled talent they need. According to their website, "DESC provided services to over

32,000 jobseekers last year, and over 1,700 Detroit businesses. Through partnerships with community-based and faith-based organizations, foundations, and many others, DESC provides employers with access to the broadest talent pool in Detroit, and jobseekers with the widest range of job-related services.”

A major component of the Mayor’s strategy to revitalize Detroit is “Driving Economic Inclusion”. Driving Economic Inclusion has four goals as discussed below:

- **Expand workforce development:** Expansion and strategic targeting of programs and initiatives that provide workforce readiness and job training opportunities for Detroit residents. This includes Workforce development initiatives through Detroit Employment Solutions Corporation (DESC).
- **Promote Youth Employment:** Creation and implementation of initiatives that provide youth with employment opportunities. For example, the Detroit Summer Youth Employment Program
- **Encourage Local Hiring:** Development and implementation of local policies that will ensure economic development taking place in the City will create jobs for Detroit residents. For example, the Community Benefits Policy and Executive orders enforcing HUD Section 3 will encourage local hiring.
- **Leverage local procurement:** Expansion of programs and policies that promote local sourcing and help grow Detroit-based and Detroit headquartered businesses.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Housing: HRD uses a combination of CDBG, HOME, ESG, and HOPWA funding to help keep people in their housing and out of poverty. CDBG funding is used to rehabilitate homes while HOME funds are used primarily to build new housing and rehabilitate buildings to accommodate affordable rental units for low to moderate income individuals and families. ESG funds are used to prevent homelessness and assist those that are already homeless with shelter and supportive services. HOPWA addresses housing problems faced by those struggling with an HIV/AIDS diagnosis.

Education: While the need for public services does exceed Detroit's yearly CDBG allotment, funding for educational programs is a top priority. In 2015-2016 HRD set aside \$611,463 for programs in literacy, math, science, and job training.

Transportation: Transportation issues, in Detroit, bear further study to best determine how to address the problem. However, HRD is setting aside \$509,552 in CDBG funds for senior programs, including senior transportation.

Employment: HRD is currently designing and implementing a Summer Youth Employment Program in Detroit's recently designated Neighborhood Revitalization Strategy Areas. The program will provide job training, skill building, and employment opportunities for "at risk" and low-income youth to help them gain valuable workplace experience. CDBG funds are expected to generate new jobs for Detroit's young people. Funds will be leveraged with a corporate match. The number of jobs to be created will be based on program design and corporate commitments. HRD set aside \$1,500,000 for the Summer Youth Employment program and \$330,000 for other economic development activities.

SP-80 Monitoring – 91.230

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

The HUD Consolidated Plan monitoring system ensures activities contained in the Action Plan are carried out properly and in a timely manner.

Action Plan monitoring activities are primarily the responsibility of HRD for CDBG, HOME and ESG contracts. Staff at the Detroit Department of Health and Wellness Promotion (DHWP) monitors HOPWA contracts. DHWP has a program monitor and a fiscal monitor conducting their reviews. HRD monitoring activities involve several divisions, including Financial and Resource Management (includes the Performance Monitoring and Labor Standards Sections), Neighborhood Support Services (including the Homeless Coordination Section), Housing Services, and Development.

Since many of the individual programs, projects and services have specific reporting and auditing requirements, the HRD uses these monitoring devices as part of its overall monitoring effort, e.g., the HOME Investor Compliance Monitoring Program Manual. The following Federal regulations contain monitoring requirements for each Consolidated Plan program:

- CDBG: 24 CFR 570
- HOME: 24 CFR 92
- ESG: 24 CFR 576
- HOPWA: 24 CFR 574

Contracts are also monitored based on the Office of Management and Budget (OMB) Uniform Guidance: The SuperCircular. In addition 24 CFR Part 85 subpart C (Post Award Requirements) is also used to monitor grants.

HRD staff receives and reviews payment documents and performance reports for CDBG, HOME, ESG, and HOPWA projects. HRD staff also conduct periodic on-site monitoring visits to sub-grantees to help ensure compliance with HUD regulations and activities stated in their contracts (CDBG, HOME, and ESG). Staff ensures that the goals and objectives are fulfilled by completing the following activities:

- Detailed evaluation and assistance
- Education and On-site assistance.

Ongoing evaluation and assistance is the main method used to gain grantee compliance. By conducting routine evaluations on a day to day basis the amount of technical assistance needed is determined for each grantee. As part of the monitoring process for HOPWA, DHWP staff also make similar visits.

In addition, Local Initiative Support Committee (LISC), expedites and coordinates the efforts of non-profits, private groups and government in providing affordable housing. HRD staff will use these mechanisms and develop other coordinating mechanisms including periodic contact with various agencies involved in the process to insure that the plan is implemented in a timely and efficient manner.

HRD also maintains social and economic data, and participates with other organizations in the collection of data related to housing needs. Detroit monitors its land areas through the Planning and Development Department. In addition A-133 audits are conducted by independent auditors and reviewed, by City staff, during the monitoring process.

Action Plan: Expected Resources

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

Introduction

The anticipated federal resources to carry out activities and projects during the program year include the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Opportunities for Person with Aids Program (HOPWA), and Emergency Solutions Grant (ESG). The City of Detroit is not expected to receive any proceeds from Section 108 loan guarantees or program income. The 2015 Fiscal Year awards are shown below:

Program	2015 Award
CDBG	\$31,530,048
HOME	\$ 4,069,260
ESG	\$2,862,103
HOPWA	\$ 2,460,771
Total	\$40,922,182

All funds have been allocated to meet the housing, homeless, public service and community development needs and goals identified in the Consolidated Plan. The City of Detroit plans to use these resources for the following eligible activities:

Eligible CDBG activities include: Blight Removal and Demolition, Community Development, Economic Development, Public Service, Homeless Public Services, Public Facility Rehabilitation, Home Repair and direct activity delivery cost

Eligible HOME projects include: HOME NOFA, including: multifamily, rental, new construction, rehabilitation, and homebuyer

Eligible HOPWA activities include: Permanent housing and transitional housing

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

(See Attachment E - SP 35 Anticipated Resources)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	31,530,048	0	0	31,530,048	126,120,192	CDBG funds will be used to benefit low-and-moderate income persons through various social and economic programs, including housing programs and (eliminating blight in targeted areas). The funds will also assist in restoring and restructuring distressed areas while improving population growth throughout the city.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA							HOME funds will be used to provide affordable housing including multifamily, rental, new construction, rehabilitation, and homebuyer activities to individual families with household income at or below 80% of the Area Median income. Assistance will be provided in the form of grants and/or loans to for-profit and non-profit developers as gap financing. HOME funds will be leveraged with private and public funding sources to support the development of single and multifamily units through Low income Housing Tax Credits, Historic Tax Credits, equity from Federal Historic Tax Credits, developer equity, and
			4,069,260	0	0	4,069,260	16,277,040		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								from banks and lending programs.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,460,771	0	0	2,460,771	9,843,084	HOPWA program funds will used to serve homeless and non-homeless persons meeting income guidelines and are infected/and or affected by HIV/AIDS through Tenant Based Rental Assistance (TBRA) Community Residential Programs, information and referral services, and supportive services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,862,103	0	0	2,862,103	11,448,412	ESG funds require a 100% funding match. This match will be attained through CDBG Homeless activities and ESG subrecipients. Funds will be used for Emergency Shelters, Warming Centers, Homeless Prevention, Rapid Re-Housing and Street Outreach with the primary goal of eliminating homelessness.

Table 57 - Expected Resources – Priority Table

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

The City of Detroit and non-profit community organizations receive funding from other federal agencies, the State of Michigan, philanthropic and private foundations, businesses and lending institutions to provide services and leverage resources.

The City of Detroit currently uses a portion of its Community Development Block Grant (CDBG) funds to meet federal match requirements for the Emergency Solutions Grant Program (ESG). The match is comprised of CDBG eligible homeless activities supporting ESG programming, the in-kind contributions, and other non-ESG funding commitments of ESG subrecipients.

Leverage Resources

The following leveraging resources are used to further other investments within the City of Detroit:

- **Historic Tax Credit**

Federal tax incentives are available to stimulate private investment in the rehabilitation of historic structures.

- **Economic Development Initiative Grant (EDI)**

An EDI grant enables localities to carry out eligible economic development activities where public and private dollars can be leveraged to create jobs and other benefits, especially for low- and moderate-income persons, and reduce the risk of potential future defaults on Section 108 loan guarantee-assisted projects.

EDI - Infrastructure

1. Brush Park

This grant will be used for the Link Detroit! Project. The Link Detroit! Project is a series of multi-modal infrastructure improvements to create a fully functional transportation system through the Midtown neighborhood to Eastern Market, continuing on to the Detroit Riverwalk. Phase IV of this project is 1.2 miles long and a section passes through the Brush Park Historic Neighborhood. This grant will only be used to fund activities in the Brush Park Historic Neighborhood and this portion of the project will consist of street and sidewalk improvements. Award amount: \$196,000.00.

2. North Corktown

This grant will be used for the reconstruction of alleys in the North Corktown neighborhood. The North Corktown Neighborhood was the site of a low-moderate income housing infill project with access to garages from the alleys. While the design and specifications were completed, there was not enough funding to proceed with reconstruction so a portion of this grant will be used to complete the project. Award amount: \$400,000.

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

This is an investment program to increase and preserve affordable rental housing by replacing earlier tax incentives with a credit directly applicable against taxable income. The two housing projects that received LIHTC are Wellington Square I and Wellington Square II, located at 59 Seward, Detroit, MI 48202. Award amount \$2,467,344.

- The U.S. Environmental Protection Agency (EPA)

This job training grant will provide unemployed residents with job opportunities, including cleaning up and reducing pollution nationwide. Award amount \$200,000.

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

Vacant land and buildings present both challenges and opportunities to address needs identified in the Annual Action Plan. A significant amount of land is held by various public and private entities collaborating to develop policies for acquisition, disposition, and maintenance of publicly held land assets. The City has worked closely with the Detroit Land Bank Authority, the Michigan Fast Track Land Bank Authority, Detroit Public Schools, Detroit Housing Commission, Detroit Building Authority, and the Wayne County Treasurer to align decision-making regarding the sale, maintenance and demolition of publicly-owned parcels. All decisions regarding acquisition, disposition, maintenance and demolition of publicly-owned parcels are consistent with the City's overall Investment Strategy including blight control. The Collaboration and coordination needed to manage vacant parcels is critical to neighborhood stabilization and enhanced quality of life for Detroit's stakeholders.

Discussion

Detroit benefits from data-driven decision making. Data is now becoming readily accessible and shared across agencies and partners so evidence-based decisions can be made. While there is much work ahead to implement the vision for a revitalized Detroit, progress is being made. Aligning resources to leverage other public, private and philanthropic investments will enhance impact and return on investment. The programs and activities as outlined in the Annual Action Plan move us closer to this reality.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce homeless citizens in City of Detroit	2015	2019	Homeless	City-Wide	Public Services, Homeless Prevention, Rental Assistance, Homeless Outreach, Emergency Shelter, Transitional Housing, and Rapid Re-housing	CDBG: \$2,537,147 ESG: \$2,862,103	<ul style="list-style-type: none"> • Tenant-based rental assistance/Rapid Re-housing: 1,730 Households Assisted • Homeless Person Overnight Shelter: 720 Persons Assisted • Overnight/Emergency Shelter/Transitional Housing Beds added: 241 Beds • Homeless Prevention: 1,631 Persons Assisted • Other: 200 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Rehabilitation of Existing Housing Units	2015	2019	Affordable Housing rehabilitation of existing housing units	City-Wide NRSA Areas Slums and Blight Designation	Rehabilitation of existing units	CDBG: \$3,500,000	Homeowner Housing Rehabilitated: 408 Households/Housing Units
3	Sustain Infrastructure and Public Improvements	2015	2019	Non-Housing Community Development	City-Wide	Public Improvement & Infrastructure	CDBG: \$99,044	Other: 5 Other
4	Affordable Housing	2015	2019	Affordable Housing	City-Wide	Production of new housing units Rehabilitation of existing units	HOME: \$4,069,260	Rental units constructed: 65 Household/Housing Units Rental units rehabilitated: 160 Households/Housing Units
6	Public Services Activities for Citizens of Detroit	2015	2019	Public Service	City-Wide NRSA Areas	Public Services	CDBG: \$3,538,209	Public service activities other than Low/Moderate Income Housing Benefit: 51,611 Persons Assisted
7	Public Facilities and Improvements	2015	2019	Non-Housing Community Development	City-Wide	Public Facilities	CDBG: \$1,855,000	Other: 15 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Econ Dev (Commercial Rehab)	2015	2019	Non-Housing Community Development	NRSA Areas	Economic Development Jobs/Small Business	CDBG: \$330,000	Facade treatment/business building rehabilitation: 30 Businesses
9	Blight removal and demolition	2015	2019	Demolition	NRSA Areas	Demolition Clearing	CDBG: \$2,478,364	Buildings Demolished: 1,000 Buildings
10	Section 108 Repayment	2015	2019	Non-Housing Community Development	City-Wide	Economic Development	CDBG: \$5,057,956	Businesses Assisted: 16 Businesses Assisted
11	Help those with special needs (non-homeless)	2015	2019	Non-Homeless Special Needs	City-Wide	Public Services Homeless Prevention	CDBG: \$519,200 HOPWA: \$2,460,771	Tenant-based rental assistance / Rapid Re-housing: 190 Households Assisted Housing for People with HIV/AIDS added: 40 Households/Housing Units
12	Econ Dev (Creation of Jobs/Small Businesses)	2015	2019	Non-Housing Community Development	City-Wide	Economic Development Jobs/Small Business	CDBG: \$330,000	Businesses assisted: 45 Businesses Assisted

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Reduce homeless citizens in City of Detroit
	Goal Description	Homeless programs that address the needs of individuals who are homeless or at-risk of becoming homeless, through homeless outreach, emergency shelter, homeless prevention, rental assistance and rapid re-housing.
2	Goal Name	Rehabilitation of Existing Housing Units
	Goal Description	Housing rehabilitation includes emergency home repair and the zero interest loan programs. Rehabilitation will take place city wide, in Neighborhood Revitalization Strategy Areas and in slum and blighted areas.
3	Goal Name	Sustain Infrastructure and Public Improvements
	Goal Description	Public Improvements and infrastructure work in City parks.
4	Goal Name	Affordable Housing
	Goal Description	HOME funds used to support single and multi-family housing development.
6	Goal Name	Public Services Activities for Citizens of Detroit
	Goal Description	Public Service providing services to low-moderate income persons and families City-wide and in NRSAs.
7	Goal Name	Public Facilities and Improvements
	Goal Description	Public facility rehabilitation for facilities offering public services.
8	Goal Name	Econ Dev (Commercial Rehab)

	Goal Description	The program objectives are to improve the physical appearance of small businesses and enhance the commercial districts. Financial assistance for property owners and business tenants seeking to renovate their exterior signage, or building facades.
9	Goal Name	Blight removal and demolition
	Goal Description	The program objective is to eliminate blight and stabilize neighborhoods.
10	Goal Name	Section 108 Repayment
	Goal Description	Repayment of Section 108 Loans for development projects.
11	Goal Name	Special needs (non-homeless)
	Goal Description	Provide housing and other services for persons with HIV/AIDS
12	Goal Name	Econ Development (Creation of Jobs/Small Businesses)
	Goal Description	Small business help and creation of jobs

Projects

AP-35 Projects – 91.220(d)

Introduction

Activities described in the 2015-2016 Action Plan, reflect the City’s highest priorities and goals. Blight Removal and Demolition, Housing Development, Public Facility Rehabilitation, Commercial Façade Rehabilitation, Public Services and Non-Housing Special Needs are critical community needs that will be addressed by investing HUD funds wisely and strategically. The plan is a culmination of data analysis, prioritization of resources, collaboration between the Mayor and City Council, partnerships with community groups, and other stakeholders to revitalize Detroit neighborhoods.

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

Projects

#	Project Name
1	ADMNISTRATION/PLANNING
2	BLIGHT REMOVAL AND DEMOLITION
3	ECONOMIC DEVELOPMENMT (COMMERCIAL FACADE REHABILITATION)
4	CDBG HOUSING REHABILITATION & LOAN PROGRAM
5	HOUSING ADMINISTRATION - HOUSING REHABILITATION
6	PUBLIC FACILITY REHABILITATION
7	PUBLIC SERVICE
8	HOMELESS PUBLIC SERVICE
9	PARK IMPROVEMENTS
10	SECTION 108 LOANS
11	HOME Assisted Housing
12	HOPWA
13	ESG15 Detroit (2015)
14	Economic Development (Creation of Jobs/Small Businesses)

Table 59 – Project Information

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

Analysis of consultations, plans, studies, and surveys were used to establish priorities. These priorities were also based on projects submitted during the City's CDBG proposal process, department recommendations, on-going and new development activities in the City, as well as priorities developed and considered during the review process. In addition, other Consolidated Plan programs (HOME, ESG, and HOPWA) prioritized investment based on a combination of needs, development activities, and the ability to carry out projects. For 2015-2016 priorities are listed below:

Housing Rehabilitation:

- Zero interest loan program
- Emergency home repair

Public Service

- Education
- Seniors
- Health
- Public Safety
- Recreation

Homeless Public Service

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

Demolition

Public Facility Rehabilitation

Park Improvements

Economic Development

Section 108 Loan Repayments

Administration/Planning

As discussed in the 2015-2020 Consolidated Plan, lack of resources is a primary obstacle to meeting underserved needs in the City of Detroit. The City has used federal grants to address the

obstacle of decreasing resources and will continue seeking grant funds to meet underserved needs. The City has also committed its grant funds to areas with active, effective community organizations and community development corporations in the belief that local community efforts will increase the effectiveness of City activities in improving neighborhoods.

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

AP-38 Project Summary

Project Summary Information

1	Project Name	ADMNISTRATION/PLANNING
	Target Area	City-Wide
	Goals Supported	<p>Reduce homeless citizens in City of Detroit</p> <p>Rehabilitation of Existing Housing Units</p> <p>Sustain Infrastructure and Public Improvements</p> <p>Affordable Housing</p> <p>Public Services Activities for Citizens of Detroit</p> <p>Public Facilities and Improvements</p> <p>Econ Dev (Commercial Rehab)</p> <p>Blight removal and demolition</p> <p>Section 108 Repayment</p> <p>Help those with special needs (non-homeless)</p>
	Needs Addressed	<p>Economic Development</p> <p>Public Services</p> <p>Public Improvement & Infrastructure</p> <p>Public Facilities</p> <p>Homeless Prevention</p> <p>Rental Assistance</p> <p>Production of new housing units</p> <p>Rehabilitation of existing units</p> <p>Demolition Clearing</p> <p>Acquisition of Existing Units</p> <p>Homeless Outreach</p> <p>Emergency Shelter and Transitional Housing</p> <p>Rapid Re-housing</p> <p>Jobs/Small Business</p>
	Funding	CDBG: \$5,506,908
	Description	Program management including contract preparation, subrecipient management, marketing, citizen participation, monitoring, invoice processing, reporting, etc.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Detroit
	Planned Activities	Administration of CDBG, HOME, and ESG activities
2	Project Name	BLIGHT REMOVAL AND DEMOLITION
	Target Area	City-Wide NRSA Areas Slums and Blight Designation
	Goals Supported	Blight removal and demolition
	Needs Addressed	Demolition Clearing
	Funding	CDBG: \$2,478,364
	Description	Blight Removal and Demolition- CDBG dollars will serve as a match for the Detroit Fire Escrow fund and to demolish vacant and abandoned commercial buildings on an emergency basis. CDBG funds will complement \$50 million in Hardest Hit Funds in residential demolition being carried out by the Detroit Building Authority.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-Wide
	Planned Activities	Blight removal, demolition and clearance
3	Project Name	ECONOMIC DEVELOPMENT (COMMERCIAL FACADE REHABILITATION)
	Target Area	City-Wide
	Goals Supported	Econ Dev (Commercial Rehab)

	Needs Addressed	Economic Development Jobs/Small Business
	Funding	CDBG: \$330,000
	Description	Commercial rehabilitation development for local businesses in the City of Detroit.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-Wide
	Planned Activities	Commercial rehabilitation development for local businesses. Eight Mile Blvd. Association, Tech Town Detroit
4	Project Name	CDBG HOUSING REHABILITATION & LOAN PROGRAM
	Target Area	City-Wide NRSA Areas Slums and Blight Designation
	Goals Supported	Rehabilitation of Existing Housing Units
	Needs Addressed	Rehabilitation of existing units
	Funding	CDBG: \$3,684,089
	Description	Provision of grants and zero interest loans to eligible low- and moderate-income homeowners for emergency. Grant funds will be leveraged with other sources of funds such as banks, foundations, etc. to create greater impact and leveraging.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1,950 Low and moderate income families
	Location Description	City-Wide

	Planned Activities	Emergency and non-emergency home repairs
5	Project Name	HOUSING ADMINISTRATION - HOUSING REHABILITATION
	Target Area	City-Wide NRSA Areas Slums and Blight Designation
	Goals Supported	Rehabilitation of Existing Housing Units Affordable Housing
	Needs Addressed	Rehabilitation of existing units
	Funding	CDBG: \$2,943,331
	Description	Activity delivery costs related to the implementation of the emergency housing rehabilitation and zero interest loan programs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	Administration for housing rehabilitation activities
6	Project Name	PUBLIC FACILITY REHABILITATION
	Target Area	NRSA Areas Slums and Blight Designation
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Public Facilities
	Funding	CDBG: \$1,855,000
	Description	Rehabilitation of various public facilities throughout the City of Detroit.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	1,850 low and moderate income families
	Location Description	City-Wide
	Planned Activities	Rehabilitation of Public Facilities
7	Project Name	PUBLIC SERVICE
	Target Area	City-Wide NRSA Areas Slums and Blight Designation
	Goals Supported	Public Services Activities for Citizens of Detroit
	Needs Addressed	Public Services
	Funding	CDBG: \$3,538,209
	Description	Public service activities throughout the City of Detroit for various services including education, seniors, recreation/youth, public safety, and health.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10,499 low and moderate income families
	Location Description	NRSA Areas, City-Wide, and Slums and Blight
	Planned Activities	Public service activities are: Education, Seniors, Health, Public Safety and Recreation.
8	Project Name	HOMELESS PUBLIC SERVICE
	Target Area	City-Wide
	Goals Supported	Prevent and/or reduce homelessness in the City of Detroit
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$2,537,147

	Description	Homeless public services to include rapid re-housing, street outreach, emergency shelter, and homeless prevention. These funds will be used to help meet the ESG match
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	28,683 low and moderate income families
	Location Description	City-Wide
	Planned Activities	Homeless public services to include rapid re-housing, street outreach, emergency shelter, and homeless prevention
9	Project Name	PARK IMPROVEMENTS
	Target Area	City-Wide
	Goals Supported	Sustain Infrastructure and Public Improvements
	Needs Addressed	Public Improvements & Infrastructure
	Funding	CDBG: \$99,044
	Description	Public improvements/rehabilitation to support park improvements.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	5,000 low and moderate families will benefit
	Location Description	City-Wide
	Planned Activities	Park improvements for city parks
10	Project Name	SECTION 108 LOANS
	Target Area	City-Wide
	Goals Supported	Section 108 Repayment

	Needs Addressed	Economic Development
	Funding	CDBG: \$5,057,956
	Description	Repayment of section 108 loans
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Low and moderate-income people
	Location Description	City-wide
	Planned Activities	Repayment of section 108 loans
11	Project Name	HOME Assisted Housing
	Target Area	City-Wide
	Goals Supported	Rehabilitation of Existing Housing Units Affordable Housing
	Needs Addressed	Rehabilitation of existing units
	Funding	HOME: \$4,069,260
	Description	The development of affordable rental housing units (new construction and acquisition rehabilitation) for families with household income at or below 80% of the Area Median Income. Assistance will be provided in the form of grants and/or loans to for-profit and non-profit developers as gap financing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	125 low and moderate income families
	Location Description	City-Wide

	Planned Activities	New Construction of multi-family and single-family infill units. The acquisition and redevelopment/rehabilitation of existing units.
12	Project Name	HOPWA
	Target Area	City-Wide
	Goals Supported	Help those with special needs (non-homeless)
	Needs Addressed	Rental assistance and affordable housing
	Funding	HOPWA: \$2,460,771
	Description	HOPWA short term emergency/transitional housing, Information and referral services, and rental assistance to individuals and families affected by HIV/AIDS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	HIV/AIDS: 332 cases
	Location Description	City-Wide
	Planned Activities	Community residences, information and referral services, and tenant based rental assistance to individuals and families.
13	Project Name	ESG15 Detroit (2015)
	Target Area	City-Wide
	Goals Supported	Reduce the number of homeless individuals/families or prevent homelessness.
	Needs Addressed	Homelessness and Homeless Prevention
	Funding	ESG: \$2,862,103
	Description	Emergency Solutions Grant Administration and Projects for Street Outreach, Rapid Re-housing, Emergency Shelter, Homeless Prevention activities.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	2,500 Homeless individuals or families or those at risk for homelessness.
	Location Description	City-wide
	Planned Activities	Street Outreach, Rapid Re-housing, Emergency Shelter, Homeless Prevention activities.
14	Project Name	Economic Development (Creation of Jobs/Small Businesses)
	Target Area	City-Wide
	Goals Supported	Economic Development (Creation of Jobs/Small Businesses)
	Needs Addressed	Economic Development Jobs/Small Business
	Funding	CDBG: \$1,000,000.00
	Description	Jobs and Small Businesses
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 businesses assisted
	Location Description	City-Wide
	Planned Activities	Real-estate and business technical assistance.

AP-50 Geographic Distribution – 91.220(f)

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

Geographic allocations will be targeted using a plan based on Detroit Future City’s strategic plan, NRS areas, and Slum and Blight designations whenever possible. In Detroit, the demand for services exceeds available resources in almost all Census tracts due in part to the high percentage of census tracts with 51 percent or more low/moderate income residents. Accordingly, resources available in this Action Plan will be geographically

targeted whenever possible to benefit as many low and moderate income residents as possible. Some of the CDBG funding in this plan is allocated City-wide, to NRSAs and to designated Slum and Blighted areas. ESG funding is allocated on a City-wide basis. HOPWA funding is allocated to eligible residents City-wide. HOME projects will be targeted geographically according to the HOME Notice of Funding Availability (NOFA). The HOME NOFA is scheduled for completion later this year.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	
NRSA Areas	
Slums and Blight Designation	

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As in year’s past, city-wide activities receive the most funds. They are distributed to activities located in areas where the residents are predominantly (51% or more) low and moderate income or program participants are low and moderate income. This year's targeted geographic strategy focuses on providing the Zero percent interest loan program to NRSAs, Slum and Blight areas and City-wide. The Summer Youth Employment Program will also be geographically targeted to the NRSAs.

City-wide services include many homeless, public service, housing and other designated activities. These allocations reflect the broader vision of the City’s strategic framework. By focusing on NRSA communities and Slum and Blight areas, the City can implement an approach in specific areas to address issues particular to low income residents as well as other income groups.

NRSA - The NRSA Plan is designed to use CDBG funds in new ways. The Plan includes strategies that are intended to build market confidence in neighborhoods by stabilizing housing stock. Increasing home values, growing small businesses, preparing our youth for future employment and helping build wealth for Detroit's families. The NRS tool provides greater flexibility and eases the use of CDBG funds. This allows the City to serve a broader base of residents and businesses than would otherwise be eligible. The strategy comprises several interrelated initiatives as follows:

- Stabilize Neighborhoods
- Support Small Businesses
- Create Jobs
- Support Businesses

- Youth Employment

Slum and Blight Designation

Of particular concern is the problem of vacant or substandard homes that are contributing to the overall problem of blight and decay in the City. The City will address this problem with the slum and blight designation described at 570.208(b)(1). The slum and blight category covers activities that aid in the prevention or elimination of slums or blight (in a designated area). Activities can include housing rehabilitation and the strategic demolition of commercial and/or residential structures.

Discussion

Geographic targeting follows the Mayor’s Revitalization Strategy. In particular the first element of the strategy is to “Strengthen Neighborhoods With Strategic Planning and Policies”. Strategic components include the following:

- **Develop priority planning initiatives:** Implement a comprehensive, proactive, and strategic approach to planning. Ensuring the City identifies inclusive, neighborhood-specific strategies that 1) align with complimentary large-scale open space and special district planning efforts, and 2) leverage related City programs
- **Eliminate blight:** Aggressively remove blight through coordinated initiatives initially targeting the neighborhoods where they are likely to have the greatest impact, and then progressively expanding across the City
- **Invest in single family homeownership:** Stabilize and strengthen neighborhoods through coordinated initiatives designed to keep current residents in their homes while encouraging and enabling new residents to purchase homes
- **Revitalize commercial corridors:** Revitalizing key commercial corridors by matching promising businesses with underutilized real estate, and through coordinated real estate development initiatives and infrastructure improvement
- **Build density in target areas:** Facilitate and support the high quality, mixed-income residential and commercial development needed to create vibrant, walkable, economically healthy communities
- **Expand transit:** Execute and support planning activities that will enable the development of robust public transportation and transit opportunities
- **Execute open space transformation:** Create the local organizational capacity and financial tools necessary to support large-scale open space transformation efforts
- **Attract immigrants:** Promote policies and incentives that will attract foreign-born individuals and their families

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

The City uses a combination of Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds to create affordable housing options for those in need. CDBG and ESG funds help prevent homelessness and assist those that are already homeless with shelter and supportive services. HOPWA funding addresses affordable housing needs faced by those struggling with an HIV/AIDS diagnosis. HOME and CDBG funds are used to build rental housing, help with down payments and rehabilitate homes for low and moderate income persons/families in Detroit. In addition, community partner funds are used with CDBG funds to provide Zero Interest Home Repair Loans to City of Detroit homeowners. The City also received a Lead Hazard Demonstration Grant totaling \$3,367,000 covering the period 12/1/14 to 11/30/17. The Lead Grant, with matching funds from CDBG, will help abate lead in many Detroit homes.

In the 2015 HOME Notice of Funding Availability (NOFA), funds were targeted to specific areas in the City. In addition to targeting discussed in the Geographic Distribution section above, HOME projects were also prioritized if they were in areas with lower vacancy, lower market strength or were located near local employment districts or transit. New construction will also be limited to areas where there is clear demand and long term housing viability.

HRD's Housing Rehabilitation Program for 2015-2016 will focus on the following:

- Eliminating lead-based paint hazards
- Repairing deteriorated building components effecting health and safety of the occupants
- Reducing home energy losses

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

One Year Goals for the Number of Households to be Supported	
Homeless	4,987

One Year Goals for the Number of Households to be Supported	
Non-Homeless	3,610
Special-Needs	40
Total	8,637

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	190
The Production of New Units	65
Rehab of Existing Units	568
Acquisition of Existing Units	0
Total	823

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

Detroit is turning the tide on residential blight by repairing homes in the NRSA and Slum and Blight designated areas. In 2015-2016 the City of Detroit's Emergency Home Repair Program, currently administered by the HRD Housing Services Division, continues to assist low and moderate income residents with emergency home repair. In addition, using CDBG funds, the City will leverage private capital investment to increase home repair dollars to residents of the City of Detroit. The following methods will serve low and moderate income homeowners:

Emergency Home Repair Grant – These CDBG funds are targeted to low and moderate income Detroit homeowners. The grant is used to provide emergency replacement and repair of roofs, furnaces, porches, plumbing, and electrical concerns affecting the immediate health and safety of occupants. An estimated 133 homes will be served with a maximum expenditure of \$15,000 per home.

Zero Interest Home Repair Loan Program. This program will provide zero percent interest home repair loans, credit enhancements, and/or grants to low and moderate income residents. The program will also provide loan guarantees to lenders, making these high risk loans attractive to investors in Detroit' future. In addition, those

areas designated NRS areas and Slum and Blight areas will allow residents who are above 80 percent of area median income to participate in the program.

In 2015-2016 the City will continue to refine the process used to select housing rehabilitation and new construction projects in geographically targeted areas of the City. HRD will continue to consider the Detroit Future City land use typologies used in the 2015 HOME NOFA investment decisions. The City will seek to significantly leverage HOME funds with a clear, consistent, and updatable procedure including investing in stable communities where other services are being provided.

Goals for investing in rehabilitated and newly constructed housing in 2015-2016 include:

- Promoting and supporting sustainable, safe, and healthy homes and neighborhoods in the City of Detroit through housing rehabilitation and lead hazard control services
- Reducing distressed housing conditions and supporting blight reduction in neighborhoods
- Establishing formal criteria that can be used to make up-to-date geographically targeted investment decisions

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

AP-60 Public Housing – 91.220(h)

Introduction

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

- Owns and operates 20 family and elderly public housing developments totaling approximately 3,600 units
- Oversees the development activities for three (3) federally funded HOPE VI revitalization projects (Woodbridge Estates, The Villages at Parkside (off-site component Emerald Springs) and Gardenvue Estates) that provide rental and homeowner opportunities
- Administers approximately 6,000 Housing Choice Vouchers under the Section 8 program and encourages homeownership through a number of different programs

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

The DHC will continue its plans for modernization of units and also continue its scattered site rental program as discussed below:

- **Villages at Parkside and Emerald Springs** - Planning and negotiations for the Emerald Springs offsite rental phase will begin.

- **Woodbridge and Cornerstone Estates** - Onsite and offsite homeownership development for 17 units and commercial phases will continue.
- **Gardenview Estates** - 47 multi-family units are expected to be complete by December, 2015. Negotiations are taking place to develop a health care facility in the commercial area.

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

The DHC will ensure opportunities are available to encourage public housing residents to become more involved with public housing programs. DHC continues to work closely with both the Resident Advisory Board (RAB) and the Resident Councils (RC) at each development. The DHC meets regularly with both groups. These forums allow residents of public housing to provide DHC with input regarding public housing program management. Residents are also encouraged to participate in the annual plan process by attending numerous planning meetings and the public hearing. DHC presented its draft annual action plan to the public in two meetings (February 2015 and April of 2015). DHC has encouraged the public to comment on the draft throughout the 45-day comment period. At the conclusion of the comment period DHC's Board of Commissioners held a public hearing to seek feedback and input from the public. At the conclusion of the comment period and public hearing, DHC's Board of Commissioners finalized the plan. It was filed with HUD on April 17th, 2015.

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

DHC is not designated as troubled.

The DHC's 2014 Public Housing Assessment System (PHAS) score was 84. HUD considers DHC to be a standard performer.

Discussion

The City of Detroit continues to work in partnership with the DHC, integrating public housing into the City's housing investment strategy.

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

Introduction

The City of Detroit addresses the needs of its most vulnerable citizens by working with local partners to implement CDBG, ESG and other activities designated to prevent homelessness, provide shelter, and supportive services. In 2015-2016 the City of Detroit will allocate \$2.25 million in CDBG funding to community groups and organizations assisting the homeless or those at risk for homelessness. CDBG homeless funds also provide part of the ESG match. In addition to CDBG and ESG, many recipients also receive other federal, state and private funding to operate their programs.

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

To reduce and end homelessness the City of Detroit used ESG funding priorities in the 2015-2016 CDBG proposals as follows:

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

Street Outreach is covered through ESG and is a new CDBG activity under the homeless category. The activity is necessary to reach out to unsheltered homeless individuals and families, connect them with emergency shelter, housing, or critical services, and provide them with urgent, non-facility-based care.

Emergency Shelter will cover essential services and shelter operations. Essential Services include case management and supportive services. Shelter Operations include housing maintenance (including minor or routine repairs) and other financial support.

Rapid Re-housing is designed to provide immediate permanent housing to individuals and families experiencing homelessness.

Reaching out to the unsheltered and assessing their needs is a needed process in the City of Detroit. The City of Detroit and HAND (the local CoC in Detroit) are working to develop and implement a Coordinated Assessment Model (CAM). CAM will provide greater resource accessibility, standardize intake and assessments, and coordinate referrals.

The planning process includes developing street outreach policies and procedures for emergency shelter providers in Detroit. When outreach procedures to identify and engage unsheltered individuals are in place, they will be used by approximately 10 street outreach teams (currently operating in the City).

A team of outreach providers visits locations where homeless individuals are known to stay (in many instances these are places not meant for human habitation). These providers also visit drop-in centers and soup kitchens, where unsheltered homeless individuals are known to visit. The coordinated assessment process in Detroit will be streamlined to ensure emergency shelter placement performs in an organized manner. The process will include a common assessment tool to evaluate persons in emergency shelters and quickly link them with the resources needed to move out of the shelter. These resources will be targeted to persons most in need.

Outreach teams coordinate their work to ensure they are not duplicating another team's effort. The PATH (Projects for Assistance in Transition from Homelessness) outreach teams are funded by the Federal Substance Abuse and Mental Health Services Administration (SAMSHA). These teams have clinicians trained to assist persons with severe mental illnesses or other disabilities.

Outreach procedures may be revised as the CoC continues to implement coordinated assessments. The CoC has provided training to providers on procedures for the initial phase of coordinated assessment, including phone numbers, and the process used to evaluate and refer clients to services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Detroit and the CoC recognize the need to shift focus as well as resources from short term emergency shelter to long term permanent housing to end homelessness. The City wants to reduce the overall amount of time a person spends in emergency shelter through rapid re-housing. Rapid re-housing is a strategy that ensures when a household becomes homeless, they are quickly able to be placed in safe, affordable, and appropriate housing. Rapid re-housing will eliminate the need for lengthy stays in emergency or transitional housing.

The City of Detroit's ESG program targets two populations of people facing housing instability:

- Homeless Households
- Households that are still housed but at imminent risk of becoming homeless

Potential program participants will receive an initial screening to determine if they meet the eligibility requirements for the program and to determine if the program is the best fit for their needs. In order to receive financial assistance or services funded by the City's ESG program. Households must meet the following criteria:

1. Housing Status: Household must be either homeless (for rapid re-housing) or at risk of becoming homeless (for homeless prevention assistance); and meet both of the following circumstances:
 - No appropriate subsequent housing options have been identified.
 - Household lacks financial resources and support networks to obtain immediate housing or remain in existing housing.
2. Residency: Must be a City of Detroit resident or moving to Detroit.
3. Income: Household income must be below 30% of Area Median Income (AMI)
4. Consultation: Household must receive at least an initial consultation and eligibility assessment with a case manager or other authorized ESG program representative to determine the appropriate assistance needed.

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

The following activities will be used to address transition to permanent housing and independent living:

1. **Prevention and Rapid Re-housing:** ESG and CDBG funds will provide short term rental assistance, rental or utility arrearages to keep people stably housed and prevent them from becoming homeless. Rapid Re-housing provides short to medium term rental assistance and case management for homeless people who do not need long term and intensive interventions.
2. **Long Term Housing Solutions (Housing First):** The 10 year plan recognizes the need for an assortment of long term housing solutions for homeless households with various types of barriers and housing needs. The system will also include different housing options that are intended to provide an appropriate level of service based on each household's need. Housing First, is a method of moving people with substance abuse and/or mental health issues off the streets and into permanent housing. The program then provides treatment, and services as individuals are prepared to receive them.
3. **Supportive Services:** Ensures that a homeless person makes a successful transition into long-term housing. The 10 year plan will strengthen supportive services and community resources for people who are homeless or at risk of becoming homeless. The Plan will also assist homeless persons with accessing housing and maintaining residential stability.

Strategies include the following:

- Improving access to and use of mainstream resources
- Ensuring the integration of housing with wrap around supportive services (case management, child care, transportation and employment services)

4. **Outreach:** The 10 year plan recognizes the need to strengthen the community's current existing outreach programs. These programs seek to engage homeless people on the streets by moving them into available housing. Strategic conversations are currently underway with various outreach programs in the community and steps are being taken to develop links to emergency and permanent housing, improve referral processes, and improve communication among outreach providers. The goal of these strategic conversations is to have an outreach system in place that reduces the length of time a person is on the streets, maximizes the resources available, and improves collaboration.

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

Providing Financial Assistance, Financial assistance to the homeless includes short term leasing assistance and utility and/or rental payments in arrears. In the past, Detroit used the Homeless Prevention & Rapid Rehousing Program (HPRP) to prevent homelessness for individuals and families with children. Currently, ESG funding will provide assistance similar to HPRP (to keep people in their homes and prevent them from entering the homeless system).

Preventing discharges into homelessness, Develop and implement discharge policies for individuals exiting correctional facilities, institutions of care or the foster care system.

Foster Care (Youth Aging Out) - The Michigan Department of Human Services (DHS) established and implemented formal protocols throughout its system to assure youth "aging out" of foster care are not discharged into homelessness.

Health Care - Work with local health care institutions to develop strategies for successfully identifying, engaging and providing housing, and support for those cycling between homelessness and the hospital.

Mental Health - Section 330.1209 b of the State Mental Health Code requires the following, "community mental health services program shall produce in writing a plan for community placement and aftercare services that is sufficient to meet the needs of the individual" In addition according to R 330.7199 (h) of the Administrative Code, the written plan must at minimum identify the following, "strategies for assuring that recipients have access to needed and available supports identified through a review of their needs."

The Michigan Prisoner Reentry Initiative (MRPI) is the Michigan Department of Corrections (MDOC) initiative to better prepare and support citizens following their release from prison. According to MDOC policy directive 03.02.100, reentry plans must address housing upon release. The Michigan State Housing Development Authority (MSHDA) and the Coalition on Temporary Shelter (COTS) have developed a pilot program, Parolees Utilizing Supportive Housing (PUSH). Through PUSH eligible parolees receive rental assistance to lease scattered site apartments. COTS' staff assists with locating housing, negotiating with landlords, and ensuring residential stability. In addition to scattered site apartments, parolees may find housing with one of six re-entry program providers.

Discussion

The Housing and Revitalization Department established project goals in the CDBG Homeless Request for Proposals (RFPs) in 2015-2016. This resulted in better alignment of project funds with services the City needs. It also created an environment to better align services with projected goals.

Goals included:

- **Prioritizing Projects:** The RFPs identified types of homeless services most vital to the city based on best practices and studies
- **Prioritizing Proportion of Allocations:** The RFP presented the proportion of funding to be spent on services

- Assessing Capacity: The City targeted service provider capacity in proposal questions and documentation. In addition, the proposal presented homeless service needs identified by HRD and HAND staff.

AP-70 HOPWA Goals - 91.220 (1)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	190
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	40
Total	230

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

Introduction:

Housing problems in Detroit are a result of low-incomes rather than high housing costs. According to 2010 Census data 33 percent of the City's residents are at or below the poverty line. In addition, the latest economic downturn resulted in significant job losses and housing foreclosures. Today a city that was built and supported by a population of nearly two million is now under 720,000 people. As a result Detroit's housing supply exceeds the demand.

Neighborhood assets and overall quality of life also play a critical role in the city's growth. The Detroit Future City Framework notes that open space, educational institutions, and arts/culture institutions all serve to make the city more attractive and marketable. These non-housing factors play a role in people's decisions to move to Detroit or stay here.

Factors limiting Detroit's population growth include:

- Higher tax rates
- Higher insurance costs compared to nearby suburban areas
- Problems with Detroit Public Schools
- Predatory lending

- Lack of city services
- Crime/perceived crime

Factors impacting housing affordability:

- A large segment of Detroit citizens are in poverty or are low/moderate income due to unemployment, under-employment or age related income issues (i.e. insufficient retirement income). Decreased funding in Housing Choice Vouchers (Section 8)
- Decreased funding in CDBG/HOME and other federal funds
- Aging housing stock requiring more maintenance
- Lack of homeownership knowledge regarding home maintenance
- Resource/referral agency needed for homeowners
- Insufficient coordination between housing related entities in the Detroit area
- Lack of foreclosure prevention activities

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

The City of Detroit is implementing policies aimed at ameliorating the negative effects of some public policies. In its Revised Master Plan of Policies, last updated in 2009, the City outlines the following strategic goals:

- Strategically target financing and tax incentives
- Ensure fair lending for low-income and minority homebuyers by encouraging the federal government to review and enforce the Community Reinvestment Act
- Increase and improve rental properties
- Provide supportive housing
- Coordinate community development efforts and work with local governments and housing professionals to coordinate housing and transportation opportunities
- Increase the diversity of transportation options and provide and maintain sufficient infrastructure to support multiple modes of transportation (including greenways, sidewalks, and bike paths)

Discussion:

The City continues to make amendments to the Zoning Ordinance in response to development challenges to and is also working to implement a Complete Streets Ordinance. "Complete Streets" are roadways planned, designed, and constructed to accommodate safety for all users. Other efforts, such as place making elements in public spaces, community policing, other crime prevention activities, and enhanced code enforcement are also underway to address the local barriers.

AP-85 Other Actions – 91.220(k)

Introduction:

The other actions section combines a variety of programs that encourage job growth and help provide the City of Detroit's safety net for vulnerable populations. Included are economic development activities and non-City lead based paint services. Other actions also include the web of services that make up the City's anti-poverty strategy, non-homeless special needs (services for the elderly, persons with an HIV/AIDS diagnosis, and survivors of domestic violence), and a description of the City's Fair Housing policy and approach.

Actions planned to address obstacles to meeting underserved needs

The City of Detroit has used Federal grants to address the obstacle of decreasing resources. The following grants are used to provide services to low-moderate income citizens within the City of Detroit: CDBG, HOME, ESG, and HOPWA. Federal funds have been received by the City of Detroit to address the economic downturn affecting Michigan and its cities. During the 2014-2015 Action Plan year, NSP3 funding was used to acquire and rehabilitate housing and demolish blighted structures in target areas. The NSP3 program closed in 2014, but obligated NSP3 projects will continue to come on line in 2015.

Actions planned to foster and maintain affordable housing

Please see response provided in the Affordable Housing Section.

Actions planned to reduce lead-based paint hazards

Lead based paint was used in the United States until the federal government banned consumer uses of lead paint in 1978. Based on the American Community Survey (ACS) 2012, approximately 93 percent of Detroit's housing was built before 1978 with 32 percent was built before 1940, therefore the City's housing stock can contain lead based paint hazards. Lead based paint continues to be an issue contributing to learning disabilities and other significant health issues among children. The City of Detroit, through HRD, is committed to seeking funding in reducing lead hazards and providing prevention information and educational awareness with the various lead partners throughout the City.

To combat the lead based paint problem, HRD applied for and received funding from HUD's Office of Healthy Homes and Lead Hazard Control. This is the City of Detroit's 4th Lead Hazard Reduction Demonstration Grant. This grant will cover a 36-month period beginning December 1, 2014 ending November 30, 2017. The target population is households with children under the age of six (6) years or where a pregnant woman resides. The eligible properties are single family structures and rental property that contain no more than four (4) dwelling units. In addition, the grant will also identify and address, where feasible, other health and safety issues through the Healthy Homes Rating System. This system "rates hazards for their potential to harm residents and enables those risks to be removed or minimized." One of the goals of the grant is to complete a total of 240 units of housing through abatement or interim control thereby increasing the number of lead-safe residential units in the City of Detroit. By the end of June 30, 2015 HRD plans to address 32 units and from July 1, 2015 through June 30th, 2016 an additional 115 units.

The Institute for Population Health (IPH), under the administration of the Detroit Department of Health and Wellness Promotion (DWHP), administers the Childhood Lead Poisoning Prevention Program (CLPPP). The program's mission is the prevention of childhood lead poisoning with the identification and case management of children with elevated blood lead levels, and facilitating the remediation of lead hazards in the home. In order to successfully achieve their mission CLPPP:

- Provides capillary testing to children younger than 7 years of age and provides coordinated, comprehensive nursing case management services in the child's home
- Maintains a data and surveillance system to track trends and better coordinate services throughout the city
- Distributes lead prevention education material and provides presentations to parents, health care professionals, and rental property owners

The Detroit Lead Partnership meets on a monthly basis with multiple partners across the city and the Southeast Michigan region to work on a variety of lead prevention issues including, but not limited to, enforcement, service delivery, lead education, and lead-safe housing

Actions planned to reduce the number of poverty-level families

Housing, education, transportation, and job opportunities are all important aspects of Detroit's anti-poverty strategy.

Housing: Please see the Affordable Housing section at AP-55 for detail on HRD's efforts to reduce the number of poverty level families by making decent, safe and affordable housing available for those in need.

Education: Detroit Public Schools (DPS) continue to combat high illiteracy and drop-out rates as it continues under its financial emergency. DPS enrollment has declined from 164,496 in 2012 to 52,981 in 2012 causing the closing of 201 schools during that same period. Despite these challenges Detroit continues to provide a solid education for its young people. As a part of DPS's 2013-2017 strategic plan, the City provides preschool for Detroit's 4 year olds and offers services 12 hours a day at certain schools.

This year's initiatives include several major educational initiatives for schools in Southwest Detroit including the following:

- a new dual-immersion high school program
- a new adult education site
- a new gifted and talented program and much more

These initiatives include a community engagement process with many parents, students, partner organizations, and agencies in Southwest Detroit. For example, the City of Detroit has partnered with the non-profit "Life Remodeled" to remodel a DPS school each year. This year's location is Osborn College and Preparatory Academy.

Transportation: Transportation to employment opportunities is important to combat the City's high jobless rate, currently at 14.7 percent. Priorities include:

- Improving cross-town transportation and options to get from the city to surrounding suburbs.
- Ensuring special needs groups (blind, deaf, disabled, and seniors) have access to reliable transportation.
- Supporting the new Regional Transit Authority (RTA) in developing a master transit plan, including rapid bus transit.
- Continuing work on the 3.3 mile M-1 Woodward Streetcar project.
- Updating the City's bus fleet (80 new buses by the end of 2015)
- Acquiring property in Delray where a new bridge between the U.S. and Canada will be located.

Employment: A significant cause of poverty is the lack of employment opportunities. The Detroit Workforce Development Department (DWDD) was an avenue for employment, but it has recently closed. DWDD programs and services have been transferred to Detroit Employment Solutions Corporation (DESC), a non-profit agency dedicated to employment/training and opportunities to match Detroiters to jobs. DESC has helped with the following:

- Engaging with M-1 Rail and Olympia Development management teams to provide a pipeline of workers for both M-1 Rail and the new hockey arena.
- Engaging with Meijer to supply 270 jobs for a new Meijer supercenter scheduled to open this summer 2015.

Actions planned to develop institutional structure

Institutional structure within the City of Detroit is changing. As the City of Detroit went through bankruptcy, all aspects of City services and functions were analyzed and reviewed. Based on the results restructuring efforts sought to rid City departments of redundancies and inefficiencies in service delivery and functions. For example, the Planning and Development Department has been restructured into a planning department (Planning and Development Department) and a housing department (Housing and Revitalization Department). The Planning and Development Department is now responsible for citywide planning, studies, and urban design initiatives). HRD is responsible for administering and in some instances implementing HUD and other grant programs including housing, development, and public service activities.

HRD uses City staff, other City departments, contractors, and subrecipients to carryout grant activities and strategic functions. For example, the Detroit Land Bank Authority (DLBA) is a public entity created specifically to address the large surplus of vacant, abandoned, and foreclosed property in the city and to return them to productive use. The Detroit Land Bank Authority and the City of Detroit are working in partnership to

eliminate blight in Detroit. This effort will stabilize neighborhoods and improve quality of life for Detroit residents.

DLBA manages the following programs:

- Hardest Hit Fund Demolitions
- Nuisance Abatement Program
- Home Auctions on BuildingDetroit.org
- Side Lot Sales on BuildingDetroit.org
- Community Partnerships for Endorsement, Blight Removal, and Redevelopment

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

The City of Detroit encourages citizen involvement and participates in and supports cooperative activities. For example, the City of Detroit supports various task forces and other collaborative efforts such as meetings with the Homeless Action Network of Detroit (HAND), the Housing Task Force, and the Detroit Lead Partnership.

Discussion:

The City works closely with other public agencies, private companies and philanthropic organizations to coordinate shared goals and improve the quality of life for the citizens of Detroit. The City of Detroit encourages citizen involvement and supports cooperative activities. The City of Detroit supports various task forces and other collaborative efforts such as meetings with the Homeless Action Network of Detroit (HAND), Housing Task Force, Detroit Lead Partnership, and Detroit-Wayne County Green and Healthy Homes Initiative and many others.

Along with the collaborations listed above HRD along with other City departments has worked closely with the Detroit Land Bank Authority, Michigan Fast Track Land Bank Authority, Detroit Public Schools, Detroit Housing Commission, Detroit Building Authority, and various departments within Wayne County to align decision-making. For example, the City of Detroit works closely with the Wayne County Treasurer regarding the sale, maintenance and demolition of publically-owned parcels.

Program Specific Requirements

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

Introduction:

Providing safe and stable housing is a critical step to revitalizing many of Detroit's neighborhoods. It is also an important anti-poverty strategy. The City is committed to ensuring that existing housing is in good condition. The City is committed to new housing being built in areas targeted for growth. The City

understands that shelter and needed services should be available for individuals and families who are homeless or at risk of becoming homeless and for non-homeless special needs individuals and families.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with expected CDBG funds during the year are identified in the Projects Table. There was no program income generated in 2015-2016.

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

Total Program Income: N/A

Other CDBG Requirements: N/A

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

90.00%

The 2015-2019 Consolidated Plan certifications indicate 2015, 2016, and 2017 as the three year period covered to attain the primary objective (70 percent of CDBG funds must be used to benefit persons of low and moderate income). We are projecting 90 percent low and moderate income benefit with 2015 CDBG funds.

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(1)(2)

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

The HOME program acts as gap financing or additional funding for other housing related programs. These programs include: Low income Housing Tax Credits (LIHTC), Historic Tax Credit (HTC), equity from Federal Historic Tax Credits, developer equity, private investment from other banks and lenders, and Community Reinvestment Fund Program (CRF). All use HOME funding as a resource.

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

Scenario #1

If the sale results in sufficient funds to repay both the HOME subsidy and the developer's investment, the City of Detroit may choose to recapture the entire HOME subsidy or may reduce the amount to be repaid based upon the time the homebuyer owned and occupied the property.

Example: The homebuyer receives \$20,000 in HOME assistance which requires a minimum of 10-year affordability period. The City decides to forgive 1/10, or \$2,000, of the subsidy each year the homebuyer owns and lives in the property. Any funds remaining following repayment of private debt, closing costs, etc., the HOME subsidy may be retained by the City, or distributed to the developer.

Scenario #2

If the sale results in insufficient proceeds to repay all debt and the developer's investment, the City of Detroit may permit the seller to repay an amount less than the full HOME assistance. HOME funds subject to recapture include any development subsidy or direct assistance to the homebuyer that reduced the purchase price from fair market value (FMV) to an affordable price, but excludes any difference between the cost to the developer of producing the unit and the FMV of the property.

Example: The developer acquires a vacant single family home for \$20,000. It rehabilitates the property to meet code standards for \$15,000. The developer's total investment of HOME funds is \$35,000. An appraisal finds that the property's FMV after rehab is only \$30,000. Assuming the property is sold for \$30,000 the \$5,000 difference between the developer's total investment of HOME funds and FMV sales

price is not subject to recapture from the developer.

The amount subject to recapture is the amount used to determine the affordability period.

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

The City of Detroit may use any of the following methods of recapture as provided by HOME Regulations:

- Recapture the entire amount of the HOME subsidy; (Not a part of the City of Detroit's Program)
- Prorate the amount recaptured based on the time the homeowner has owned and occupied the units measured against the required affordability period;
- The HOME subsidy to be repaid may be based on the percentage of the affordability period that has expired;
- If the net proceeds (that is, the sales price minus repayment of non-HOME loan funds and closing costs) are not sufficient to recapture the full (or prorated amount) of HOME funds, the City of Detroit may allow the developer to share the net proceeds (allowing for the developer to recover some or all of the down payment and capital improvement investments). Furthermore methods 2 and 3 above (proration and proportional distribution) may be combined to maximize the funds returned to the City. Alternatively, the City of Detroit may also allow the developer to recover any remaining funds towards his/her investment (down payment and capital improvements) first, before recapturing the HOME subsidy.

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

None

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

The City of Detroit and HAND are in the planning phase of developing written standards. Currently, the ESG grantee and its subrecipients follow HUD regulations and program guidance. In addition, the organization must show proven capacity to deliver the proposed services efficiently. A minimum of two (2) years' experience

administering the proposed services via either the City of Detroit's or the State of Michigan's ESG or HPRP programs is required.

Further, applicant organizations must demonstrate that they have participated in the City's HMIS system for at least one (1) full year, or show willingness to comply with the City's HMIS requirements, or a comparable HUD approved tracking system prior to execution of a sub-recipient contract.

Emergency Solutions Grant funds are used to provide financial assistance and housing relocation and stabilization services for approximately 170 individuals and families. Of these individuals and families approximately 114 are literally homeless, they will have sought daytime and nighttime shelter at existing homeless agencies in Detroit. ESG funds will be provided to help them become rapidly re-housed. An additional 56 individuals or families who are at imminent risk of homelessness or seeking shelter, and who do not have a current lease, ownership interest or occupancy agreement, and whose household income is below 30 % of Area Median Income, will be provided with financial assistance to prevent them from becoming homeless. The specific written requirements for subrecipients are included in the ESG subrecipient agreement.

Fiscal Year 2015-2016 Emergency Solutions Grant funding requires a 100% match. Matching sources will primarily come from CDBG homeless allocations and ESG recipient in-kind contributions and committed grant funds from non-ESG sources.

To be eligible, any matching funds or in-kind resources must be directed toward provision of ESG-eligible activities during the period of the FY 2015-2016 award. The requirements for matching ESG funds are described in **Section 576.201** of the ESG Interim Rule, and the requirements for documenting matching contributions are described in **section 576.500(o)**.

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

Homeless service providers, funded with various other funding sources, will assist clients with case management and housing search assistance. Qualified City of Detroit housing agencies will review and approve applications for assistance, enter client information into HMIS, coordinate and review housing inspections, and coordinate rental assistance activities. The City will hold regular coordination meetings to ensure funds are being expended according to federal guidelines and program policies and procedures. All agencies applying for the funding will be required to actively use the Coordinated Assessment Model (CAM) system and HMIS to report eligible ESG activities and must comply with additional requirements under the City's sub-recipient contract agreements.

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

The City continues to use its CDBG funds as a match for the annual ESG allocation. The City of Detroit uses an RFP process each year to select the best qualified organizations to implement ESG activities. All organizations are required to provide any needed match to the funds awarded. Matching sources may include

cash contributions expended for allowable costs, and non-cash contributions including, but not limited to, the value of any real property, equipment, goods, or services provided that the costs would have been allowable.

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

The City of Detroit adheres to homeless participation requirements at 24 CFR 576.405(a). The City of Detroit has required that all sub grantee organizations appoint one homeless or formerly homeless individual to its board of directors in order to be considered for ESG funding. Our purpose is to ensure the needs of homeless individuals are taken into consideration as organizations make policy decisions.

Describe performance standards for evaluating ESG.

Over the course of 2015, the City of Detroit worked closely with the Continuum of Care and ESG provider agencies to better understand metrics of success related to ESG program types. The City of Detroit has enlisted the support of Priority Community technical assistance providers to ensure the entire request for proposal, contracting and sub grantee monitoring process work together to encourage continuous improvement from sub grantees. Over the course of the next two years, the City of Detroit hopes to move to a performance based contracting system that will encourage the most effective use of federal funds and help establish a more effective homelessness response system with an emphasis on exits to permanent housing (for households accessing an ESG funded service program or agency).

Discussion:

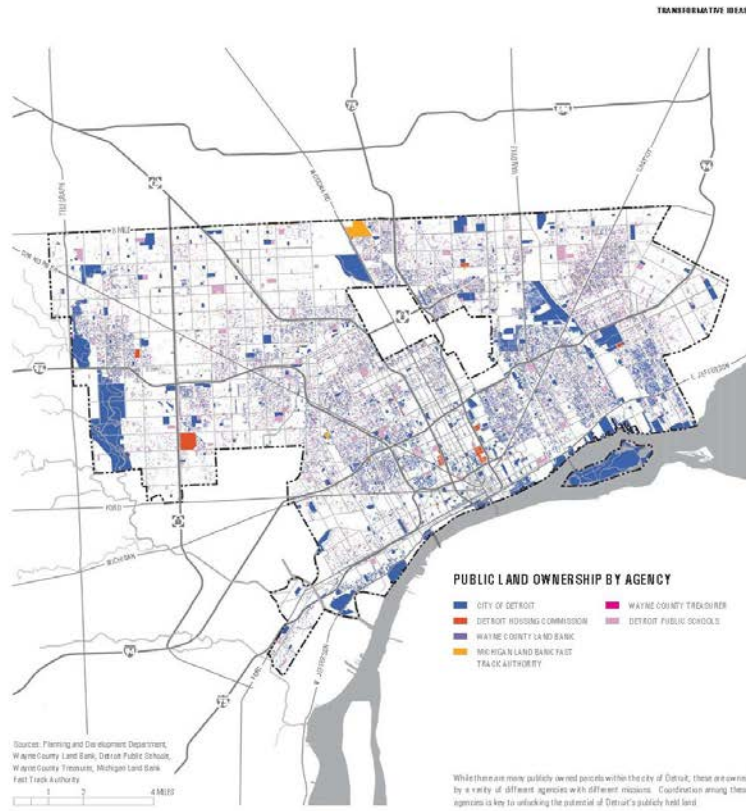
Each year Detroit manages to spend over 70 percent of its CDBG funds on activities that benefit low to moderate income residents. This upcoming year will be no different. Under the HOME Program H&RD hopes to provide another 86 rehabilitated rental units and another 27 new rental units for low to moderate income families. The Department of Health and Wellness Promotion (DHWP) will provide 190 individuals and families with HIV/AIDS with rental assistance through the HOPWA program. DHWP will also provide 20 permanent housing units for people infected with HIV/AIDS. Under the ESG program HRD will provide nearly 4,000 individuals and families with housing.

The City of Detroit anticipates awarding its ESG funds to qualified applicant organizations providing any of the following ESG eligible activities: “Street Outreach”, “Emergency Shelter” (including warming center services), “Rapid Re-housing”, and “Homelessness Prevention”. All applicants will need to demonstrate the ability to meet a match requirement, with verifiable source(s). In addition, the evaluation standards will be used to accurately document and report on program performance.

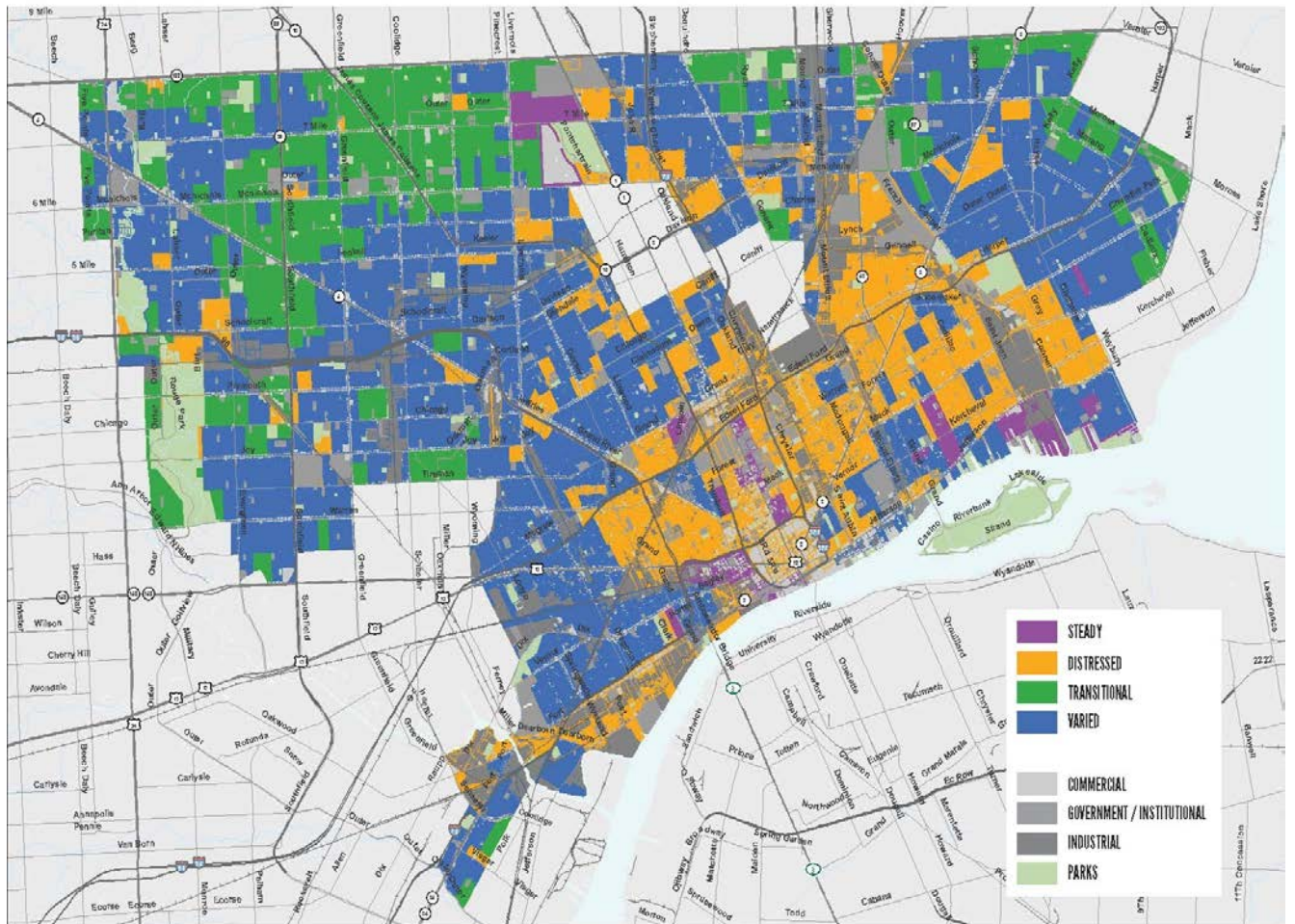
Maps

1. Detroit Future City Land Ownership by Agency
2. Neighborhood Analysis MVA Map
3. Targeted Investment Areas (Philanthropic)
4. Detroit Future City Framework Zones
5. Hardest Hit Fund Areas
6. Wayne County Tax Foreclosure Properties
7. NRSA Boundaries
8. Slum & Blight Designated Areas
9. Change in Population 65 or Older
10. Change in Youth Population
11. Race Ethnicity -- Black
12. Race Ethnicity -- White
13. Race Ethnicity -- Hispanic
14. Race Ethnicity -- Asian
15. Poverty Rate
16. Owner Occupied Housing
17. Renter Occupied Housing
18. Percent Rental Housing Built Before 1949
19. City Council Districts
20. 2010 Census – Low and Moderate Income Map

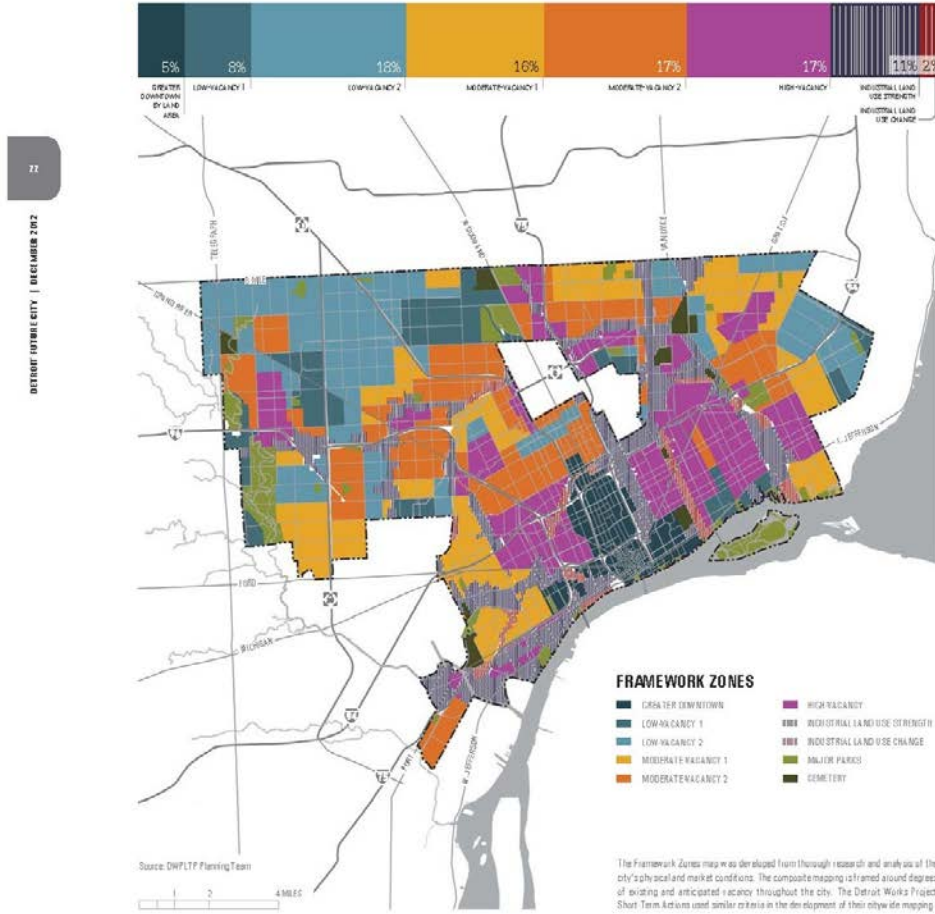
1. Detroit Future City Land Ownership By Agency



2. Neighborhood Analysis MVA Map – Market Type Descriptions



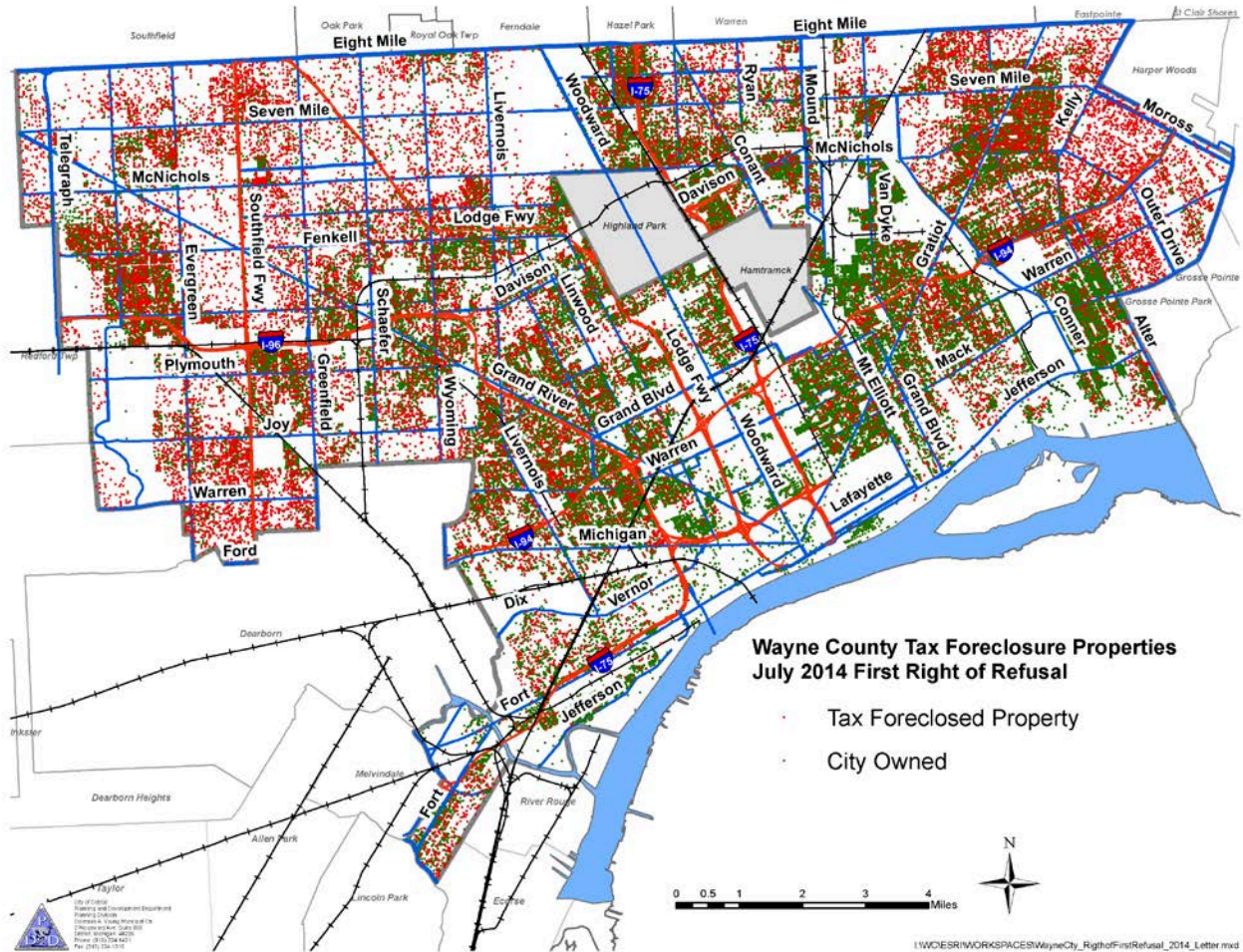
4. Detroit Future City Framework Zones



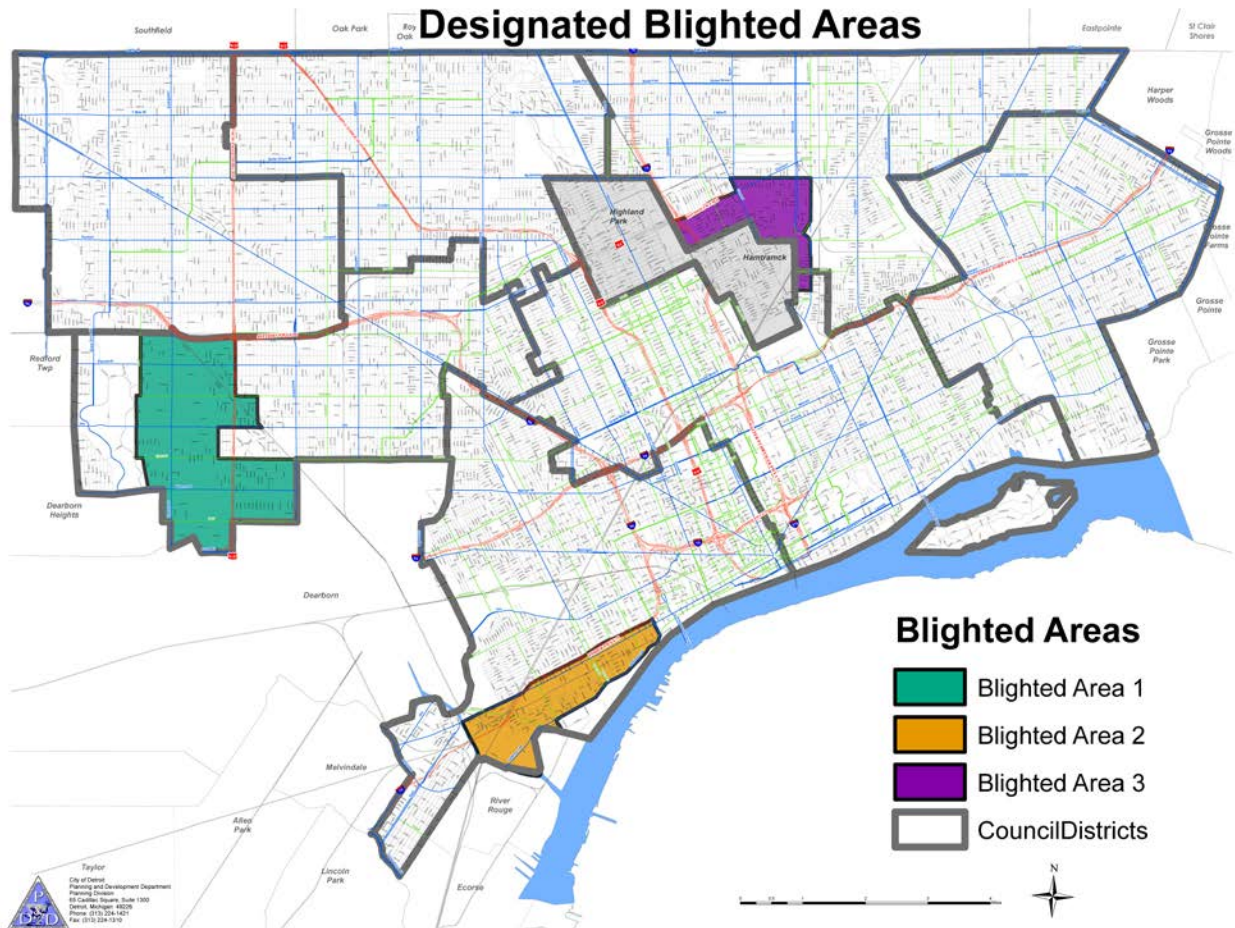
5. Map of Hardest Hit Fund Areas



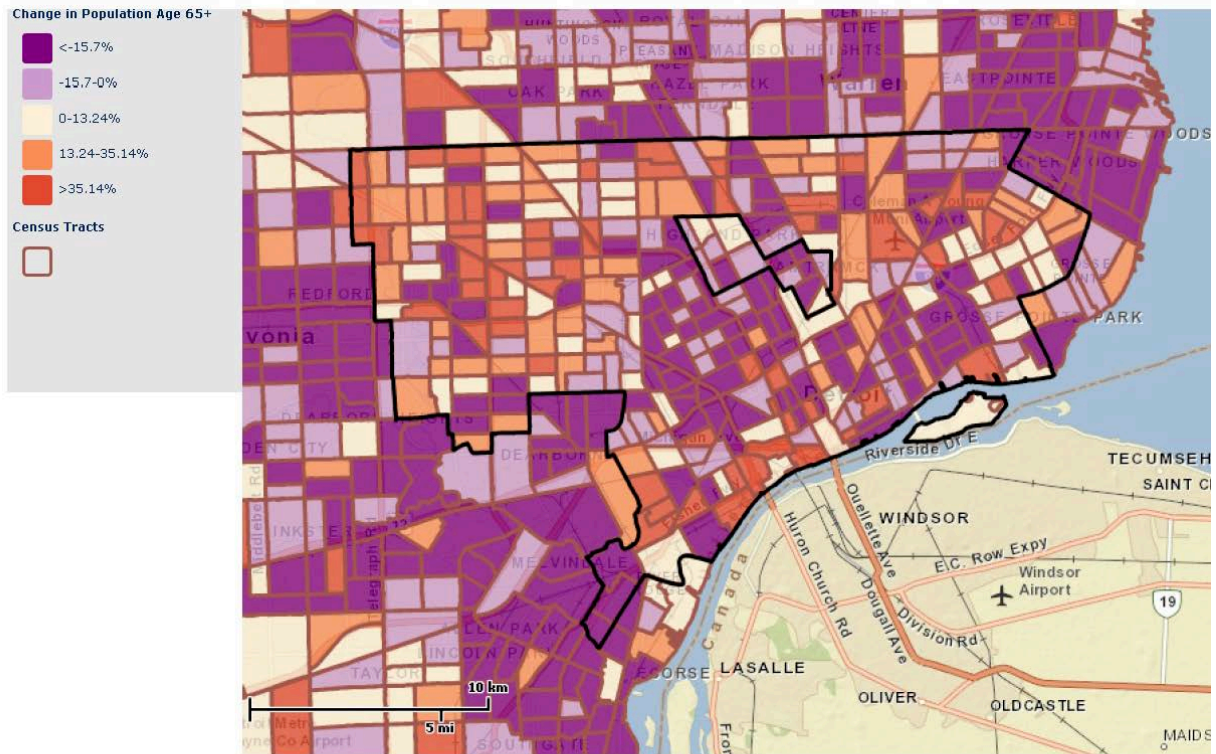
6. Wayne County Tax Foreclosure Properties



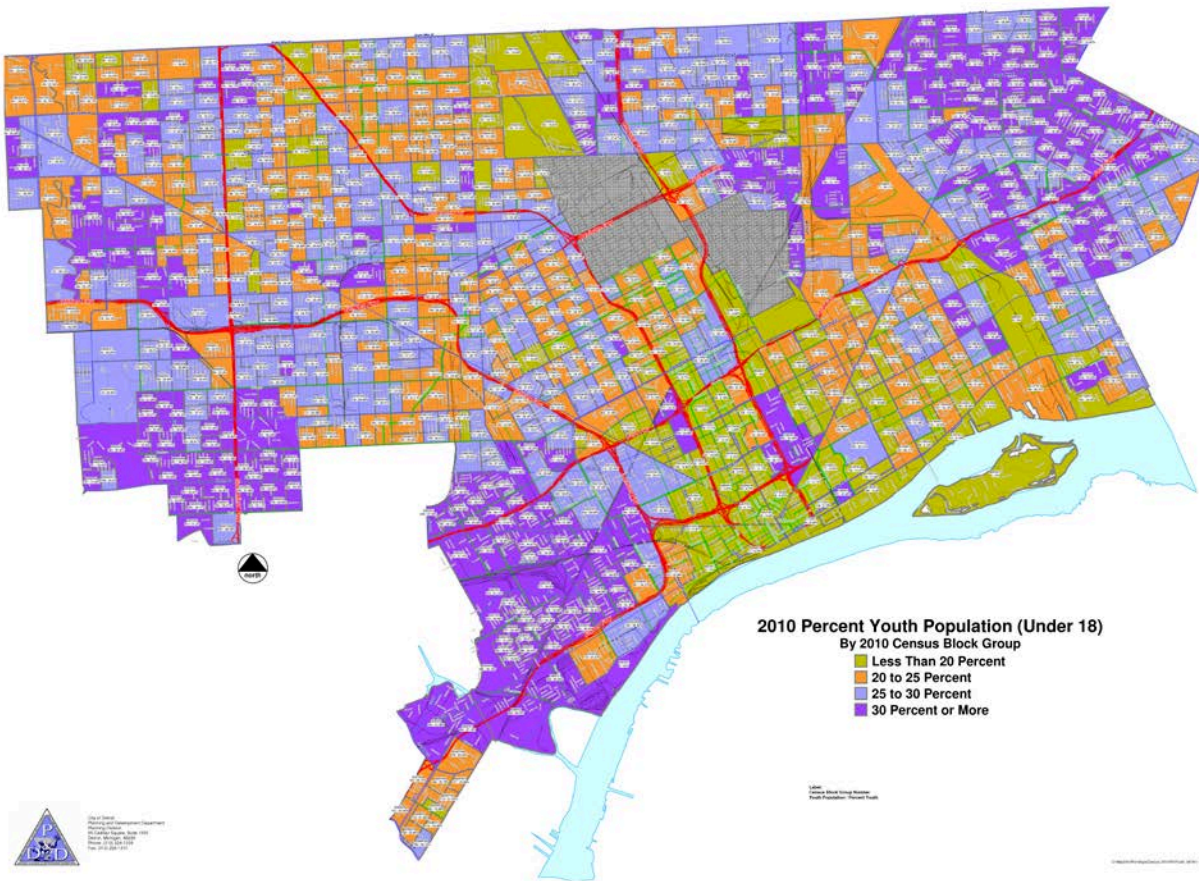
8. Blight Designated Areas



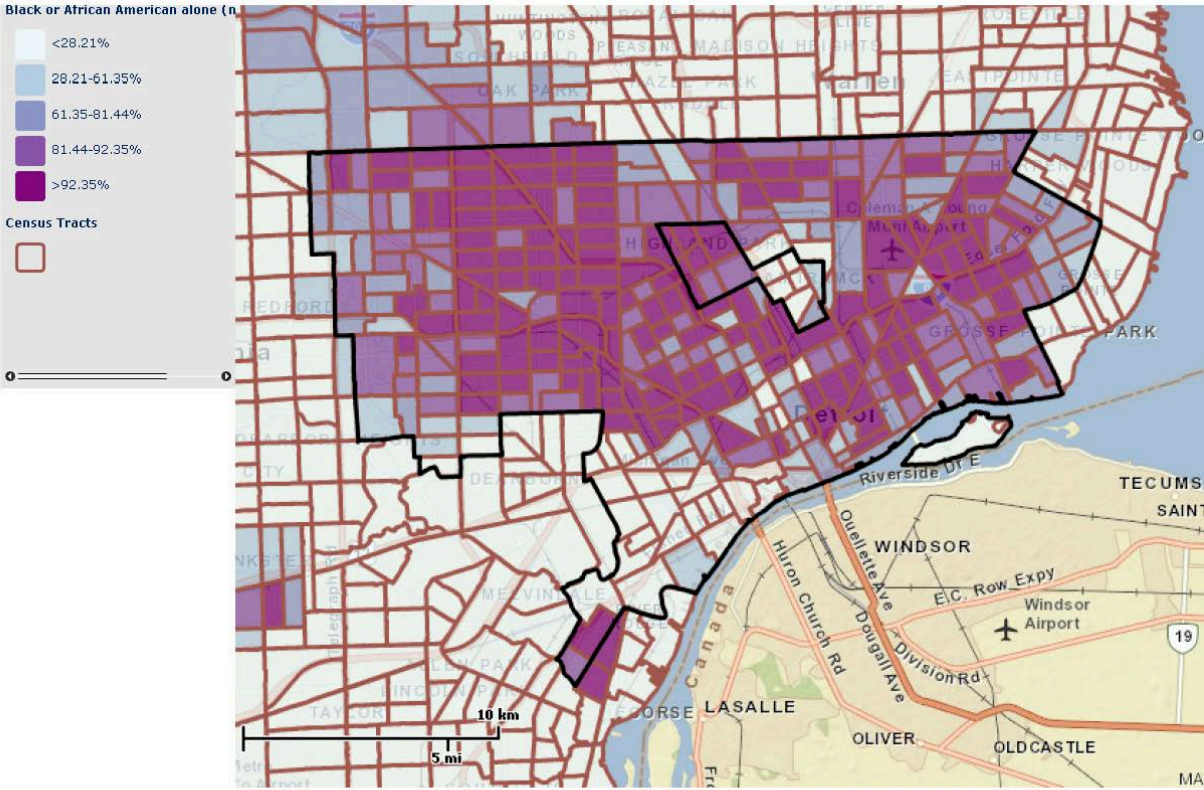
9. Change in Population 65 or Older



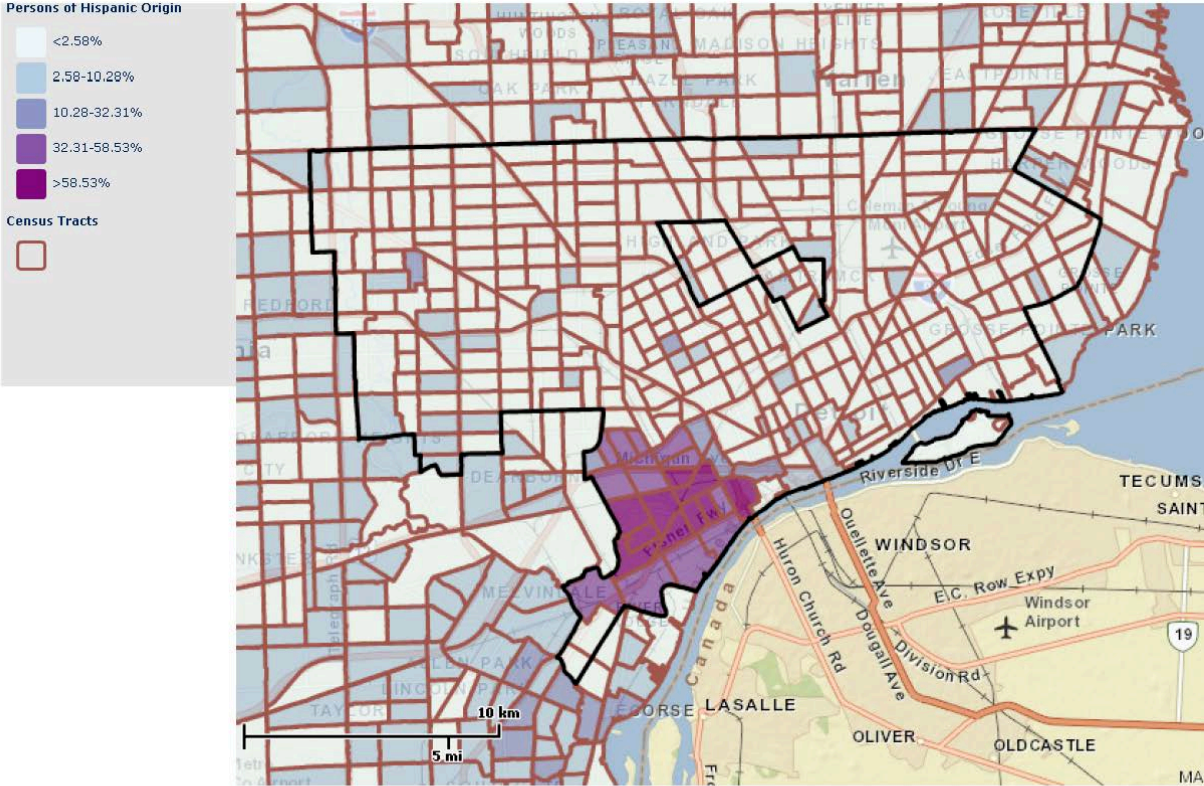
10. Youth Population



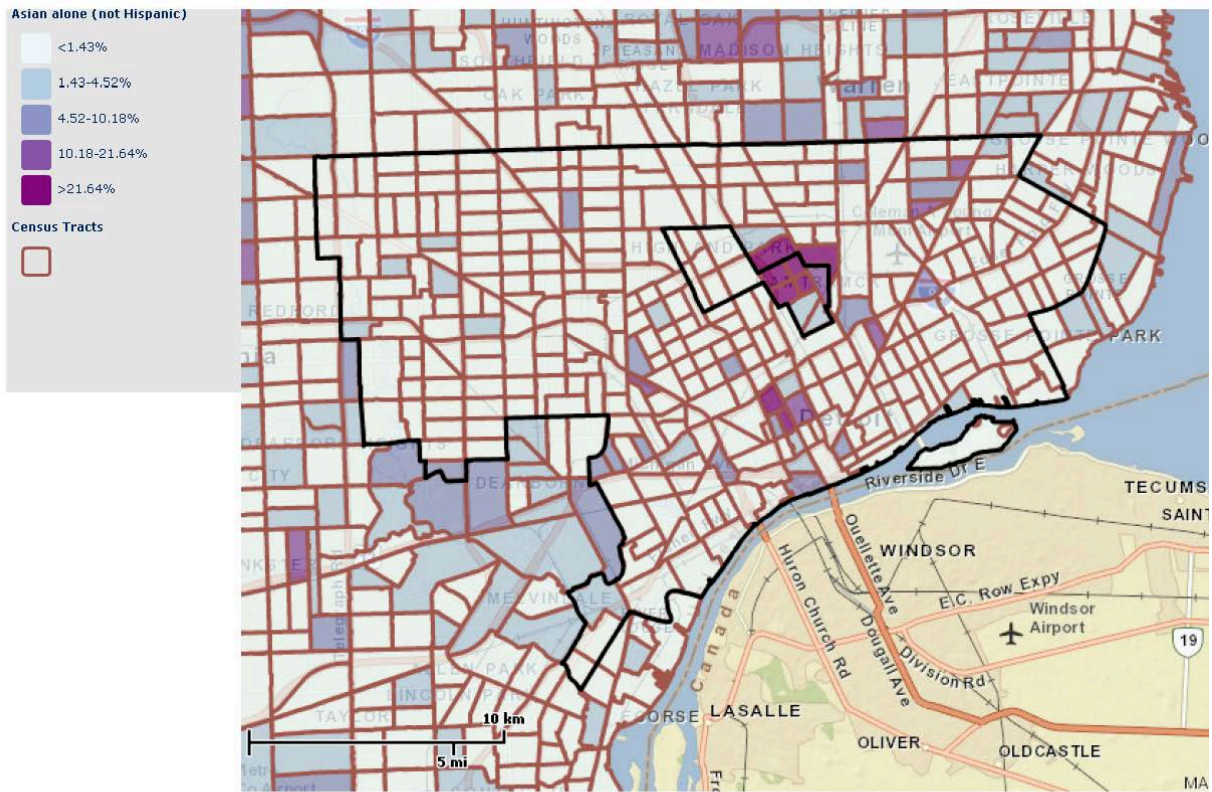
11. Race Ethnicity – Black



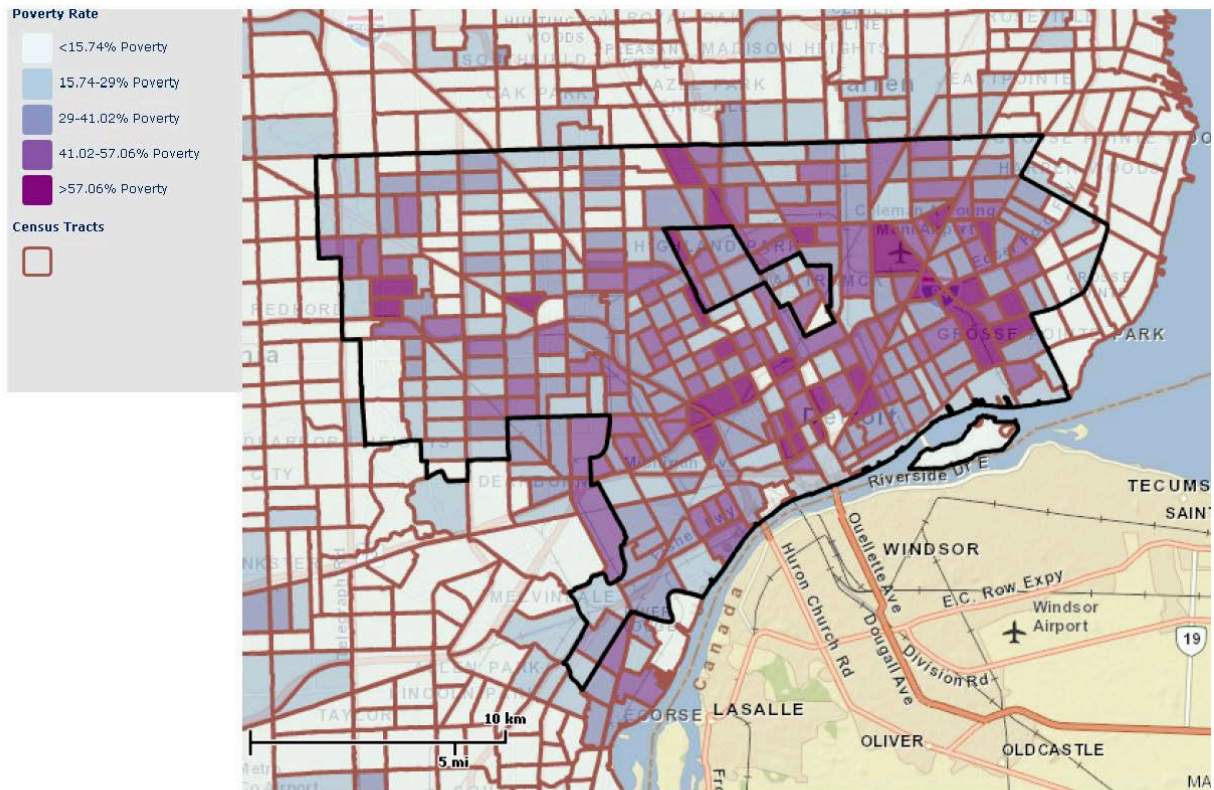
13. Race Ethnicity - Hispanic



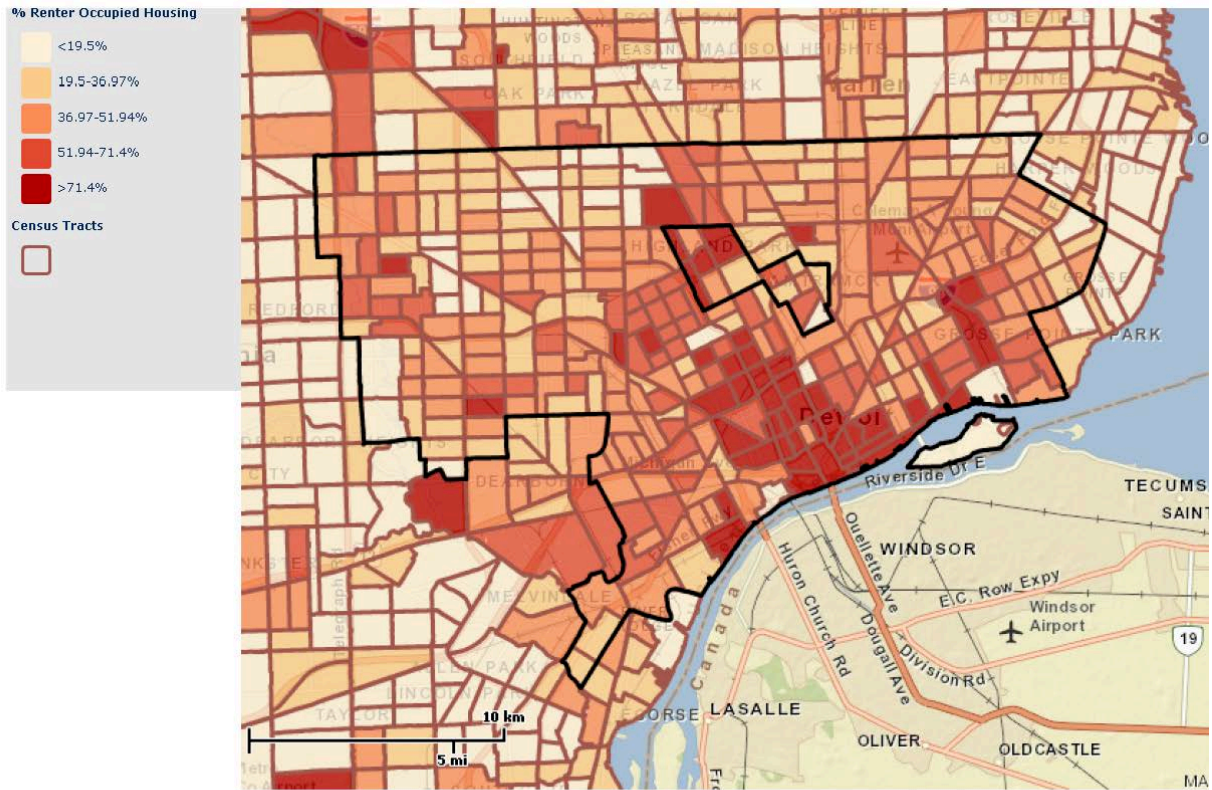
14. Race Ethnicity - Asian



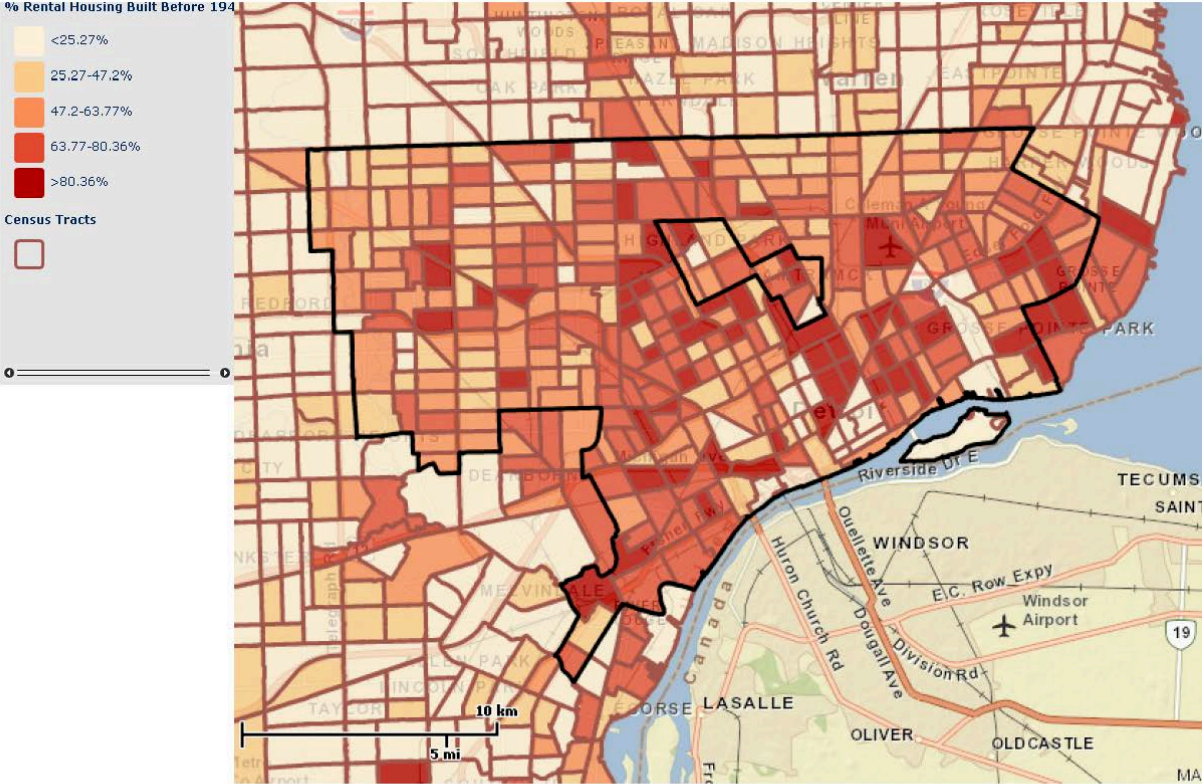
15. Poverty Rate



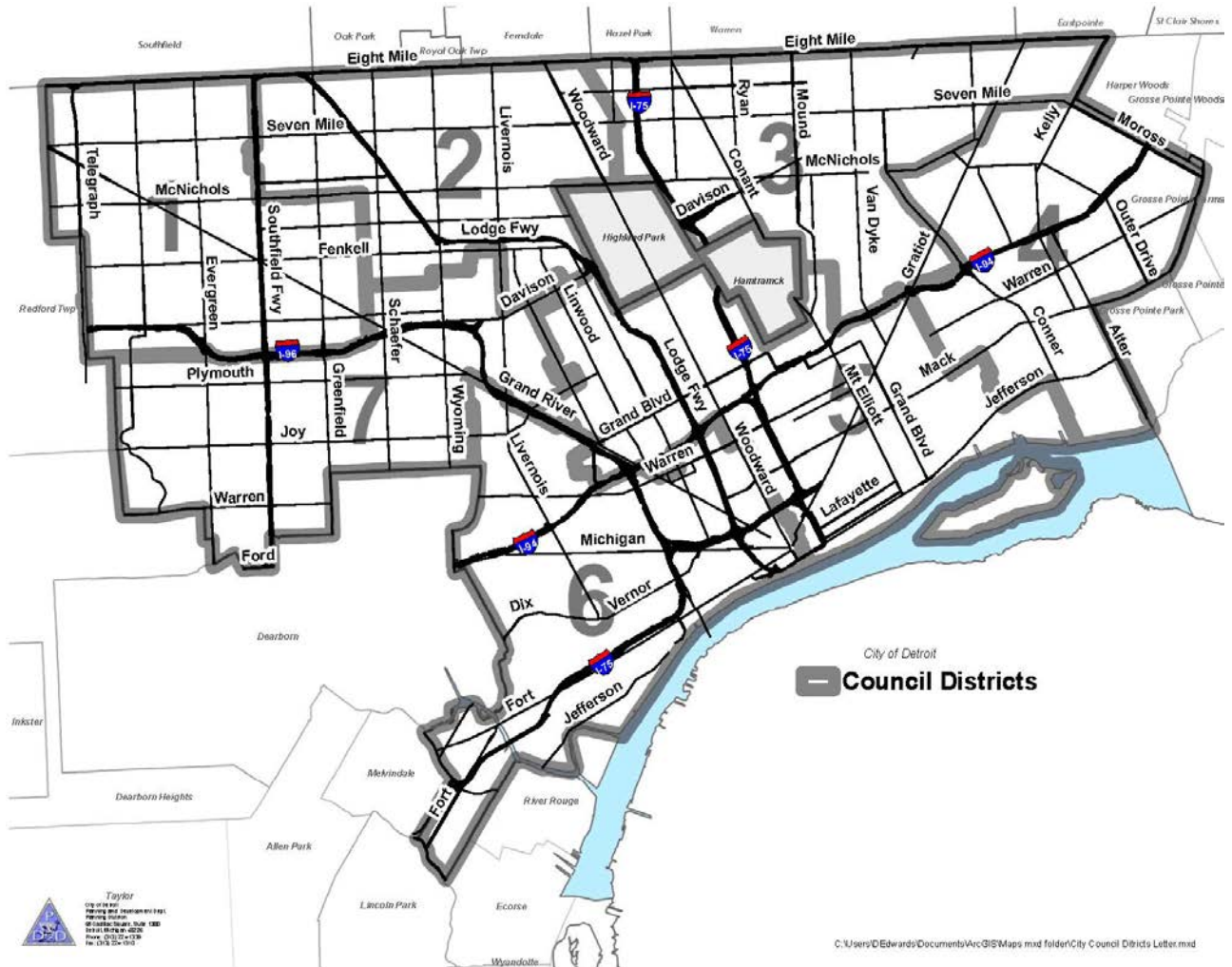
17. Renter Occupied Housing



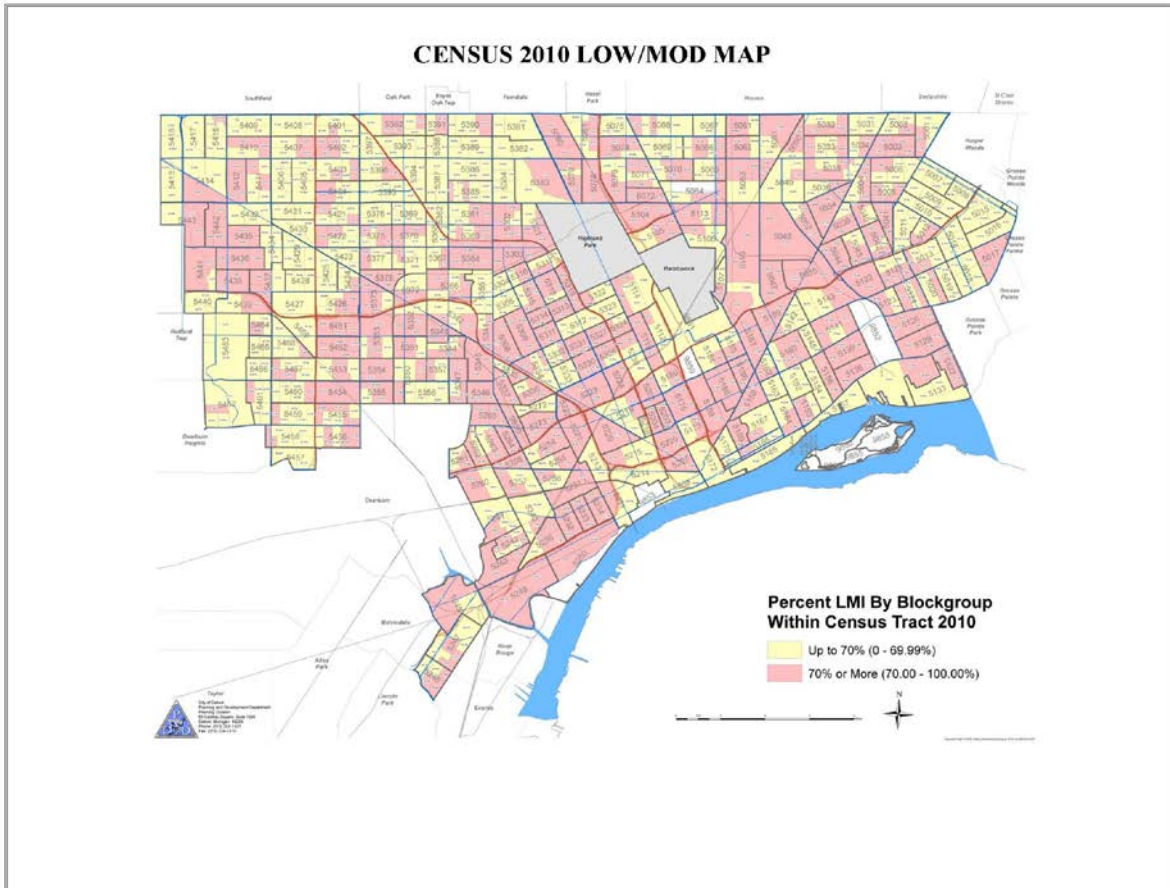
18. Rental Housing Built Before 1949



19. City Council Districts Map



20. Census 2010 - Low/Moderate Income Map



Attachment A

CITY OF DETROIT

Neighborhood Revitalization Strategy
Area (NRSA) Application

THE CITY OF DETROIT

Neighborhood Revitalization Strategy Areas Plan



Housing and Revitalization Department
December 31, 2014

City of Detroit

Neighborhood Revitalization Strategy Areas Plan

Michael Duggan, Mayor

Arthur Jemison, Director
Housing and Revitalization Department

December 31, 2014



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Introduction

The City of Detroit requests approval of a Neighborhood Revitalization Strategy (NRS) and the designation of five related Neighborhood Revitalization Strategy Areas (NRSAs), as defined by the Department of Housing and Urban Development (HUD) Notice CPD-96-01. These NRSAs comprise some of the most distressed residential neighborhoods in the City. All qualify for NRSA designation based on the high percentage of low- and moderate-income (LMI) residents and other factors.

The beginning of 2015 marks a new era for Detroit and a fresh opportunity to rebuild neighborhoods. Using all of the tools at its disposal, the Duggan administration will generate enthusiasm for the public and private sector to work in unprecedented ways to restore neighborhood stability and create jobs for Detroit residents. By investing our limited resources more wisely and strategically targeting our federal funds within the framework of an NRS, our community revitalization plan provides an opportunity to increase the numbers of residents and business owners we serve and achieve higher leverage of private capital.

The NRS plan is designed to use Community Development Block Grant funds in new ways. The plan includes strategies that are intended to build market confidence in Detroit neighborhoods by stabilizing housing stock, increasing home values, growing small businesses, preparing our youth for future employment and building wealth for Detroit families. The NRS tool provides greater flexibility and ease of use of CDBG funds and allows the City to serve a broader base of residents and business owners than would otherwise be eligible. The strategy comprises several interrelated initiatives.



NRS Plan

transform neighborhoods



Housing Development

The City is implementing a multi-pronged approach to stabilize neighborhoods. Several new initiatives such as auction of publicly-owned residential properties, sale of vacant lots, aggressive code enforcement and an expansive demolition effort will work together to stabilize neighborhoods. The City's new home repair loan program and continuance of the much needed emergency repair and lead abatement programs will further stabilization efforts.

Small Business Growth and Attraction

In partnership with the Detroit Economic Development Corporation, the City will invest \$4 million in a new small business and commercial corridor revitalization program. That program will utilize a variety of approaches and tools to attract new small business investments, retain and expand existing small businesses and improve the physical environment along commercial corridors.

Job Creation

The City's economic development team is focused on driving innovation and economic growth at an accelerated pace. Detroit assets such as the Port, Detroit Wayne County Metro Airport and rail and trucking facilities will be leveraged to drive job growth in transportation and logistics. Land use planning, industrial commercial development and housing and community development will be better coordinated to achieve population growth and job creation. The City will improve its capacity to retain and attract foreign born residents to live and do business in Detroit while addressing the needs of immigrant businesses already operating in the City.

Job Training and Placement

Detroit Employment Solutions Corporation (DESC) will provide job placement and training services to 10,000 jobseekers and 2,000 businesses annually. Through partnerships with community-based and faith-based organizations, foundations and many others, DESC provides employers with access to the broadest talent pool in Detroit, and jobseekers with the widest range of job-related services.

Youth Employment

The City will invest up to \$3 million annually on a Summer Youth Jobs training program in partnership with private businesses and nonprofit organizations. The program will provide job training, skill building, and employment opportunities for "at risk" and low-income youth to help them gain valuable workplace experience. CDBG funds are expected to generate new jobs for Detroit's young people. Funds will be leveraged with a corporate match.

Wealth Building

Funded and organized by Detroit Local Initiative Support Corporation (LISC) and United Way of Southeastern Michigan through neighborhood organizations, the Centers for Working Families (CWF) are based on a promising national concept. CWF is designed to help low-income families reach financial stability, access income supports, develop educational and employment opportunities, build wealth and move up the economic ladder.

There are other quality of life issues that must be addressed to revitalize Detroit neighborhoods. Crime rates are down but safety is still a major concern. Many of the strategies contained in this plan such as dealing with vacant properties, keeping youth active and employing more residents are sure to help.

Implementation of a Neighborhood Revitalization Strategy is a new tool the City can deploy to improve the plight of the City's low-and-moderate-income population and neighborhoods. The NRS approach will be evaluated periodically to ensure investments are achieving the intended impact and benefitting the community as expected.

Background

Over the past five years, the City of Detroit has developed a strategic framework and begun to focus a range of resources on more targeted initiatives to address the City's decline.

- The Detroit Future City (DFC) Strategic Framework - a comprehensive framework to strategically coordinate, guide, and maximize the impact of the City's development efforts.
- State of Michigan Hardest Hit funding of \$100 million for blight reduction and redevelopment.
- Neighborhood Stabilization Program funding (NSP1, 2 and 3) totaling \$110 million to address vacant, foreclosed and abandoned housing units using a variety of financing mechanisms.
- The City's Consolidated and Annual Action Plan invests over \$40 million annually of federal Community Development Block Grant (CDBG), HOME Investment Partnership and Emergency Solutions Grant funds.
- Disposition of publicly-owned properties including auction of tax foreclosed homes, sale of vacant lots and conversion of commercial facilities to productive use.
- Housing Opportunities for Persons with AIDS (HOPWA)



The private sector is also investing in Detroit neighborhoods at levels not seen for decades. There are now several “tipping point” neighborhoods in the City that are likely to attract even greater private market investments if present trends continue. As used in this context, “tipping point” means the point in the market place where private investment can be attracted with declining levels of subsidy as a result of catalytic public investments. The level of decline in housing values and disinvestment in the Detroit's neighborhoods require that redevelopment occurs within the context of a comprehensive revitalization strategy and is supported by leveraging public and private financing.

Until now, the abovementioned plans and strategies have been implemented through several short- and long-term targeted programs and projects that could become even more effective with increased levels of public investment. NRSA designations will enhance these efforts by implementing complementary strategies, innovative services and projects that prioritize the use of and leverage CDBG resources. Strategies will be further integrated into the 2015-2019 Consolidated Plan.

The approved NRSA's are relieved of some regulatory requirements when undertaking economic development, housing, and public service activities with CDBG funds; also, activities will function with fewer administrative requirements over the course of the five-year NRSA designation. The strategy starts with an amendment to the 2010-2014 Consolidated Plan and One Year Action Plan, Consolidated Annual Performance and Evaluation Reports as a component of the City's Community Development Block Grant Program activities. Revitalization Strategies will be further integrated into the 2015-2020 Consolidated Plan.

Purpose enhanced flexibility



The HUD publication Basically CDBG, Chapter 10, Section 10.2 states that “communities with approved NRSAs are offered enhanced flexibility in undertaking economic development, housing, and public service activities with their CDBG funds. This flexibility is designed to promote innovative programs in economically disadvantaged areas of the community.” To address the housing and community development needs, goals and objectives of the City, it is the type of innovative programs, comprehensive approaches, and level of flexibility that the NRSAs provide that is the impetus for a NRSA designation. According to the 2010 American Community Survey (ACS) data from the Census Bureau, 67% of the City’s population was low-

and moderate-income (LMI) households (80% AMI or below) and its upper-quartile percentage of census block groups containing low- and moderate-income households was 90%. Significant disinvestment, slum and blighted conditions, declining and undervalued properties and poverty rates almost double that of the State’s demand radical solutions. Several stakeholders in the City including the Detroit Land Bank Authority (DLBA), Detroit Economic Growth Corporation (DEGC), foundations, financial institutions, community based organizations and private businesses are investing in the restoration and revitalization of the City.

Benefits as Described in NRSA Guidelines

The benefits of the NRSAs are detailed in amendments to the CDBG regulations at 24 CFR 570 published in the Federal Register on January 5, 1995, and updated in the Final Rule dated November 9, 1995, as follows:

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

Conformance

NRSA requirements

According to HUD guidance contained in the Community Planning and Development Notice CPD-96-01, a Neighborhood Revitalization Strategy Area (NRSA) designation must meet the criteria below to receive HUD's approval. The City of Detroit's proposed NRSAs meet all of the required criteria.

- Identified neighborhood boundaries of the NRSAs must be contiguous;
- Identified neighborhoods must be primarily residential and have a low/mod percent equal to the "upper quartile percentage" or 70% for Detroit. Areas within Empowerment Zones or Enterprise Communities are automatically qualified;
- Selection of areas must be based on documented input from area's stakeholders, including residents, owners/operators of businesses, local financial institutions, nonprofit organizations, and community groups. Documentation must include a description of the methods used to provide outreach to the groups noted above and a description of how the needs and concerns of the consulted groups (especially residents) were incorporated into the plan;
- Selection of the NRSAs must be based on an assessment of economic conditions, opportunities for economic development and anticipated barriers and challenges;
- The implementation plan must promote the area's economic progress with a focus on activities that will create economic opportunities for low- to moderate-income residents of the NRSAs;
- The NRS must identify achievable benchmarks over the period of the designation; and
- The NRS must be submitted with the 5-Year Consolidated Plan or it must be made an amendment to the City's existing Consolidated Plan. The City plans to use an amendment of the current Consolidated Plan for the subject application and also incorporate the NRSA in the City's upcoming five year Consolidated Plan for 2015-2020.

SECTION 1

Neighborhood Revitalization Strategy Area Descriptions

Boundary Descriptions

The City of Detroit is proposing five NRSAs, each with boundaries that are continuous (see the NRSA Boundaries Map in **Attachment A**). Land use maps for all five NRSAs confirm that the NRSAs are primarily residential (see **Attachment B**). The NRSAs meet the LMI requirements of HUD Notice CPD-96-01. The percentage of LMI residents within these areas is above 70% (see **Chart 1.1**). The "upper quartile percentage" (as computed pursuant to 24 CFR 570.208(a)(1)(ii)) for the City of Detroit is 90% based on the 2006-2010 American Community Survey (ACS) of the United States Census Bureau. A listing of all Census Block Groups in the NRSA can be found in **Attachment C**.

NRSA Boundary Map

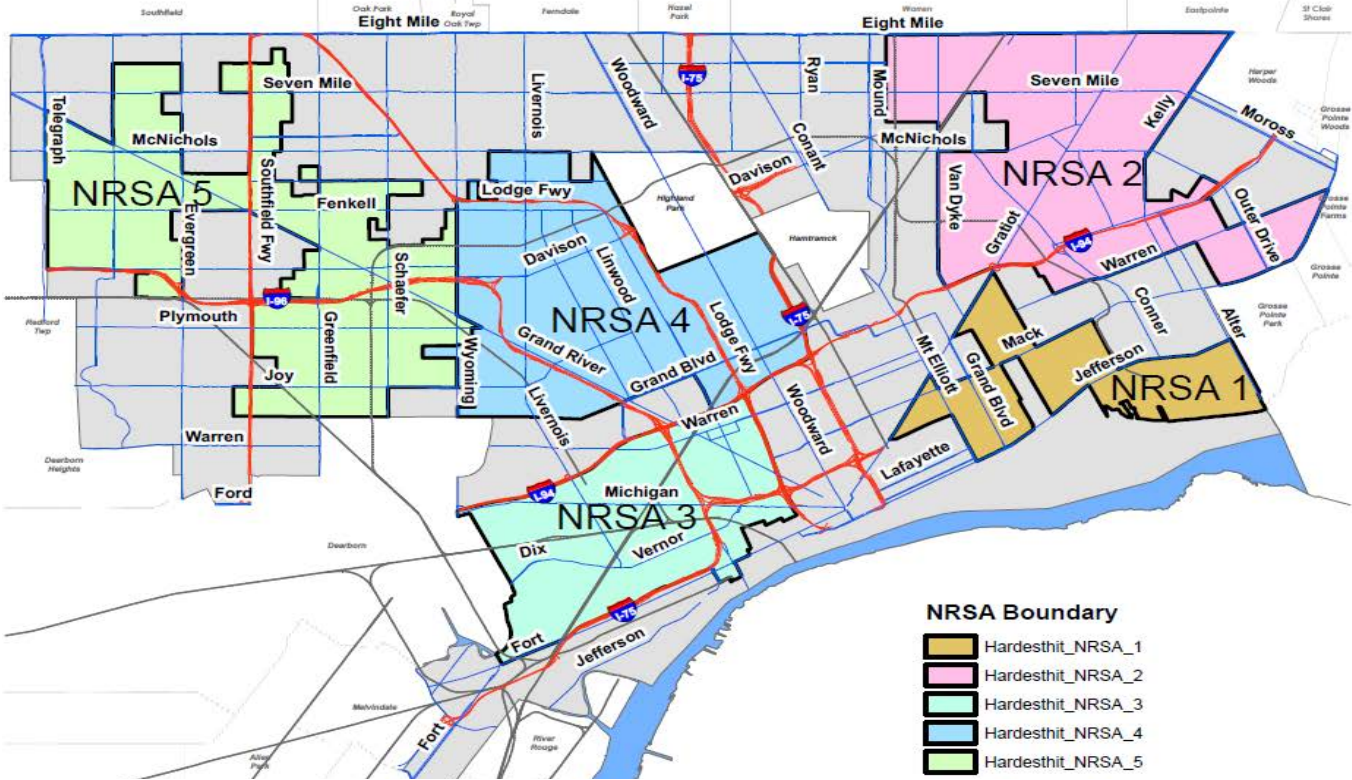
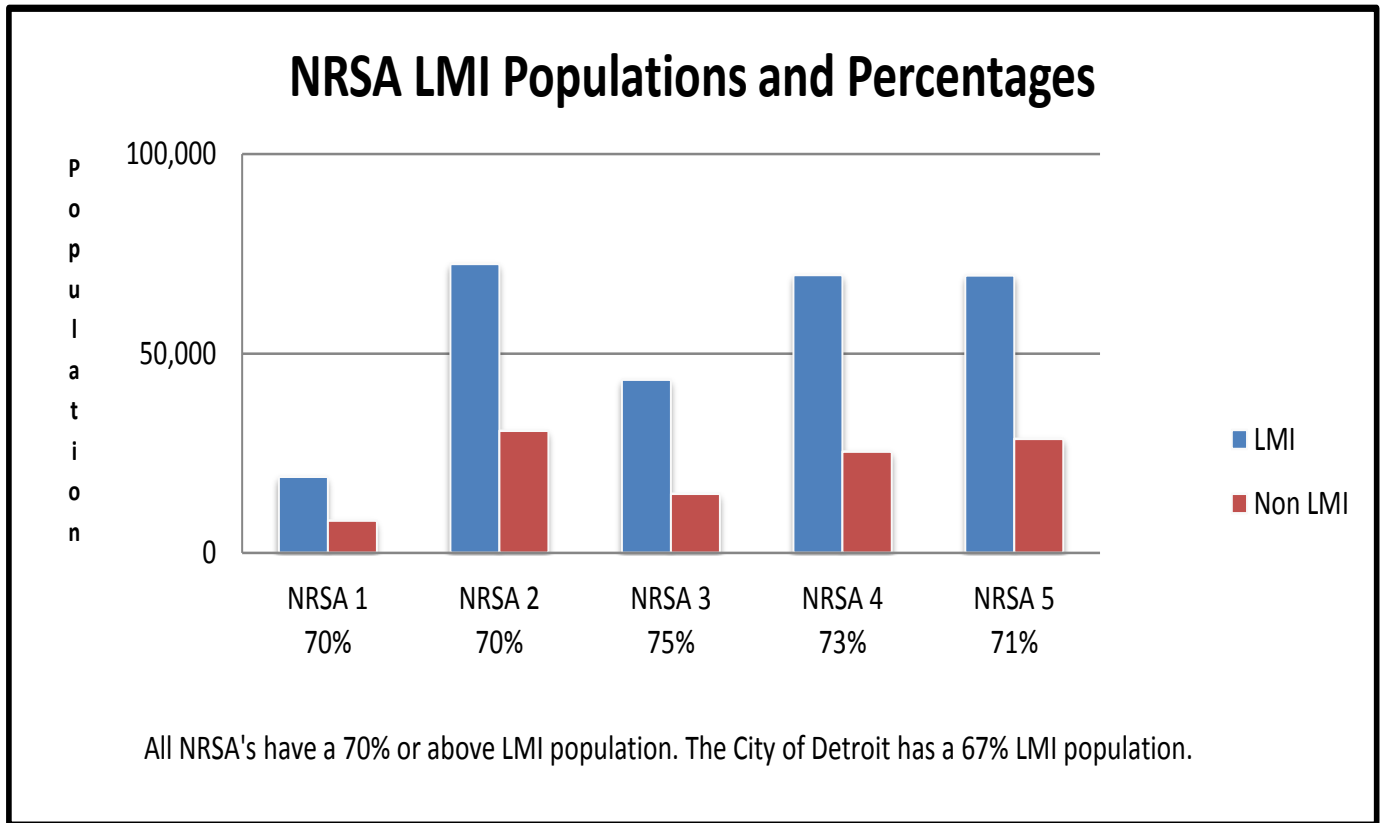


Chart 1.1

NRSA LMI Populations and Percentages





In order to coordinate investment and create a greater impact in neighborhoods, the City of Detroit used the boundaries for the Hardest Hit Funds (HHF) program as a starting point in creating the NRSAs. The boundaries were based on Detroit Future City planning effort and areas with strong marketability for

redevelopment investments. The Detroit Future City planning effort was an intensive process over the last three years to develop a comprehensive analysis of all of the City's neighborhoods. The vision resulted from a 24-month-long public planning process that drew upon interactions among Detroit residents and civic leaders from both the nonprofit and for-profit sectors, who together formed a broad-based group of community experts. From the results of this citywide public engagement effort: a team of technical experts crafted and refined the vision; rendered specific strategies for reaching it; shared their work publicly at key points; and shaped it in response to changing information and community feedback throughout the process.

As described in more detail in Section 5, market intervention in the housing market and economic development are the key drivers of the NRS for the City. Additional neighborhoods were added to the HHF boundaries based on residential areas in need of stabilization and economic stimulus for neighborhood commercial development.

Five NRSAs

NRSA 1

Located between Jefferson Avenue and the Detroit River on the far-east side of Detroit, this NRSA is anchored by strong neighborhoods such as West Village. The Marina district and the Jefferson-Chalmers neighborhoods are starting to see new investment as well. The area has seen recent development and the development of Jefferson Village is located at the west end of the target area. The Jefferson Avenue corridor and access to the Detroit River provide opportunities for continued commercial development. While the relative strength of the housing market and strategic location provide added benefits, the area is interspersed with vacant housing and a large concentration of vacant parcels that threatens stability.

NRSA 2

Located on the City's Northeast side, this area includes the Osborn, City Airport and MorningSide neighborhoods that have been hit hard by the foreclosure crisis in the City (See Attachment D, Tax Foreclosed Properties 2014 Map). The area has seen high levels of mortgage foreclosure that has led to an increase of abandonment and the encroachment of tax foreclosure that is now threatening the strongest housing markets in the area. Regent Park and a portion of East English Village are also included in this area, both of which have stronger residential neighborhoods. The City intends to target certain investment strategies along the East Warren Avenue commercial area, which is currently characterized by low density, service oriented businesses.

NRSA 3

NRSA 3 is located in the Southwest Detroit target area and includes historic neighborhoods that are attracting investment particularly from young professionals such as Corktown, Hubbard Farms and Woodbridge. It also includes neighborhoods such as Springwells Village and Mexicantown that have retained and are attracting new families. This area is well known for a strong resident Hispanic community that is significantly investing in the housing market as well as the commercial district. The area is transected by Vernor Highway, one of the most vibrant commercial corridors in the City. It also has Michigan Avenue which is seeing significant commercial investment.

NRSA 4

This area contains several historic neighborhoods such as the Boston Edison District, New Center and Arden Park that are seeing increased interest and investment in their markets. It also has areas including Hope Village, Dexter-Linwood, and Northend that have high vacancy rates, a concentration of City owned properties and significant tax and mortgage foreclosures (See Attachment D, Tax Foreclosed Properties 2014 Map). NRSA 4 is anchored by two major institutions, University of Detroit-Mercy to the North and Henry Ford Hospital to the south. It contains the McNichols commercial corridor on the northern boundary which is characterized by low-density service related business. The New Center commercial district is on the southern boundary. This area is seeing significant investment with an expansion of Henry Ford Hospital, the M-1 light rail and Woodward Bus-Rapid-Transit.



NRSA 5

Located on the Northwest side of Detroit, this area includes the center core of the historic Grandmont-Rosedale neighborhood, one of the strongest in the City and the Brightmoor neighborhood that has seen significant decline in population. This NRSA is characterized by a stronger market at its core surrounded by distressed markets with a considerable amount of publically-owned parcels. Significant concentration of City-owned properties and properties going through the 2014 tax foreclosure auction are concentrated in the western portion (Brightmoor) and the southeastern area of this NRSA (See Attachment D, Tax Foreclosed Properties 2014 Map). It contains the Grand River neighborhood commercial corridor in Grandmont Rosedale.

SECTION 2:

Demographic Characteristics

The City of Detroit has a rich history of manufacturing jobs having built the middle class promoting the idea that a successful family owned their home. Consequently, Detroit has a preponderance of single family homes dotted across 139 square miles. The loss of manufacturing and more than half of the population in the last fifty years has left Detroit's landscape with thousands of unoccupied dwellings or homes in poor condition. Resulting in only 54% of Detroiters owning their home, the drastic decline in homeownership rates has weakened the housing market.

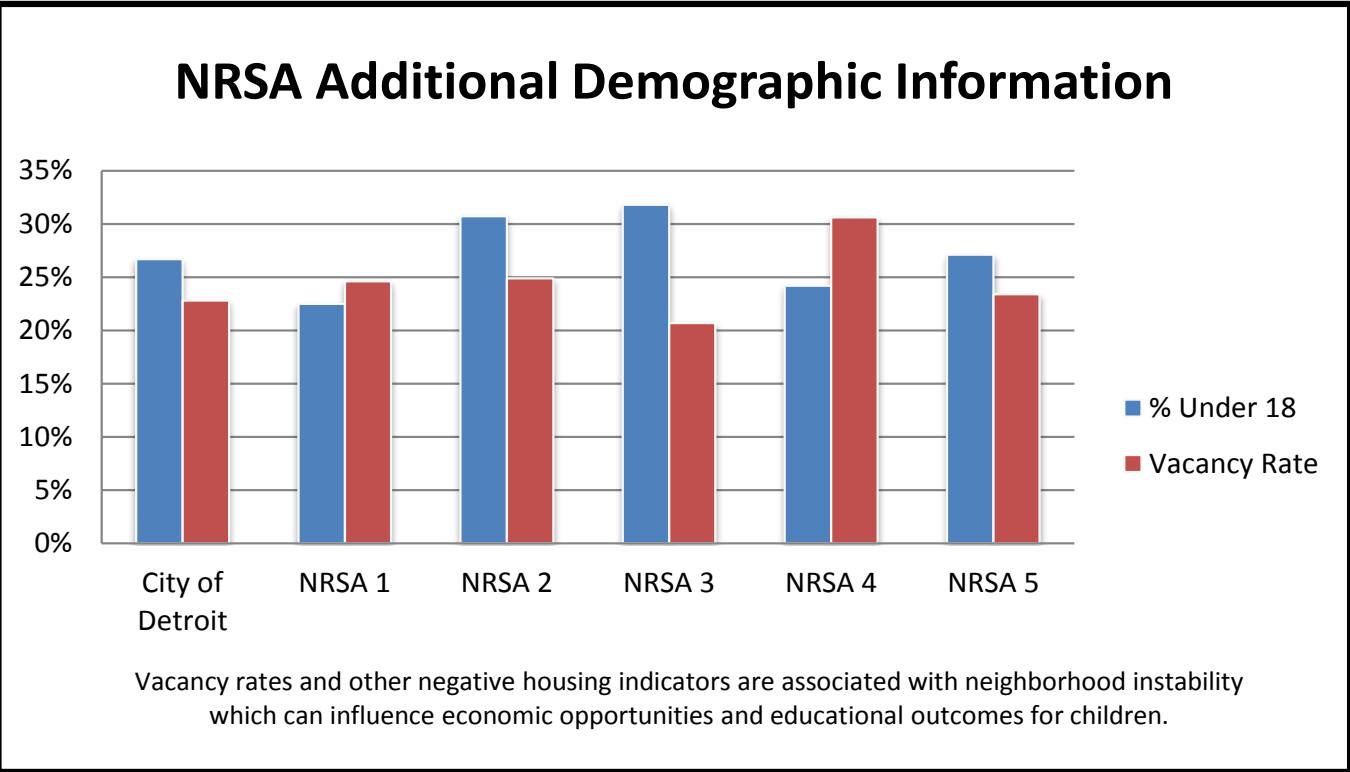
The poverty rate in Detroit is 34.5% compared to 16.8% for the State of Michigan. Median household income is \$28,357 compared to \$48,411 for the State. Only 54% of Detroit residents have a high school diploma or equivalent while 88% of Michigan residents have a high school diploma or equivalent. 7.6% of Detroit residents have a bachelor's degree or higher compared to 25% of Michigan. These stark differences in income and education show the need for intervention to improve economic opportunities for Detroit residents.

Chart 2.1 illustrates a concentration of employment in lower-wage jobs, such as sales and office occupations. This combined with the low levels of education achieved in Detroit compared to the rest of the State illustrate a need for additional training to access better paying opportunities.

Chart 2.1: Occupations by Sector for Detroit

Occupation	Percentage	Median Income
Management, business, and financial occupations	13.03%	\$48,600
Farming, fishing and forestry occupations	4.59%	33,060
Service occupations	17.25%	40,260
Sales and office occupations	19.29%	19,761
Construction, extraction, maintenance, and repair occupations	5.76%	42,037
Production, transportation, and material moving occupations	7.91%	44,060

Chart 2.2 illustrates select demographic data available from the 2010 Census for each NRSA. Housing vacancy rates are high across the City, over 20%, and this is seen in the NRSA as well. In particular, NRSA 4 has a housing vacancy rate of 30%. The Housing Vacancy Map in **Attachment D** further illustrates how vacancies are spread throughout the City and in the NRSA. The NRSA include many of the areas with the highest vacancy rates. Three of the NRSA also have a higher percentage of individuals under the age of 18 than for the City as a whole.



Section 3 Community Consultation

The community consultation process for creating the NRS and selecting the NRSA included several outreach efforts and was aligned with the Detroit Future City Framework. Community meetings were conducted in conjunction with the 2015-2019 Consolidated Plan process. A community meeting was held in each of the seven council districts in partnership with Detroit Department of Neighborhood staff.



Over 300 residents and stakeholders (i.e. neighborhood associations, district councils, non-profits, etc.) attended these meetings. Information on the Consolidated Plan and the NRSAs was presented and attendees were asked to provide feedback and comments both verbally and through a survey. A survey has also been disseminated electronically. A copy of the survey is provided in **Attachment E**. These comments and comments received during the public comment period will be reviewed and incorporated into the final NRSA strategy. During the public comment period, additional outreach sessions will be initiated with community organizations to ensure full support of the NRSA and implementation activities.

Residents and stakeholders were eager to provide feedback. While some of the respondents understood the need to target investment to realize significant change, others were concerned that the NRSAs would omit certain areas. Residents also identified several areas within their neighborhoods that they wished to be included. However, residents were advised that the inclusion of areas would be subject to meeting the NRSA LMI population requirements. They wanted to make sure that the targeted investments were coordinated with other activities. The two key initiatives that are a part of the NRSA strategy, the 0% Interest Home Repair Loan Program and Summer Youth Employment, received many comments. Respondents were happy to see resources that would provide opportunities for youth and help equip them to be successful in the future. Some respondents expressed concern that the City's major home repair grant program was converting to a loan program while others appreciated that the program would be offered to more residents. Respondents generally liked that the City was looking to support residents who had invested in Detroit neighborhoods through the zero-percent interest loan.

Four focus groups were also held to support the design of the Home Repair Loan program. Several questions regarding the NRSA were asked. The focus groups had 22 resident participants and eight non-profit leaders from throughout the City. Responses from residents were similar to the responses received at the community meetings. The resident participants liked that the NRSAs would allow both LMI and non-LMI residents to fix up their homes because of the benefits to the neighborhood. Concern was once again expressed about converting the home repair grant to a loan. However, participants were glad that the emergency home repair grant would still be offered for seniors and families with children. The non-profit leaders in the focus groups felt that increased flexibility afforded by the NRSA to offer loans to households above 80% AMI would help address an issue they face with home repair loans, i.e., finding qualified recipients as well as stabilizing the loan pool.

SECTION 4

Assessment of Economic and Neighborhood Conditions

Housing Market

Detroit has witnessed a population decline since its peak of approximately 2 million people in the 1950s, to just over 713,000 people per the 2010 U.S. census. The population decline since 2000 can be seen on the Population Change Map in **Attachment D**. This decline in population has resulted in high levels of vacancies around the City (See **Attachment D**, Housing Vacancy Rate Map).

Tax and mortgage foreclosures have further impacted vacancy rates in the City. Since 2008, the City of Detroit has seen mortgage and tax foreclosures explode exponentially. According to available public records, there have been over 125,000 tax foreclosures alone in the City of Detroit. Tax foreclosed properties not purchased at auction are most often transferred into City ownership. The Wayne County Tax Foreclosure Properties Map in **Attachment D** illustrates how tax foreclosures and City-owned property are spread throughout the City. These tax foreclosures are

concentrated in many areas particularly in the NRSAs. Potential homeowners who may want to purchase the homes through the tax auction or from the City find it difficult to secure the financing required to rehabilitate these properties particularly given the level of disrepair after a prolonged period of abandonment.

The bank foreclosure crisis also significantly impacted the City of Detroit. A record number of HUD foreclosure sales have artificially lowered values. Slow to move on foreclosure sales, banks held properties that were then stripped and fell into further disrepair. Foreclosures and population loss have resulted in falling property values and a significant decline in the quality of the housing stock as a result of lack of maintenance. These factors affect surrounding houses even for property owners who invested in their property making it difficult to secure mortgages or home equity lines of credit. The City’s Neighborhood Stabilization Program (NSP1 and NSP3) Action Plans provide a more detailed description of the City’s foreclosure profile.

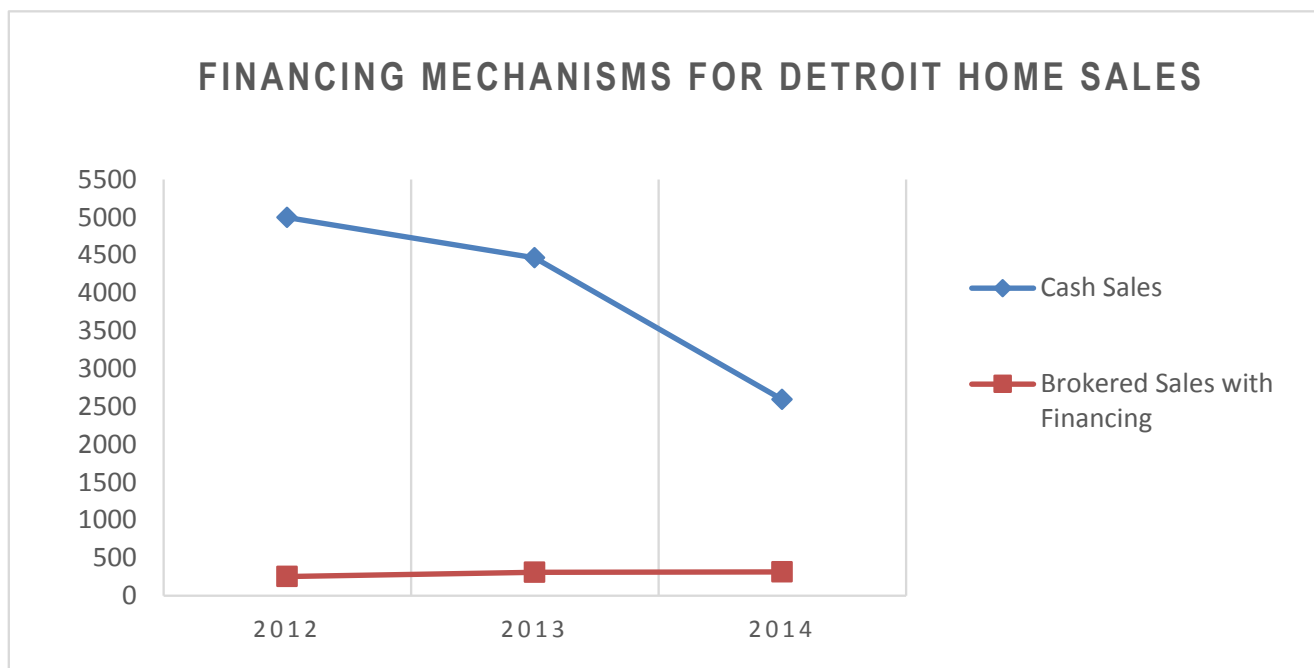
Information obtained from the Comprehensive Housing Affordability Strategy (CHAS) data further illustrates the home repair needs in the City. In **Chart 4.1**, 61,005 households have more than 1 of the four housing problems surveyed including incomplete kitchen facilities; incomplete plumbing facilities, overcrowding i.e. more than 1 person per room; and housing cost burden greater than 30%.

Chart 4.1: Financing Mechanisms for Detroit Home Sales

Housing Problems Overview 1	Owner	Renter	Total
Household has 1 of 4 Housing Problems	61,005	74,485	135,490
Household has none of 4 Housing Problems	78,310	41,565	119,875
Not available	2,810	6,035	8,845
Total	142,125	122,085	264,210

There are several indicators that suggest the housing market is not functioning on its own in Detroit and needs to be stabilized. The Mortgage Origination Map in **Attachment D** illustrates the concentration of mortgage sales brokered by realtors in only six areas within the City. A disproportionate number of cash sales occurred in recent years due to low home values compared to brokered sales with financing, as illustrated in **Chart 4.2**.

Chart 4.2.



Economic Conditions

Unemployment in Detroit remains high at 24.76%, according to the 2006-2010 ACS data. This is high especially when compared to the State of Michigan's unemployment rate of 7.2%. The employment situation is also difficult for youth, who are unable to find entry level positions in the City to help them prepare for their future because of the high competition for few opportunities.

Small businesses that often provide entry level jobs and neighborhood opportunities have closed or are struggling. Potential entrepreneurs have limited access to capital. Once vibrant neighborhood commercial corridors are now experiencing high levels of vacancy and poor upkeep of physical structures due to low rents and absentee landlords.

Detroit is the birthplace of the automobile and its automobile manufacturing base fueled growth. However, in recent years, dependence on the auto industry has decreased—the City lost 39 percent of its manufacturing jobs in the 1980s while the services sector has increased. These jobs left as facilities moved to the suburbs of Detroit, other parts of the country, or overseas. The City is working to attract new manufacturing facilities and recently General Motors expanded their downtown operations while Chrysler opened a downtown office. Detroit also has several major anchor businesses including General Motors, the Henry Ford Health System, Wayne State University, and Detroit Medical Center. The Henry Ford Health System is the sixth largest employer in the state and is a major research center. Yet these opportunities don't necessarily translate into increased job opportunities for Detroit residents. Unemployed residents often face significant barriers to entry without the skills needed to take advantage of the new job opportunities.

SECTION 5

THE OPPORTUNITY PROVIDED BY NRSAs

Having exited bankruptcy and held the first District Council elections, Detroit has pushed a reset button at the government levels to stabilize and motivate the market to do what it does best. Private sector involvement in the market is crucial toward the City's resurgence. This increased private investment is most evident in the downtown area, the 7.2 square miles comprising Greater Downtown Detroit. A Hudson Weber Foundation report released in February 2013, "7.2 SQ MI, A Report on Greater Downtown Detroit," tells a positive and encouraging story of Detroit through a sophisticated data analysis detailing the growth of the Greater Downtown Detroit area. While, overall, Detroit lost 25% of its population during the first decade of the 2000s, this downtown area declined by only 13%.



This area of the City is bouncing back stronger than any other in the City today, due primarily to the steady infusion of small business investments. The Hudson Weber Foundation report notes that since 2006, over \$6 billion has been invested in real estate development projects in the Greater Downtown Detroit area; this area accounts for over 40% of the total employment in the City. Since March 2010 large employers have moved almost 10,000 employees to Greater Downtown. This momentum now must be leveraged to encourage economic development opportunities in Detroit's neighborhoods. Furthermore, stabilizing the housing market and investing in the current housing stock will support current residents in addition to attracting and retaining new employers and employees coming into town. These residents will in turn support the neighborhood commercial corridors that provide further economic opportunities to residents.



To begin to bring this momentum to the neighborhoods, the City of Detroit has five objectives it is trying to achieve through NRSAs: (1) stabilize neighborhoods; (2) support small businesses; (3) create jobs; (4) create summer youth employment; and (5) build wealth.

Stabilize Neighborhoods

The neighborhoods in Detroit are suffering from safety issues, blight, and vacancy. This has resulted in low property values, lack of investment in property improvements, and a supply of housing stock that currently exceeds demand in many neighborhoods. In addition, home buyers find it difficult to secure financing because appraised values are lagging behind. Low property values prevent homeowners from securing home equity credit lines and buyers from securing a mortgage on the sale price. Lack of capital to promote new homeownership, invest in needed property improvement and retention of existing housing stock cuts across all income groups. It is not only LMI households who are unable to find financing to improve their homes. Even households with incomes above 80% AMI have difficulty in securing financing due to excessive loan-to-value ratios as a result of twin issues of declining housing values and under-valuation in the market. A successful and long-lasting approach to neighborhood stabilization and blight elimination has to be holistic addressing the root causes including vacant and dangerous structures, access to credit, disinvestment and demand

Support Small Businesses

Detroit's small businesses on average employ 2-3 workers as compared to 8-10 employees in other cities. Providing business assistance to nurture the growth of existing small businesses has the potential to generate thousands of new jobs for Detroiters. Service businesses in neighborhoods also attract and retain residents. Business support will be paired with a neighborhood commercial corridor strategy which will seek to develop viable business space and match these with new and expanding small businesses. By focusing on neighborhood commercial corridors, the City can begin to create viable neighborhood businesses that complement each other to attract new customers and provide needed services to the residents.

Job Creation

Job creation requires attracting new businesses and start-ups, helping existing businesses grow and creating a skilled workforce. Job creation will be facilitated through small business support and the development of microenterprises. The City has several strategic partners including the Detroit Regional Chamber, the Detroit Economic Growth Corporation and Detroit Employment Solutions to partner on a comprehensive approach to job creation. The use of NRSAs will also facilitate job creation by reducing the need to track the income of the persons employed or considered for employment.

Youth Employment

Early employment helps youth learn how to interact with employees, make connections for future opportunities and begin to build their resume. Employment in professional settings help youth understand the skills needed to prepare for the future and learn about different career options. A 2008 ICF International report notes that "several studies have documented the benefits of summer employment opportunities for youth, particularly urban youth, in applying classroom learning to workplace scenarios while building skills that are not taught in schools." A 2010 Department of Labor assessment of summer youth employment programs titled "Reinvesting in America's Youth: Lessons from the 2009 Recovery Act Summer Youth Employment Initiative" noted positive employer feedback.

The report stated “most sites were able to recruit enough worksite opportunities for participating youth. Employers appeared motivated by a sense of altruism and a desire to give back to their communities. Some employers also saw the SYEI as an opportunity to take advantage of cost-free summer assistance during lean times or to train and vet potential future employees. Employers interviewed for this study felt that the experience was worth the effort of mentoring youthful employees and almost unanimously agreed that they would participate again if given the opportunity.” The City’s Summer Youth Employment Program seeks to duplicate this dual benefit to youth participants and employers.

Wealth Building

There is a need to provide a comprehensive approach to building wealth and supporting families. According to the Pew Research Center, the median net worth of white households in 2013 was \$141,900, about 13 times that of African American households at \$11,000 and 10 times that of Hispanic households at \$13,700, nationally. In a City with a population that is 85% African American, the wealth gap is particularly burdensome. LMI residents will benefit from wealth building activities through Centers for Working Families, a local community based wealth building service for LMI households.

SECTION 6

EMPOWERMENT STRATEGY

To achieve the objectives outlined in Section 5, the City of Detroit intends to implement the following strategies:

Neighborhood Stabilization through CDBG-Funded Home Repair

The current CDBG-funded Home Repair program will be significantly expanded to protect our most vulnerable citizens with emergency home repairs, assist qualified families with minor or major home repairs and to promote rehabilitation of vacant properties purchased through the Land Bank’s online auctions.

Emergency Home Repairs

The City will spend \$2 million annually of CDBG funds for the emergency replacement and repair of roofs, furnaces, porches, plumbing, and electrical affecting the immediate health and safety of occupants. Grants are available for qualified residents on a city-wide basis.

0% Home Loan Program

The City of Detroit is establishing a 0% interest home repair loan program called Detroit Homeownership Empowerment Loan Program 0% Home Repair Loan Program . Redesign of the home repair program will leverage \$5 million in private equity and mortgage lending with \$6.6 million in CDBG funds for a total investment of \$11.6 million. Utilizing CDBG funds as credit enhancements to mitigate risk is expected to increase the amount of funding available to Detroit residents for the home repair program. The program will support existing homeowners in maintaining their homes, position new homeowners to purchase and repair vacant homes and contribute to property rehabilitation that stabilizes neighborhood housing markets. Eligible homeowners will receive zero percent interest loans to finance home repairs. Through the NRSAs, homeowners with incomes above 80% AMI will also be assisted in order to improve housing values and lack of capital needed to preserve existing housing stock and address neighborhood decline in the City.

Lead Abatement Grant

The City of Detroit was recently awarded \$3 million in lead abatement funds. These funds will be provided as grants to households with children under six years of age who either live in or frequently visit the property. This process can involve the installation of new windows, doors and siding. The City works with CLEAR Corps/Detroit to get prioritized and eligible families through the application process and into the program that can best address the lead hazards that may be present in their home.

Weatherization Program

Wayne Metro Community Action Agency manages the weatherization funds the State of Michigan allocates to the City of Detroit. The City currently refers home repair grant recipients for weatherization funds to complement the CDBG or lead abatement grant funded repairs. The City is working closely with Wayne Metro to coordinate the expenditure of funds.

CDBG-Funded Multi-family Rental Housing Development

The City will continue to invest \$4 million annually in HOME Investment Partnership Program funds to support multi-family housing development. About \$1 million in CDBG funds is also planned to finance predevelopment costs for multi-family rental projects seeking to leverage federal funding and Low-Income Housing Tax Credits (LIHTC) through the State of Michigan. Due to the new HOME Program rule, many potential affordable housing projects would not qualify for HOME RFP funds because of their stage of development. The CDBG funds will be used to help those projects reach a higher level of readiness resulting in more viable projects eligible for HOME and LIHTC funding. CDBG funds will be used to cover eligible costs such as market studies, architect/engineering, site readiness, environmental, feasibility, and infrastructure costs in support of housing.

Blight Elimination

The City of Detroit has a three-pronged approach to eliminating blight and stabilizing neighborhoods. This includes demolition, nuisance abatement, and auctioning of land bank-owned property that is now “banked” at the Detroit Land Bank Authority (DLBA). These strategies are centered on the areas designated to receive Hardest Hit Fund (HHF) dollars for demolition (See the DLBA Commercial Demolitions Map in **Attachment D**). The HHF boundaries served as the starting point to create the NRSAs.

Demolitions

The City of Detroit, DLBA, and the Detroit Building Authority (DBA) work in partnership on a comprehensive demolition strategy. The DBA serves as the coordinating entity working with the DLBA and the City to utilize their demolition funds. The DLBA received \$52 million dollars in the initial round of funding from the HHF. Over \$300 million of demolition funding is included in the City’s Plan of Adjustment, a component of the post-bankruptcy strategy. Nearly \$20 million of CDBG, NSP and Economic Development Initiative funding is slated for commercial demolition focused on neighborhood commercial corridors.

DLBA Nuisance Abatement

The Detroit Land Bank Authority launched its Nuisance Abatement Program (NAP) in the spring of 2014. Since then, NAP has made strides in reaching its ultimate goal, i.e., combating blight in order to rebuild dilapidated neighborhoods for the general health, safety and welfare of the community. To rebuild neighborhoods and revitalize communities, NAP lawsuits are filed against vacant properties. NAP focuses on properties that are open to trespass, neglected, and/or dangerous throughout the City of Detroit. These properties are identified through public data, onsite inspectors, local community groups and concerned neighbors.

Once verified, NAP conducts a title search and tax record search to determine ownership and interested parties. A formal complaint is then filed against the property and notice is sent to all addresses of all interested parties of record. The complaint requests owners to renovate their property for the benefit of the community or risk losing their rights to the Detroit Land Bank Authority. NAP targets properties within defined areas. (See the DLBA Commercial Demolitions Map in **Attachment D**).

DLBA Auctions

The Detroit Land Bank Authority launched the auction website in May 2014 in an effort to connect potential homebuyers with vacant Detroit Land Bank-owned houses. The auction started with selling one home five days a week and is now selling two houses seven days a week. The auction has sold nearly 300 houses since its inception. Several financial institutions are partnering with the DLBA to finance the acquisition and rehab of purchased properties.

Support for Small Businesses through the Motor City Match Program

In 2014, a total of \$5 million has been allocated to economic development activities, which includes Small Business Development and neighborhood commercial development. These programs will be implemented by the EDC through its Motor City Match Program:

Small Business Development

The City will invest \$3 million to design and implement a Small Business Development Program that creates jobs by providing financial assistance to small businesses. Funds will be awarded on a competitive basis. The program will provide:

- Grants, loans, loan guarantees and other forms of financial support for the establishment, stabilization and expansion of small businesses;
- Technical assistance, advice and business services to small businesses.

Commercial Development

In addition, the City will invest \$2 million of CDBG funds in the revitalization of neighborhood commercial corridors. Leverage will be a key driver for CDBG investments. The program's comprehensive approach is designed to improve commercial corridors through façade improvements, streetscapes and other activities that support business development. Funds will also address vacant and abandoned buildings through acquisition, construction, and rehabilitation of vacant and abandoned properties or installation of commercial or industrial buildings, structures and other real property equipment and improvements. Investments are expected to leverage new market tax credits and private financing. The overall benefits to residents in these communities include better access to goods and services available, healthier food options in their neighborhood and new jobs for Detroit residents.

Job Creation

The City's economic development team is focused on driving innovation and economic growth at an accelerated pace. Detroit assets such as the Port, Detroit Wayne County Metro Airport and rail and trucking facilities will be leveraged to drive job growth in transportation and logistics. Land use planning, industrial commercial development and housing and community development will be coordinated to drive population growth and job creation.

The City will improve its capacity to retain and attract foreign born residents to live and do business in Detroit by promoting immigrant civic engagement, and ensuring improvements to the One Stop Shop to address the needs of immigrant businesses operating in Detroit.

- **Summer Youth Employment Program**

The 2014-15 Action Plan allocates \$1.5 million to design and implement a Summer Youth Jobs training program in partnership with private businesses and nonprofit organizations. The program will provide job training, skill building, and employment opportunities for “at risk” and low-income youth to help them gain valuable workplace experience. CDBG funds are expected to generate new jobs for Detroit’s young people. Funds will be leveraged with a corporate match. The number of jobs to be created will be determined based on program design and corporate commitments. Developing the program along with business and student outreach began in the late summer 2014 and will continue thru winter 2015. Placements will occur in early spring for summer jobs that will begin in May 2015. City Connect will administer the program.

- **Detroit Employment Solutions Corporation**

Detroit Employment Solutions Corporation (DESC) is a part of the Michigan Works! Association. DESC provided services to over 40,000 jobseekers in 2013 and over 2,500 Detroit businesses. Through partnerships with community-based and faith-based organizations, foundations and many others, DESC provides employers with access to the broadest talent pool in Detroit, and jobseekers with the widest range of job-related services.

DESC runs the Detroit Summer Youth Employment Program (SYEP). Eligible candidates are low-income youth ages 14-21, residing in the City of Detroit and having at least one predetermined barriers to employment. A wide range of summer job opportunities are available. Currently, there are over 200 businesses participating in the Detroit SYEP. Besides valuable work experience, some past employers have hired the youth into permanent employment. During the summer program youth are paid \$7.50 per hour and can work 20 – 25 hours per week.

Wealth Creation

- **Centers for Working Families**

Funded and organized by Detroit Local Initiative Support Corporation (LISC) and United Way of Southeastern Michigan through neighborhood organizations, the Centers for Working Families (CWF) are based on a promising national concept. There are six locations throughout the City of Detroit. CWF is designed to help low-income families reach financial stability, access income supports, develop educational and employment opportunities, build wealth and move up the economic ladder. To participate in the program, eligible families and individuals must commit for at least six to twelve months. Participants are assisted by a financial coach, workforce development coach and benefits coach.

- *One-on-One Financial Coaching:* Participants meet with a trained financial coach to develop a workable budget and assess an individual or a family’s financial situation. The coach helps participants understand spending habits and assist in recognizing unhealthy financial habits.
- *Workforce Development Coaching:* A workforce development coach is available to help participants with employment, job coaching, resume building and training resources. These services will allow a family the opportunity to increase its income – leading to a better quality of life.
- *Income Support Coaching:* In addition to financial coaching and education, CWFs help families access available public benefits and resources that can assist them through times of financial difficulty.

The CWFs will provide intake services to the 0% Home Repair Loan Program. Applicants that are not eligible for the 0% Home Loan Program due to low credit scores or insufficient income will be able to take advantage of the services provided by the CWFs to increase the chance for future success.

SECTION 7

Performance Measurement Benchmarks

Goal 1: Improved Housing

- a. Leverage the CDBG home repair loan program with private capital. **FY2014-15 goal - \$5 million**
- b. Provide 0% interest loans valued at up to \$25,000 to 400 Detroit homeowners; 75% of loans will be targeted in NRSAs; at least 51% of households will be LMI. **FY2014-15 goal - 50 loans**
- c. Provide emergency home repair grants to 125 households; 75% of grants will be targeted in NRSAs; at least 80% of households assisted will be LMI. **FY2014-15 goal – 30 grants**
- d. Provide lead abatement grants to 250 households over 3 years; 50% of grants will be targeted in NRSAs; all families will be LMI. **FY2014-15 goal – 30 grants**
- e. Auction and rehab 500 tax-foreclosed homes; 80% of homes will be in targeted NRSAs. **FY2014-15 goal – 40 homes**

Goal 2: Neighborhood Stabilization

- a. Demolish 3,300 residential units; 75% of units will be in NRSAs. **FY2014-15 goal – 400 units**
- b. Demolish 160 commercial properties; 50% of properties will be located in NRSAs. **FY2014-15 goal – 25 properties**
- c. Address up to 100 vacant and derelict properties through the nuisance abatement program; 75% of units will be in NRSAs. **FY2014-15 goal – 20 properties**

Goal 3: Small Business Support

For the goals below, 75% of businesses will be located in or benefit families residing in NRSAs:

- a. Up to 75 matching grant awards to property owners to address code violations and exterior improvements to prepare for business competition. **FY2014-15 goal – The initiative launched in January 2015 and grants are not expected to be made until FY2015-16.**
- b. Up to 35 property owners will receive matching grants (up to \$50,000) and loans (up to \$250,000) to support project costs and building renovations that can demonstrate LMI area benefit or will house microenterprises or are other specific types of businesses that can provide benefit to LMI populations. **FY2014-15 goal – The initiative launched in January 2015 and grants are not expected to be made until FY2015-16.**
- c. Up to 150 businesses targeted to receive technical assistance to help advance business ideas or growth. **FY2014-15 goal – 15 businesses**
- d. Up to 35 businesses will receive matching grants (up to \$50,000) to support technical assistance, equipment, rehabilitation, build-out, and additional equity to help secure private loans or subsidize the cost of rent and loans (up to \$250,000) to support working capital, build-out, equipment purchases and other needs. **FY2014-15 goal – The initiative launched in January 2015 and grants are not expected to be made until FY2015-16.**

Goal 4: Job Creation

- a. 4,000 Detroit residents will receive some form of employment preparation through workshops or soft skills training; 60% of individuals assisted will reside in NRSAs; 100% will be LMI. **FY2014-15 goal – 500 residents**
- b. 700 Detroit residents will receive technical skills training for jobs such as computer programmer or pre-apprenticeship; 60% of individuals assisted will reside in NRSAs; 100% will be LMI. **FY2014-15 goal – 150 residents**
- c. Up to 8,000 Detroit adults will be placed in permanent jobs; 60% of individuals assisted will reside in NRSAs; 100% will be LMI. **FY2014-15 goal – 1,200 residents**
- d. Up to 5,000 Detroit youth will receive summer jobs to build skills for the future; 80% of individuals assisted will reside in or receive jobs in NRSAs; 100% will be LMI. **FY2014-15 goal – 900 jobs**

Goal 5: Wealth Building

- a. 2,000 Detroit residents may apply for the home repair program and up to 50% may apply through intake service at the six CWF sites and partner community organizations. **FY2014-15 goal – 320 residents**
- b. Up to 500 may receive financial budget assessment and/or attend financial workshops; 25% will improve their ability to manage their budget and develop a plan to improve their credit score. **FY2014-15 goal – 80 residents**
- c. Up to 250 Detroit residents may receive workforce development job coaching, resume building and training resources to increase income. **FY2014-15 goal – 40 residents**
- d. Up to 500 Detroit residents will receive income support screening to determine eligibility to access public benefits. **FY2014-15 goal – 80 residents**

SECTION 8

STRATEGIC PARTNERSHIPS

Strategic partnerships are paramount to ensuring the City of Detroit has the capacity to implement the strategies described in Section 6 and achieve the identified performance measures in Section 7. The City is working with numerous agencies including those listed below to implement the strategies outlined here.

Detroit Local Initiative Support Corporation (LISC): Detroit LISC and its national office have assisted the City in designing the home repair loan program. LISC raised \$5 million in private investment to leverage \$6.6 in CDBG funding to start the zero interest home loan program. The Detroit LISC office will provide ongoing management of the loan fund and oversight of the other community partners. In addition, LISC will serve on the Loan Review Committee and the Program Steering Committee.

Community Financial Institutions: Several community financial institutions in the City of Detroit will serve as the loan originators. They will process and approve applications, invest in the mortgage loan fund and service loans.

Community Development Organizations (CDOs): CDOs, including the Centers for Working Families, will support 0% Home Repair Program by conducting community outreach to generate applicants for the loans, serving as a repository of information on the program and assisting homeowners with completing the applications. Based on the experience of local lenders, securing complete loan packages from applicants is a significant hurdle, which will be reduced by this support.

DLBA: The Detroit Land Bank Authority is a public authority dedicated to returning Detroit's vacant, abandoned and foreclosed property to productive use. The City of Detroit has consolidated ownership of residential property in the HHF areas under their organization to streamline property disposition. Current programs include auctions, side lots in HHF areas, community partnerships, and nuisance abatement and demolition strategy.

DBA: The City of Detroit Building Authority (DBA) assists City Departments in carrying out their capital improvement programs and real estate management. In addition, the DBA is overseeing all demolition activities.

EDC & DEGC: The Economic Development Corporation (EDC) will be implementing the Motor City Match Program. The EDC is staffed by the Detroit Economic Growth Corporation (DEGC), a non-profit organization. The DEGC works closely with the City of Detroit and other partners to support existing businesses and to bring new companies and investments to the City.



The professionals who work for DEGC act as staff for a number of public authorities and whose board members are appointed by the Mayor and approved by Detroit City Council. Each of those entities have distinct responsibilities and powers, but they are very closely related. DEGC also works directly for the City of Detroit under contract and manages economic development efforts funded by private and foundation contributions, grants and contracts.

Community Based Development Organizations (CBDOs)

Within the context of HUD requirements related to NRSA designated areas outlined in Notice CPD-96-01 and the criteria for CBDO designation at 570.204 and 570.207, the City of Detroit may use CBDOs to support certain public service activities in the designated NRSAs such as the Summer Youth Employment Program. The use of CBDOs in the NRSAs will not be counted against the 15% public service cap requirements for such public service activities. The City is considering the following strategies to engage CBDOs on its investment strategy.

- **Using a fiduciary agency to manage a CBDO in each NRSA:** The City of Detroit proposes to designate eligible organizations that meet the requirements at 570.204(c) in each of the proposed NRSAs. To avoid the administrative burden on the Planning and Development Department, the City may identify and select a fiduciary agent to manage the CBDOs and CDBG funds in the NRSAs that will be carrying out the summer youth employment program in those areas.
- **Certifying CBDOs with target areas that include or are coterminous with the NRSAs:** The CBDO provisions at 570.203(c) require that a CBDO must have a defined geographic area of operation. The NRSAs may include or be a part of a CBDO's target areas. The City is proposing that CBDOs that are working within areas that include or are coterminous with NRSAs may expand their areas to include the NRSAs. The CBDO will be then able to work within the NRSAs. Also, since CBDOs are authorized to primarily operate in an identified area, there is a limited allowance for services to persons outside of the identified area. The regulations do not preclude such a strategy.
- **Use of a CBDO in Multiple NRSAs:** CBDOs may serve a large or multiple NRSAs while maintaining "local control"

Recruitment of CBDOs—CBDOs may be identified to partner with the City through several means:

- *As a Sub recipient for Public Service activities selected through the Neighborhood Opportunity Fund (NOF) grant selection process.* Every year the City of Detroit selects local agencies to carry out CDBG funded public services in Detroit neighborhoods. Although an award would not be dependent on qualifying as a CBDO, eligible organizations would be asked to provide proof of eligibility as a CBDO during this process and then be designated upon selection.
- *Review and recertify previous CBDOs.* The City’s Planning and Development Department has previously certified and used CBDOs to carry out new construction of housing as authorized under 570.204 (a). The City will review its records and reach out to these organizations as part of a formal selection process to determine if they are still eligible CBDOs and have the capacity and willingness to carry out CBDO eligible activities in the NRSAs.
- *A formal selection process to identify partner agencies.* The City of Detroit is in the process of designing the Summer Youth Employment program. Based on the final program design, a formal selection process will be implemented to identify partner agencies. Verification and designation as a CBDO would be part of this process.

SECTION 9

CURRENT RESOURCES IN NRSAs

There are a number of projects and programs that the NRSAs will be able to leverage. These included government initiatives, capital improvements, foundation funded programs, and private investment. The following section briefly describes a few of the key projects located in the NRSAs and initiatives that can be leveraged to enhance work in the NRSAs.

Small Business Support

Project Name	NEI Ideas
Description	NEIdeas is a program that celebrates existing businesses in Detroit, Hamtramck, and Highland Park – rewarding those with the best ideas for growth. NEIdeas has two types of awards, the \$10k Challenge and the \$100k Challenge – but the program has been about more than just the money.
Resources Involved	2014 - \$500,000 in cash awards to 30 business.
Timeline	Ongoing
Source	http://neideasdetroit.org/

Project Name	Green Grocer Project
Description	<p>The Green Grocer Project has helped create competitive, sustainable grocery offerings in Detroit while improving fresh food offerings for residents. DEGC manages the program, which includes:</p> <ul style="list-style-type: none"> • A Grocer Clearinghouse for existing store operators and those operators interested in making new investments in Detroit. • Technical Assistance • Loan funding for store improvements • A Facade Improvement Program designed to upgrade the exteriors of Detroit's neighborhood grocery stores.
Resources Involved	<ul style="list-style-type: none"> • \$500,000 to seed a revolving loan fund • 50/50 matching grants up to \$50,000
Timeline	Ongoing
Source	http://www.degc.org/

Project Name	D2D – Detroit Business 2 Business
Description	<p>The D2D program has tremendous potential to increase jobs and investment in Detroit. In its first year, the program accomplished several important steps to develop the program:</p> <ul style="list-style-type: none"> • Completed the "Major Purchaser's Survey" local procurement opportunity analysis with 22 of Detroit's major companies. • Recruited over 300 suppliers. • Partnered with the State to produce "Pure Michigan Business Connect" B2B database, and loaded 425 companies into the system.
Resources Involved	Technical assistance
Timeline	Ongoing
Source	http://www.degc.org/

Project Name	ProsperUS
Description	<p>The ProsperUS Detroit Lending Program provides access to capital for start-up and existing small businesses that otherwise might not have access through traditional sources. Graduates of ProsperUS Detroit's entrepreneur training program, who intend to locate their business in one of five target neighborhoods, are eligible to apply for small business loans. All five NRSAs include a ProsperUS target area.</p>
Resources Involved	ProsperUS Detroit provides financing up to \$15,000 for start-up businesses and up to \$25,000 for existing businesses with funding from foundation support.
Timeline	Ongoing
Source	http://www.prosperusdetroit.org/

Project Name	Hatch Detroit
Description	<ul style="list-style-type: none"> Hatch Detroit is an opportunity for one savvy entrepreneur to win a \$50,000 grant to open their brick and mortar retail business in Detroit, Highland Park, or Hamtramck. In addition to the \$50,000 grant, financial and ancillary support is provided to the Hatch Detroit finalists who've followed through on the business plan laid out during the contest but need further assistance to open their doors or improve their business. Hatch Detroit is also partnering with local CDC's to bring attention to 6 neighborhoods by focusing on several smaller retail nodes undergoing a resurgence in Detroit neighborhoods. This effort is aimed at businesses looking to expand their retail offerings or improve their building stock to encourage new entrepreneurs to open. These target neighborhoods are located in NRSA 2, 3, 4, & 5.
Resources Involved	<ul style="list-style-type: none"> \$50,000 annual grants with funding from Comerica Bank Additional business support from the Detroit Lions and other partners
Timeline	Annual
Source	http://hatchdetroit.com/

Project Name	Procurement Technical Assistance Centers (PTACs)
Description	<ul style="list-style-type: none"> The PTACs of Michigan are not-for-profit organizations. The PTACs ensure a broad base of capable suppliers for the defense industry and other agencies, thereby increasing competition, which supports better products and services at lower costs. The mission of the PTACs of Michigan is to enhance national defense and economic development of the State of Michigan by assisting Michigan businesses in obtaining and performing on federal, state and local government contracts.
Resources Involved	Funding provided by the Defense Logistics Agency (DLA), the Michigan Economic Development Corporation (MEDC) and local funding partners.
Timeline	Ongoing
Source	http://www.michigantac.org/

Project Name	Small Business Development Center (SBDC)
Description	The SBDC provides no cost business counseling, low cost business workshops and market research to our clients. Assistance includes drafting business proposals, assistance/review of financial statements and projections, marketing and expansion, etc.
Resources Involved	Small Business Administration
Timeline	Ongoing
Source	http://www.sbdcmichigan.org/

Project Name	Neighborhood Business Associations
Description	There are several business associations located in the NRSAs. These include Jefferson East Business Association (NRSA 1), Osborn Business Association (NRSA 2), and Southwest Detroit Business Association (NRSA 3). There are also a number of community development corporations (CDC) that provide support to local businesses such as Grandmont-Rosedale CDC (NRSA 5) and Focus Hope (NRSA 4).

Neighborhood Revitalization

Project Name	Detroit Commercial Corridor Initiative
Description	<ul style="list-style-type: none"> The Detroit Corridor Initiative is currently engaging with a variety of partners to accelerate density, job growth, and mixed income development throughout the city. This effort align local CDC led community priorities, the Detroit Future City Strategic Framework's economic growth priorities, the City of Detroit's commercial corridor revitalization efforts and Detroit Land Bank activities, among other initiatives citywide. DCI provides organizations with coordinating efforts, measuring results, research, creating partnerships, and financing through their lending partner, Capital Impact. These efforts are focused on the Woodward Corridor (NRSA 4), Livernois/McNichol's Corridor (NRSA 4 & 5) and Jefferson-Chalmers (NRSA 2). Focus areas are identified on the Philanthropic Boundaries Map in Attachment D.
Source	http://detroitcorridorinitiative.org/the-initiative/

Project Name	LISC Sustainable Communities
Description	<ul style="list-style-type: none"> The Detroit Local Initiatives Support Coalition (LISC) initiated a Building Sustainable Communities Initiative to invest three years in three Detroit neighborhoods: Grandmont Rosedale, Grand/Woodward, and Springwells Village. It recently added Southwest Detroit and Osborn Neighborhood. These areas are in NRSAs 1, 3, 4, and 5. LISC's Building Sustainable Communities is a proven strategy for neighborhood redevelopment based on best practices from across the country. It is a place-based, targeted, community approach to neighborhood revitalization based on five core goals: Expanding Investment in housing and other real estate; increasing family income and wealth; stimulating economic development; improving access to quality education; and supporting healthy environments and lifestyles. Focus areas are identified on the Philanthropic Boundaries Map in Attachment D.
Source	http://www.lisc.org/detroit/

Project Name	Skillman Good Neighborhoods
Description	The Skillman Foundation began a neighborhood-based children's change effort in 2006 called Good Neighborhoods. The neighborhoods – Brightmoor (NRSA 5), Chadsey Condon (NRSA 3), Cody Rouge, Northend Central Woodward (NRSA 4), Osborn (NRSA2) and Southwest Detroit (NRSA 3) -- were selected because of the large numbers of children living there. The purpose is to ensure that children have clear pathways to graduating from high school and leading successful lives as adults. The initiative focuses on four areas: high-quality education, youth development, safety, and community leadership. Focus areas are identified on the Philanthropic Boundaries Map in Attachment D.
Resources Involved	\$100 million from Skillman Foundation
Timeline	2006-2016
Source	http://www.skillman.org/How-We-Work/Investment-Areas/Neighborhoods

Project Name	Live Midtown
Description	Live Midtown is a residential living program that provides incentives to employees with three anchor institutions: Detroit Medical Center, Henry Ford Health System, and Wayne State University. The southern half of NRSA 4 is included in the Live Midtown boundaries.
Source	http://www.livemidtown.org/

Private Investment Projects

Project Name	Hantz Farms
Description	Hantz Woodlands is transforming blight to beauty as vacant, abandoned properties are converted to fields for new agricultural production. Recently 15,000 trees were planted on the east side in their target area in NRSA 1. The target area is highlighted on the Commercial Demolition Map in Attachment D.
Source	http://www.hantzfarmsdetroit.com/

Project Name	Henry Ford Health System Neighborhood Development Project
Description	Henry Ford Health Systems has a \$500 million investment strategy for the New Center Neighborhood in NRSA 4. The project will be anchored by a large medical warehouse and includes a mixed use development.
Resources Involved	<ul style="list-style-type: none"> Total Investment: \$500 million State Incentives: \$5.7 million for warehouse
Timeline	Warehouse Development: June 2014 – demolition began; construction timeline TBD
Source	http://detroit.curbed.com/archives/2014/06/old-industrial-site-cleaned-up-ahead-of-huge-medical-warehouse.php

Project Name	Meijer Redevelopment Project
Description	<ul style="list-style-type: none"> The 190,000-square-foot store is expected to create about 83 jobs and will be the anchor tenant with additional out lot retail spaces. It will also will help address a hunger for more fresh food and shopping options. The Meijer is located at 21431 Grand River in Detroit's Brightmoor and Old Redford area. It is located in NRSA 5 in a neighborhood that hosted the initial pilot Nuisance Abatement Program to sue owners of abandoned and neglected homes.
Resources Involved	<ul style="list-style-type: none"> Total Investment: \$33 million State Incentives: \$3.3 million
Timeline	<ul style="list-style-type: none"> Construction Began June 2014 Construction Completed 2015
Source	http://archive.freep.com/article/20140630/BUSINESS06/306300076/meijer-detroit-groundbreaking

Project Name	Old Tiger Stadium Redevelopment
Description	The Larson Group was selected as the developer to repurpose the Old Tiger Stadium site. This mixed-use development will include 40,000 square feet of retail along with 125 residential units. The City has also stepped into a soft agreement with the Police Athletic League to rejuvenate the actual Stadium field. This is located in NRSA 3.
Resources Involved	<ul style="list-style-type: none"> Total Investment: \$33 million for the mixed development and \$11 million for PALs project. Incentives: \$3.8 million earmark for stadium preservation and \$18 million in tax credits
Timeline	The entire development is tentatively scheduled to be complete and open in 2017.
Source	www.mlive.com/business/detroit/index.ssf/2014/development_plan_selected_for.html

Project Name	Shakti Automotive
Description	Shakti Automotive has expanded their current location in Southwest Detroit and will invest over \$30 Million in property, plant and equipment and create a minimum of 350 jobs over the next 4 years. They are a supplier of safety critical components to GM and Ford. This is
Source	City of Detroit

Project Name	American Lightweight Material Manufacturing Innovation Institute
Description	A research and development non-profit that consists of 60+ partners progressing innovative ways to develop lightweight materials. The location for the non-profit is in the south end of Corktown on Rosa Parks Ave in NRSA 3.
Resources Involved	The project is backed by \$70 million of Federal money and \$80 million of partners matching funds.
Timeline	Spring 2015
Source	http://archive.freep.com/article/20140723/COL06/307230030/Tom-Walsh-Mike-Duggan-lightweight-metals

Detroit Capital Improvement Projects

Project Name	City-wide Streetlight Replacement
Description	The Public Lighting Authority (PLA) is a state-created authority whose mission is to improve, modernize and maintain all street lights in the City of Detroit with brighter, more reliable, more energy efficient lights. The authority is almost half-way to its goal of relighting the entire city, having installed more than 30,000 new street lights to date. Crews are installing an average of 1,000 lights per week. See the Status of Residential Construction Construction Map in Attachment D).
Resources Involved	The PLA is funded by earmarking \$12.5 million per year from the city's utility tax.
Timeline	Streetlight replacement complete December 2015. See
Source	http://www.pladetroit.org/

Project Name	DWSD Green Infrastructure Program
Description	<ul style="list-style-type: none"> This program provides evaluation, design, and implementation of green infrastructure improvements in the Upper Rouge Sewershed, which is a 37.5 square mile area in Detroit. The purpose of the program is the reduction of combined sewage overflows through storm water management. This program was approved by the Michigan Department of Environmental Quality as an alternative to constructing a tunnel (gray infrastructure) for control of storm water. The plan will lead to the reduction of storm water inputs into the combined sewer system. The contract was bid publicly.
Resources Involved	\$14.5 Million over 5 years. Funding is from City of Detroit Water and Sewerage Department ratepayers.
Timeline	<ul style="list-style-type: none"> Start: February 2014 End: February 2019
Source	Detroit Water and Sewerage Department http://www.dwsd.org/downloads_n/about_dwsd/npdes/dwsd_gi_upper_rouge_tunnel_area_08-01-2014.pdf

Project Name	DWSD Water Main Replacement Projects (Under Construction)
Description	<ul style="list-style-type: none"> Annually, the department evaluates the need to replace water main based on break history, population density, coordination with other agencies, redundancy/criticality to the system, and future development. Currently validating 36 Miles of main for construction bids awarded in the July 1, 2015-June 30, 2016 fiscal year. Beginning fiscal year 16-17, the department will replace water main at a minimum rate of 1-1.5% of the system annually as part of a new capital improvement program which is under development.
Resources Involved	Projects Under Construction Total \$34.5 Million. Funding is from City of Detroit Water and Sewerage Department ratepayers.
Timeline	<ul style="list-style-type: none"> Start: November 2013 End: May 2017
Source	Detroit Water and Sewerage Department

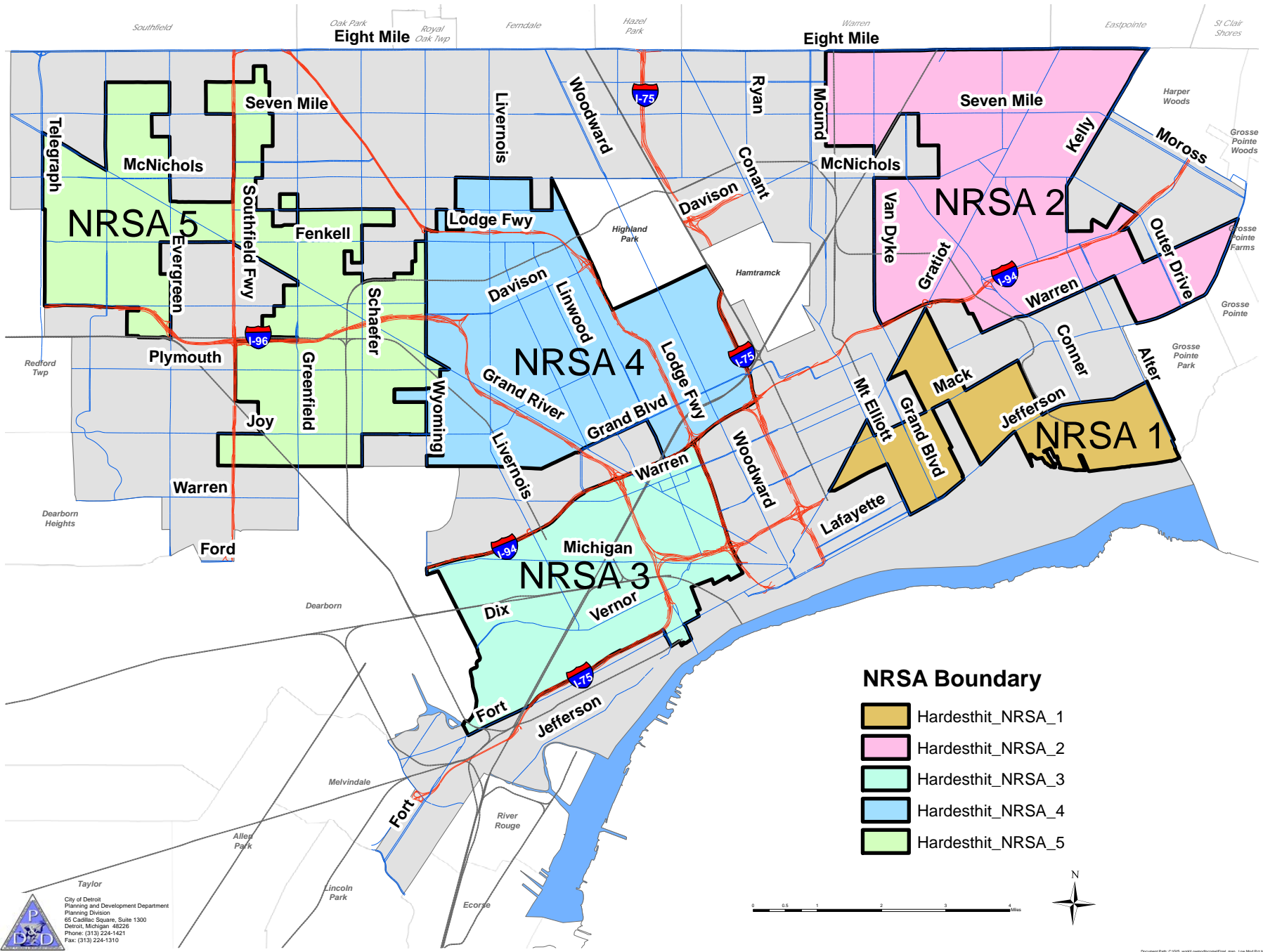
Transportation Infrastructure Investments

Project Name	New International Trade Crossing
Description	The New International Trade Crossing (NITC) is an international construction project and committee between Canada and the United States to create a new border crossing over the Detroit River. The crossing, as proposed, will connect Detroit and Windsor by linking Interstate 75 and Interstate 94 in Michigan with the new Windsor–Essex Parkway connection to Highway 401 in Ontario. This route will provide uninterrupted traffic flow. The plaza is just south of NRSA 3.
Resources Involved	\$2.15 billion A private concessionaire is expected to finance and construct the bridge itself, and the Canadian government has committed \$550 million to cover Michigan costs for
Timeline	<ul style="list-style-type: none"> 7 years Bridge is expected to open in 2020.
Source	http://www.mlive.com/news/detroit/index.ssf/2013/04/detroit-windsor_bridge_plan_se.html

Project Name	I-94 Expansion
Description	<ul style="list-style-type: none"> The Michigan Department of Transportation (MDOT) identified I-94, between I-96 and Conner Avenue in the city of Detroit as the segment of freeway in greatest need of repair in metropolitan Detroit. As a result, the I-94 Rehabilitation Project was initiated. MDOT will rehabilitate a 10.8-kilometer (6.7-mile) segment of Interstate 94 within the city of Detroit. The project extends along I-94 (which is also known as the Edsel Ford Freeway) from just east of the I-94/I-96 interchange to west of the Conner Avenue interchange. This expansion is located in NRSA 2, 3, and 4.
Resources Involved	\$2.3 billion from federal and state highway funding
Source	http://www.michigan.gov/mdot/0,1607,7-151-9621_11058_53088_53115---,00.html

Project Name	M-1 Rail
Description	M-1 RAIL is a 3.3-mile circulating streetcar along Woodward Avenue between Congress Street and West Grand Boulevard in Detroit, Michigan. M-1 RAIL is an unprecedented public-private partnership and model for regional collaboration. Notably, the first major transit project being led and funded by both private businesses, philanthropic organizations, in partnership with local government, the State of Michigan, and U.S. Department of Transportation. It will begin in NRSA 4. In addition, the rail car maintenance and storage facility will be located in NRSA 4.
Resources Involved	\$140 million
Timeline	Construction complete and line operational in Winter of 2016.
Source	http://m-1rail.com

Attachment A



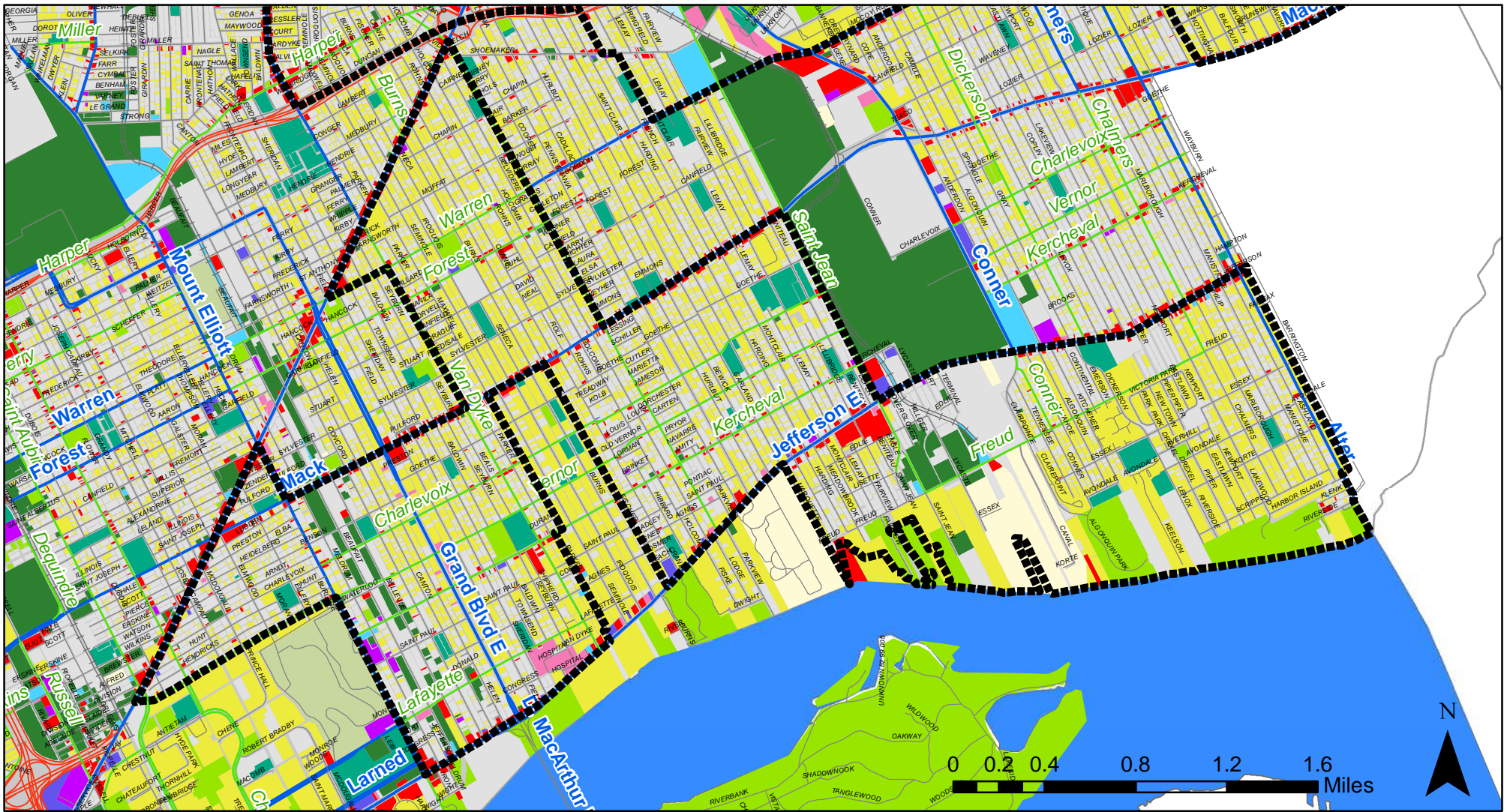
NRSA Boundary

- Hardesthit_NRSA_1
- Hardesthit_NRSA_2
- Hardesthit_NRSA_3
- Hardesthit_NRSA_4
- Hardesthit_NRSA_5

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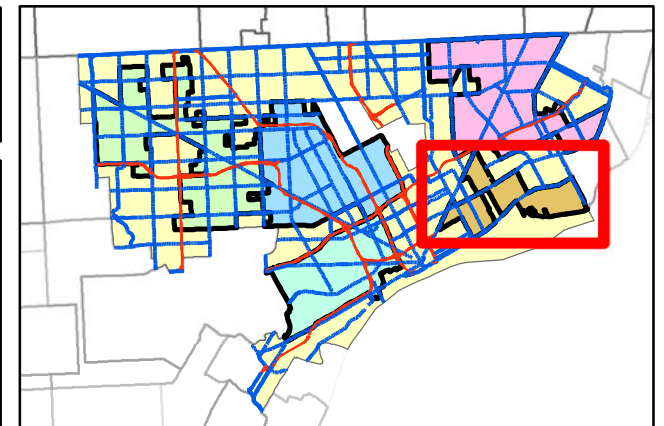
Attachment B

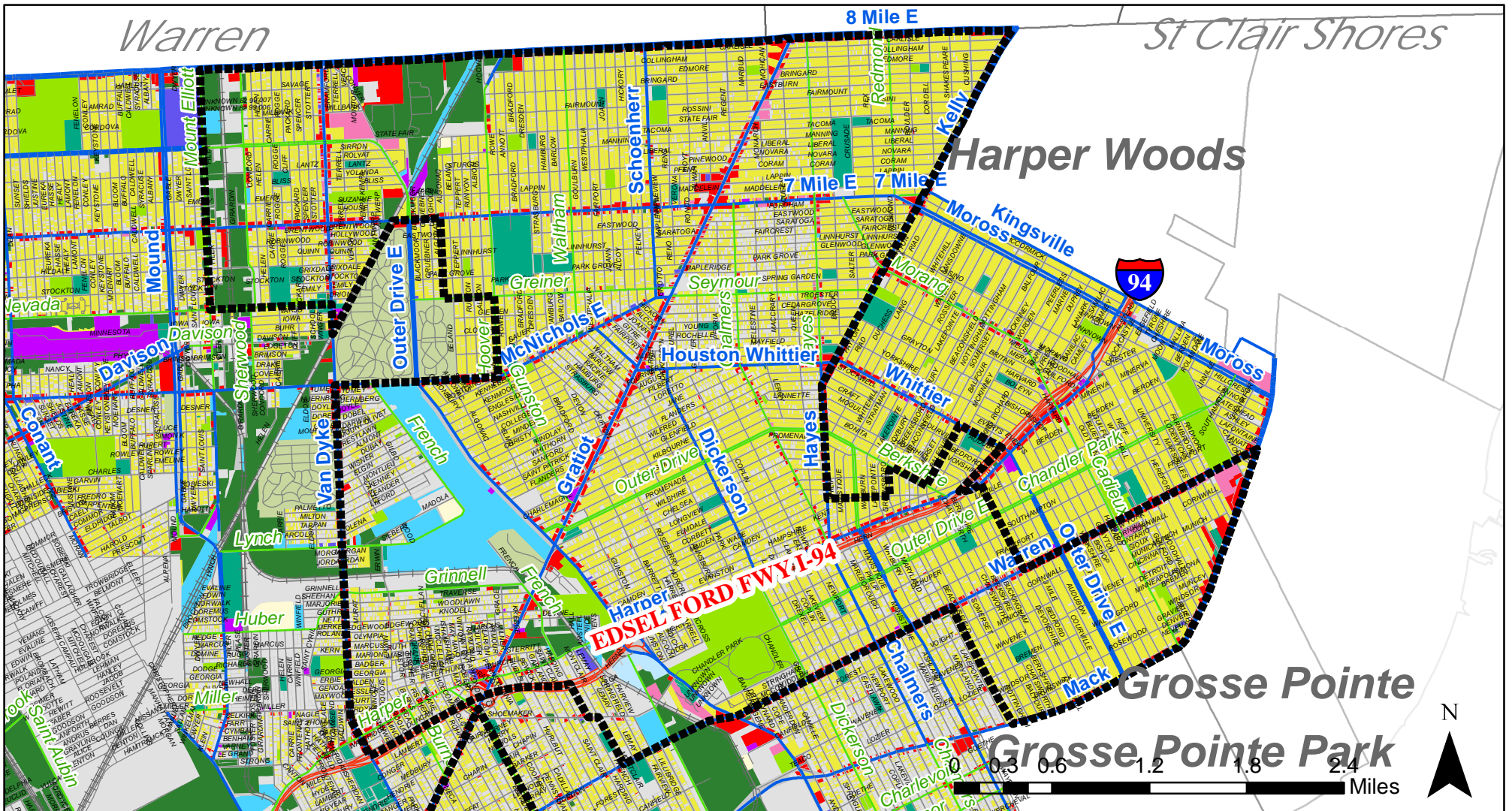


Neighborhood Revitalization Strategy Area 1 With Existing Land Uses



2010 Land use	Transportation	Institutional
Residential	Utilities / Communication	Cemetery
Commercial	Hospital / Clinic	Recreation / Open Space
Office	School - Primary / Secondary	Vacant
Industrial	College / University	Hardesthit NRSA_1 Boundary

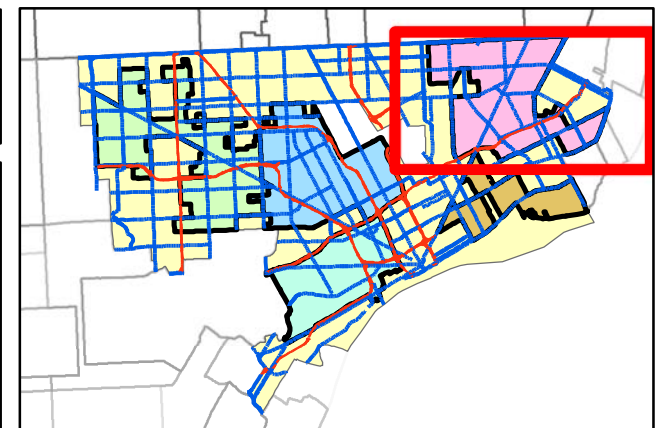


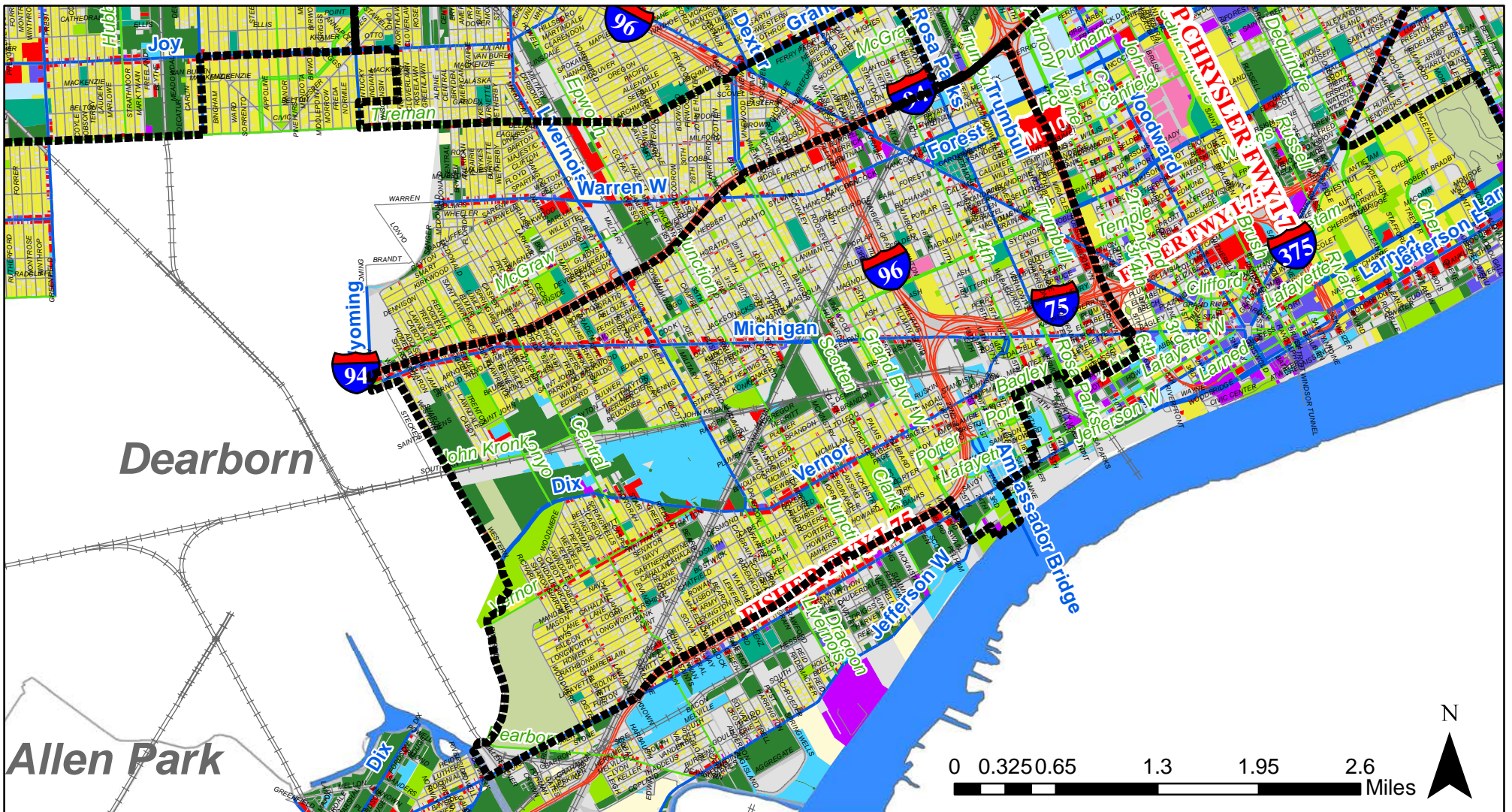


Neighborhood Revitalization Strategy Area 2 With Existing Land Uses



- | | | |
|----------------------|------------------------------|----------------------------|
| 2010 Land use | Transportation | Institutional |
| Residential | Utilities / Communication | Cemetery |
| Commercial | Hospital / Clinic | Recreation / Open Space |
| Office | School - Primary / Secondary | Vacant |
| Industrial | College / University | Hardesthit NRSA_2 Boundary |

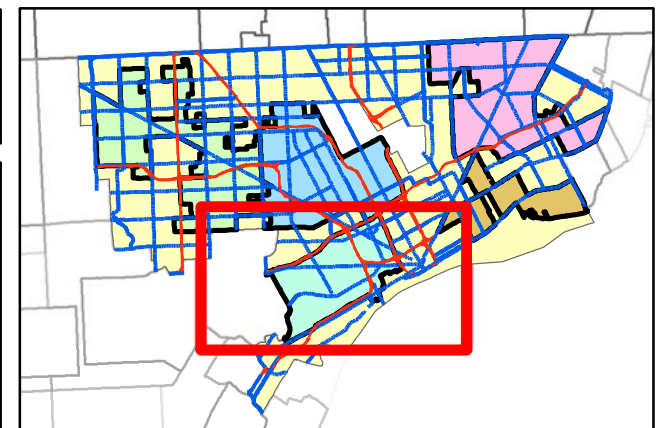


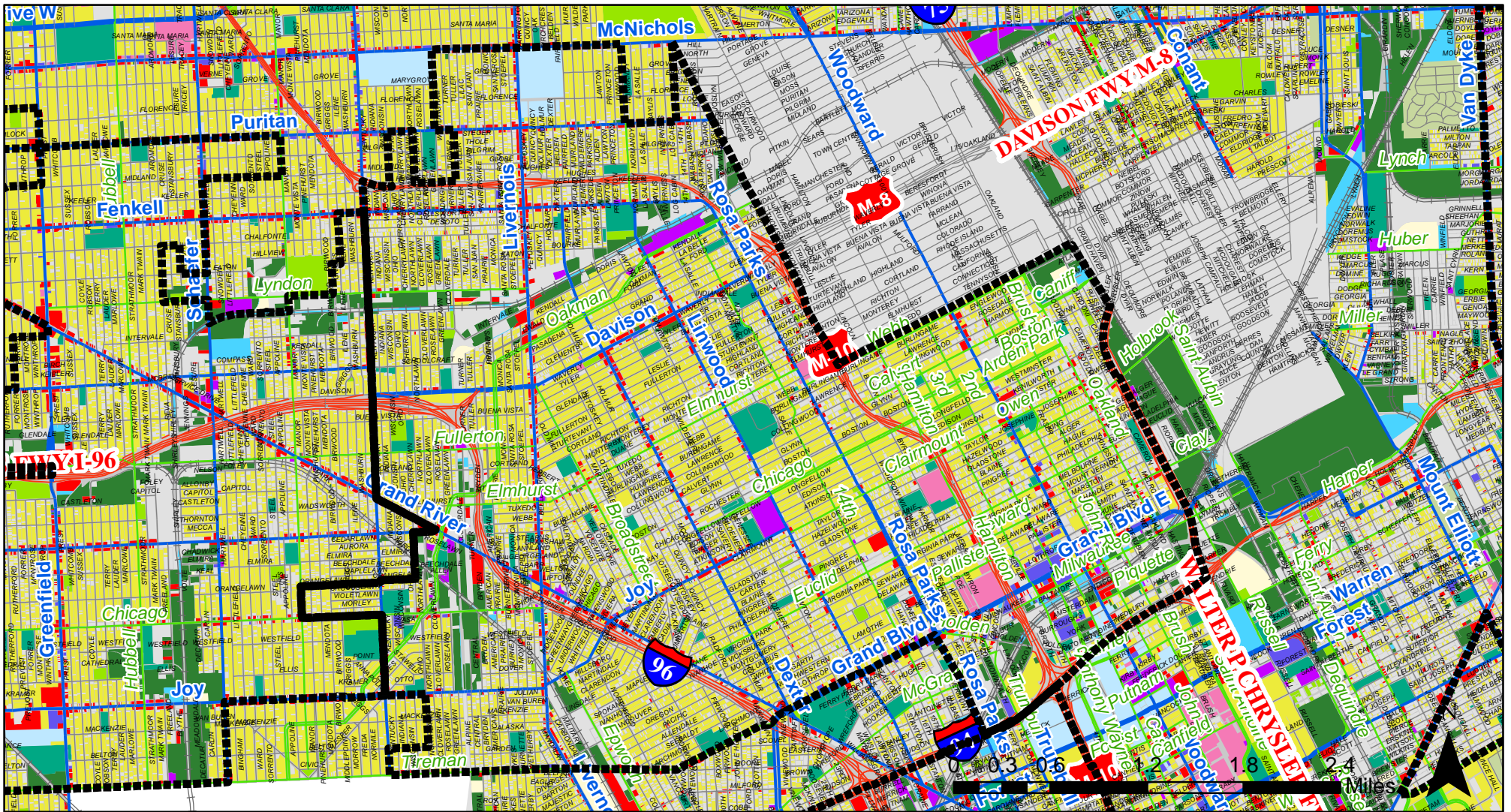


Neighborhood Revitalization Strategy Area 3 With Existing Land Uses



2010 Land use	
	Residential
	Commercial
	Office
	Industrial
	Transportation
	Utilities / Communication
	Hospital / Clinic
	School - Primary / Secondary
	College / University
	Institutional
	Cemetery
	Recreation / Open Space
	Vacant
	Hardesthit NRSA_3 Boundary

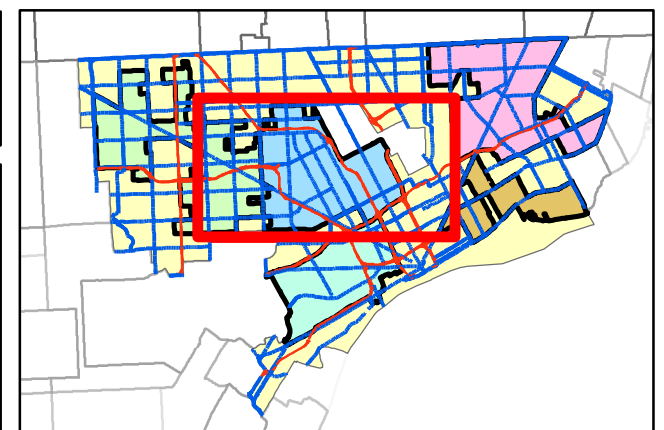


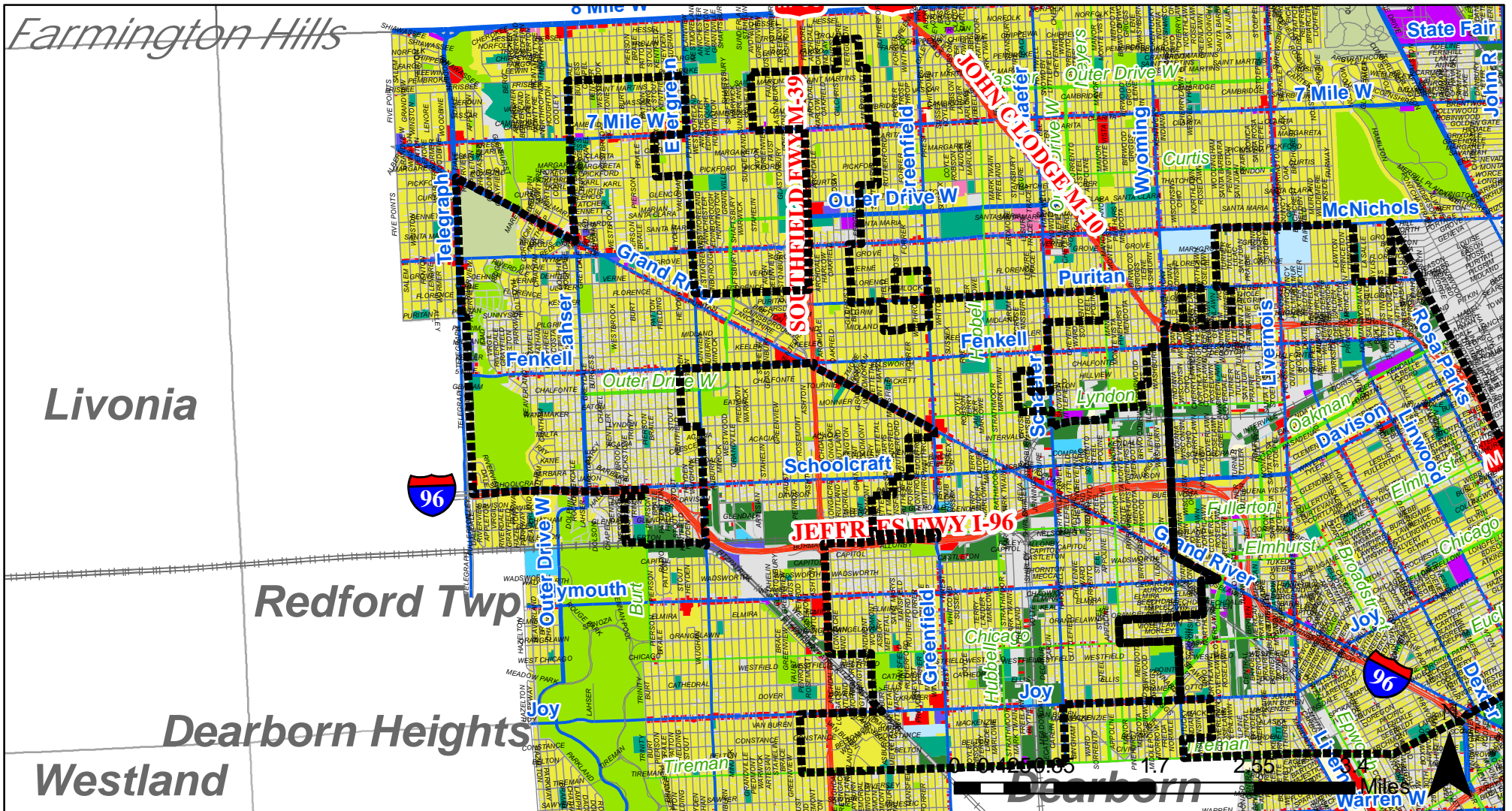


Neighborhood Revitalization Strategy Area 4 With Existing Land Uses



2010 Land use	
	Residential
	Commercial
	Office
	Industrial
	Transportation
	Utilities / Communication
	Hospital / Clinic
	School - Primary / Secondary
	College / University
	Institutional
	Cemetery
	Recreation / Open Space
	Vacant
	Hardesthit NRSA_4 Boundary

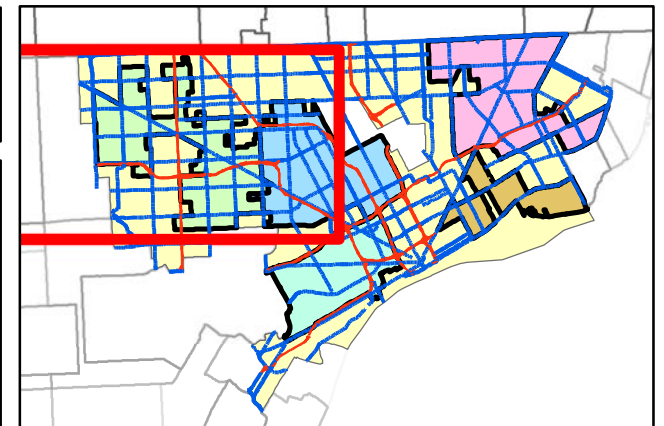




Neighborhood Revitalization Strategy Area 5 With Existing Land Uses



2010 Land use	Transportation	Institutional
Residential	Utilities / Communication	Cemetery
Commercial	Hospital / Clinic	Recreation / Open Space
Office	School - Primary / Secondary	Vacant
Industrial	College / University	Hardesthit NRSA_5 Boundary



Attachment C

Listing of Census Block Groups in NRSAs

NRSA 1	NRSA 2	NRSA 3	NRSA 4	NRSA 5
5164001	5055002	5260002	5317002	5378003
5164002	5044003	5257004	5301001	5378002
5163001	5044001	5257003	5302003	5378001
5156001	5043002	5257002	5302005	5377003
5153002	5042003	5257001	5302004	5377002
5153001	5042002	5256001	5305003	5377001
5152002	5042001	5255002	5334004	5375005
5152001	5041003	5254002	5327002	5375004
5160002	5041002	5254001	5366003	5375003
5142003	5041001	5243003	5366005	5375002
5142005	5040002	5242005	5366004	5375001
5142004	5039001	5242004	5365002	5373004
5133002	5039002	5242003	5365003	5373003
5132003	5054002	5242002	5365004	5373001
5132002	5036003	5242001	5365001	5372002
5132001	5036002	5241002	5364003	5372001
5142001	5036001	5241003	5364002	5371002
5142002	5035004	5241004	5364001	5411004
5139003	5035003	5241001	5318003	5410002
5139002	5035002	5240001	5336003	5410003
5139001	5035001	5238002	5335002	5442002
5136001	5034001	5238004	5335001	5442003
5137002	5034002	5238003	5342003	5435002
5133001	5033004	5234002	5342001	5435001
5137003	5033003	5258002	5341002	5451003
5160001	5033002	5240002	5341001	5452004
5137001	5033001	5240003	5337002	5367001
5136002	5032003	5254003	5337001	5366002
5156002	5032002	5215001	5336002	5366001
5145001	5032001	5231001	5336001	5342005
5145002	5031003	5234001	5334002	5342004
5153003	5031002	5233003	5334005	5404004
5168002	5020002	5233002	5334003	5422005
5168001	5019004	5233001	5334001	5439002
	5019003	5221001	5332003	5430001
	5019002	5219003	5332002	5423003
	5019001	5215002	5332001	5438002
	5003002	5258001	5331003	5438001
	5003001	5211001	5331002	5437001
	5002004	5214001	5331001	5436003
	5002003	5219002	5330002	5436002
	5122001	5218001	5330001	5411005
	5121003	5232002	5327001	5401003
	5121001	5232001	5326001	5436001

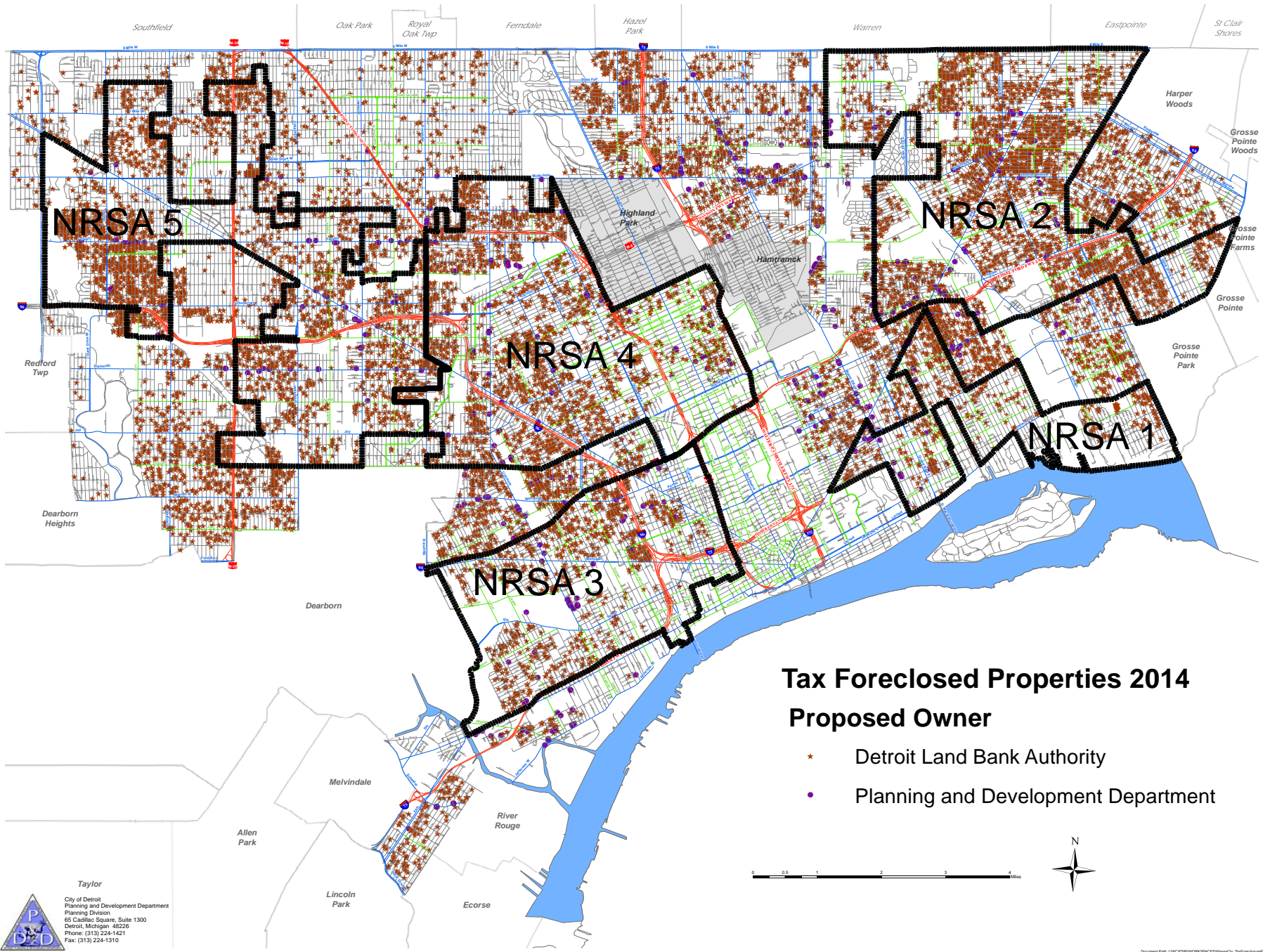
Listing of Census Block Groups in NRSA's

NRSA 1	NRSA 2	NRSA 3	NRSA 4	NRSA 5
	5121005	5219001	5339002	5434002
	5121004	5213001	5339001	5434001
	5002002	5211002	5324003	5432003
	5002001	5221002	5324002	5432001
	5001004	5220001	5324001	5432002
	5001003	5256002	5322001	5429001
	5001002	5255001	5319001	5426004
	5044002	5243001	5318002	5426001
	5143001	5238001	5318001	5424001
	5050001	5243002	5317001	5423002
	5050002	5242006	5316002	5423001
	5054003	5260001	5316001	5353005
	5121002		5114002	5373002
	5063002		5114001	5422004
	5063001		5114004	5422003
	5062002		5114003	5422002
	5062001		5114005	5421006
	5061002		5119002	5421005
	5061001		5119001	5421002
	5054004		5323001	5357002
	5054001		5342002	5357001
	5052001		5341003	5355002
	5052004		5303001	5355001
	5052003		5309003	5355003
	5051005		5309002	5354002
	5051004		5363006	5354001
	5051003		5363004	5353004
	5051002		5363002	5353003
	5049002		5363001	5353002
	5049001		5361001	5430002
	5048002		5309001	5353001
	5048001		5347004	5352004
	5047003		5347002	5352003
	5047002		5347001	5352002
	5047001		5346002	5352001
	5018004		5346001	5351002
	5018003		5345002	5351001
	5018002		5345001	5350001
	5018001		5224002	5437002
	5017002		5315004	5454001
	5013005		5315003	5414001
	5017001		5315002	5412004
	5013001		5315001	5412003
	5013004		5314002	5412002
	5013002		5314001	5412001

Listing of Census Block Groups in NRSA's

NRSA 1	NRSA 2	NRSA 3	NRSA 4	NRSA 5
	5013003		5313002	5411003
	5051001		5313001	5411002
	5043001		5312002	5410001
	5012001		5312001	5407002
	5011003		5311001	5407001
	5001001		5311002	5403004
	5031001		5308004	5403003
	5004003		5308003	5460001
	5004004		5308002	5453003
	5040001		5308001	5453001
	5039003		5305002	5452002
	5006005		5305001	5452001
	5035005		5304001	5451002
	5052002		5304002	5451001
	5043003		5303002	5443002
	5006004		5303003	5343001
	5006003		5302002	5344001
	5006002		5302001	5343002
	5006001		5301004	5350003
	5005004		5301002	5402005
	5005003		5312003	5402004
	5005002		5339003	5443001
	5005001		5322002	5442001
	5004002		5112002	5441003
	5004001		5112001	5441002
	5003004		5224001	5441001
	5003003		5326003	5350002
	5042004		5361004	5370001
	5122002		5364004	5370002
	5055001		5319002	5403005
			5346003	5402006
			5344002	5452003
			5333001	
			5333002	
			5326002	

Attachment D



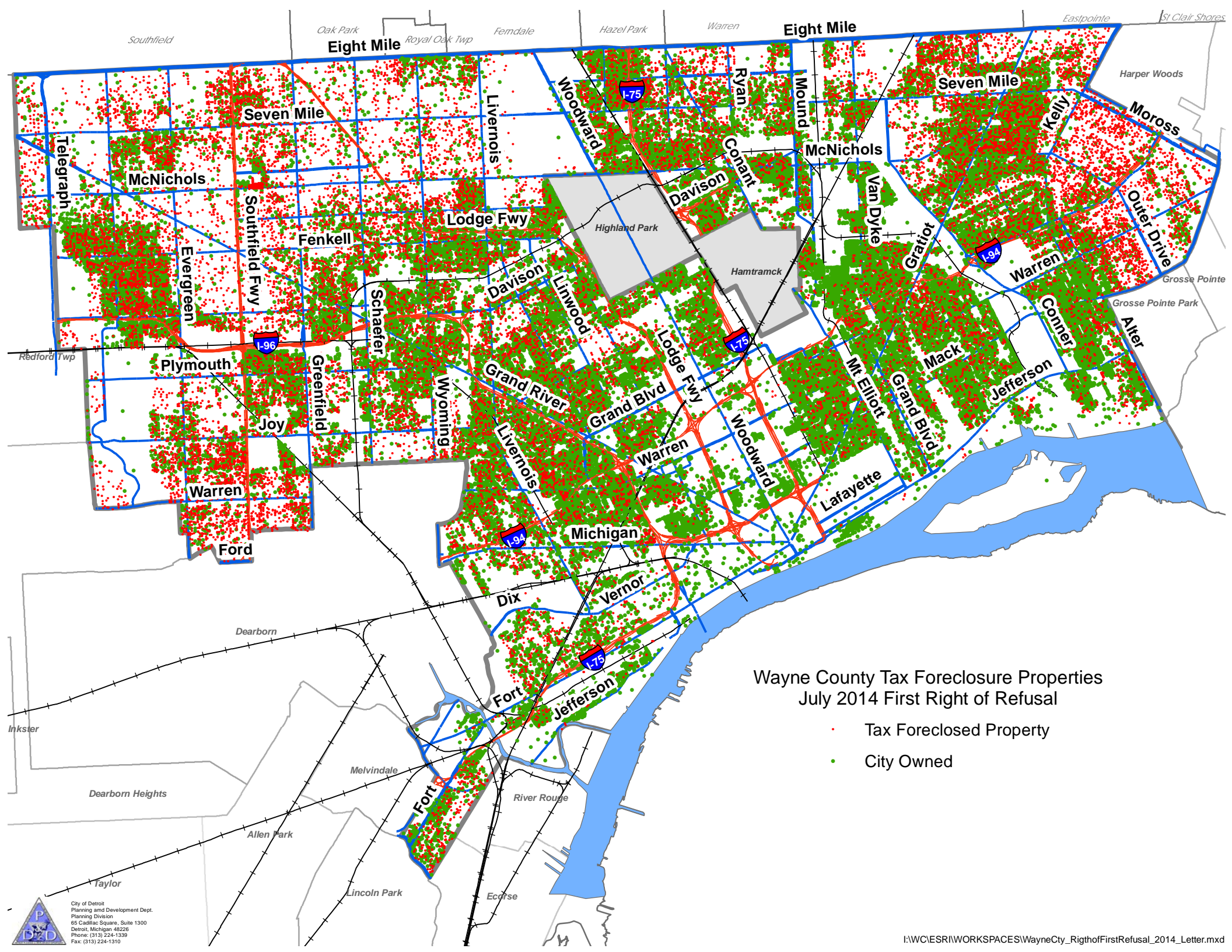
Tax Foreclosed Properties 2014 Proposed Owner

- ★ Detroit Land Bank Authority
- Planning and Development Department



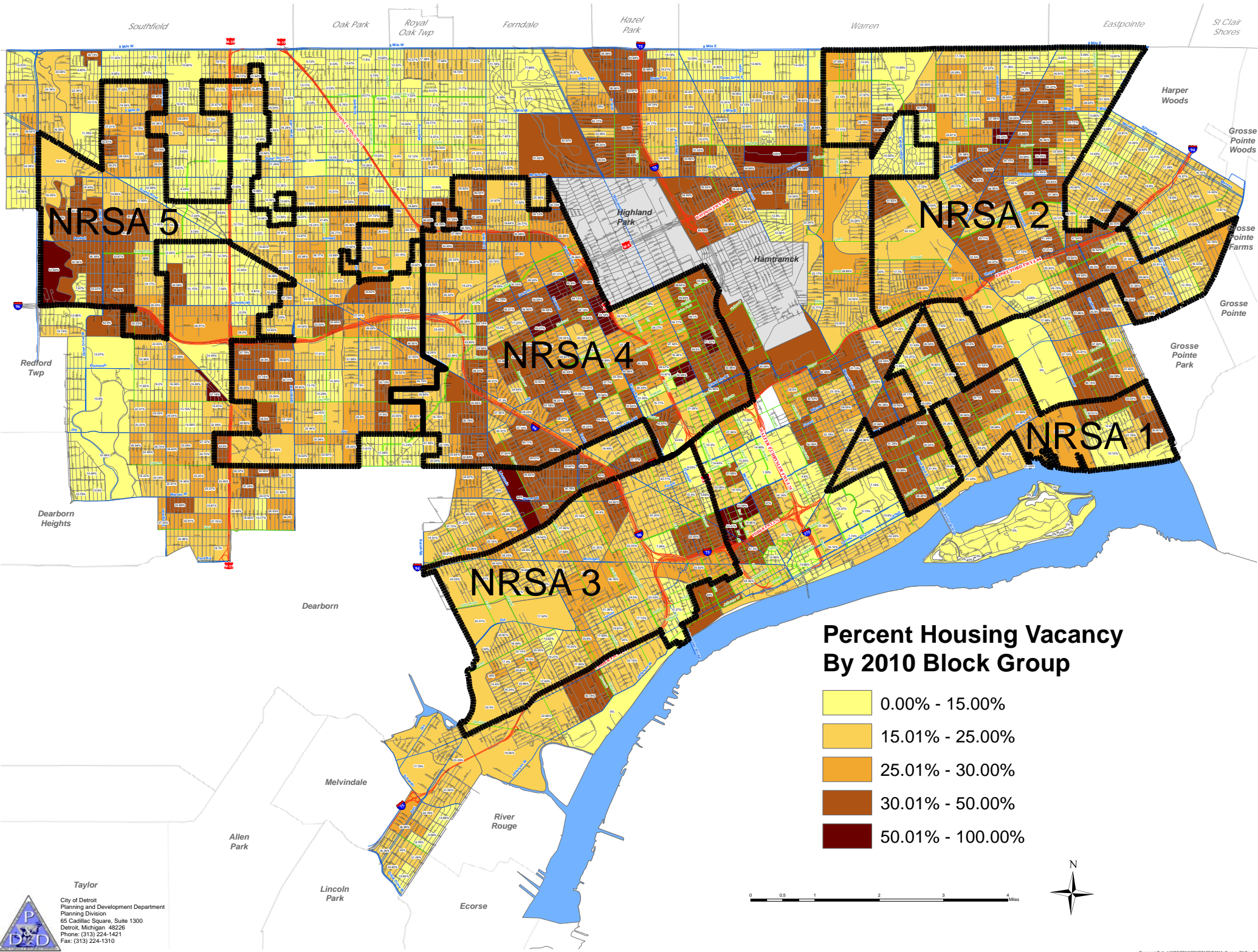


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Wayne County Tax Foreclosure Properties
 July 2014 First Right of Refusal

- Tax Foreclosed Property
- City Owned



NRSA 5

NRSA 2

NRSA 4

NRSA 1

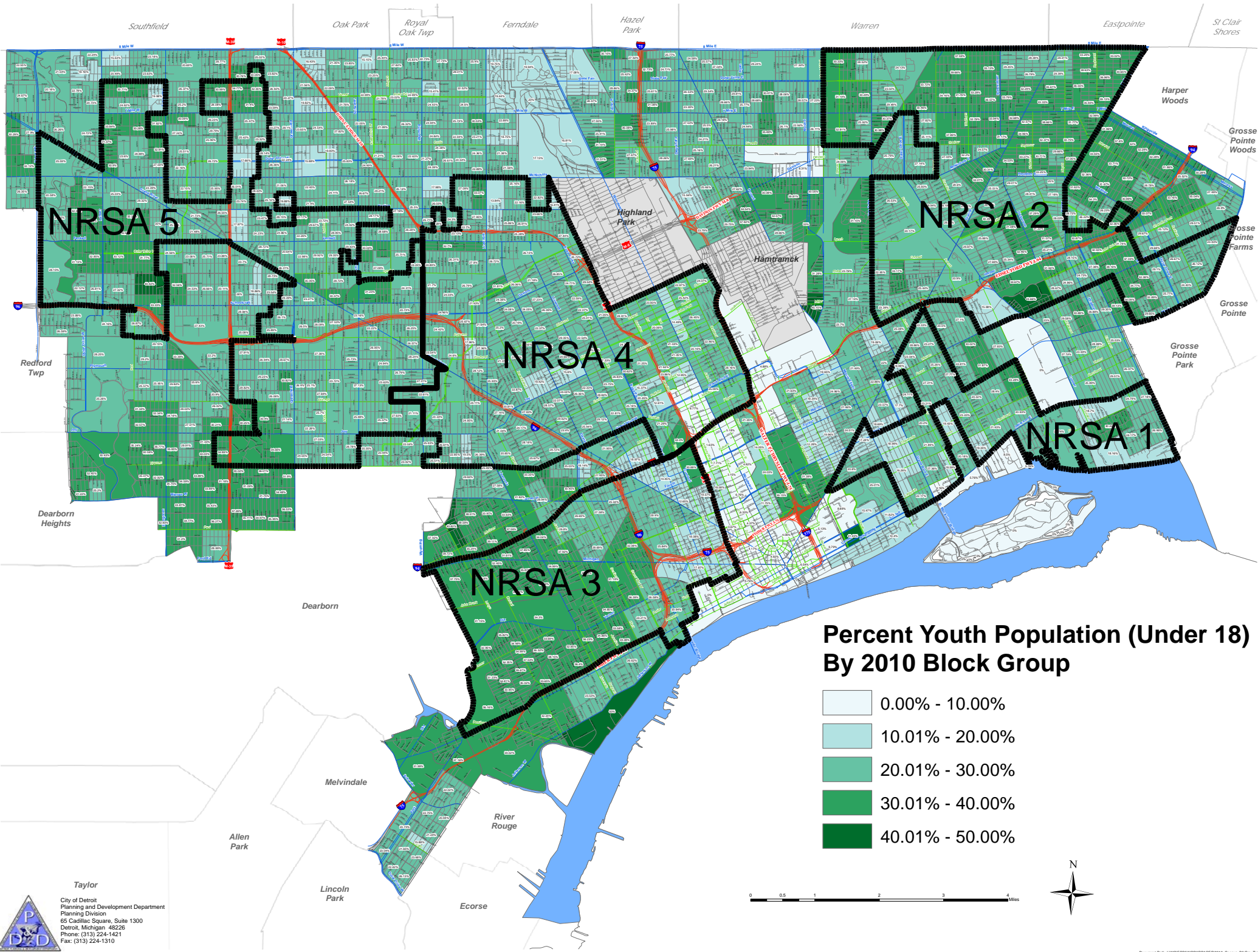
NRSA 3

Percent Housing Vacancy By 2010 Block Group

- 0.00% - 15.00%
- 15.01% - 25.00%
- 25.01% - 30.00%
- 30.01% - 50.00%
- 50.01% - 100.00%



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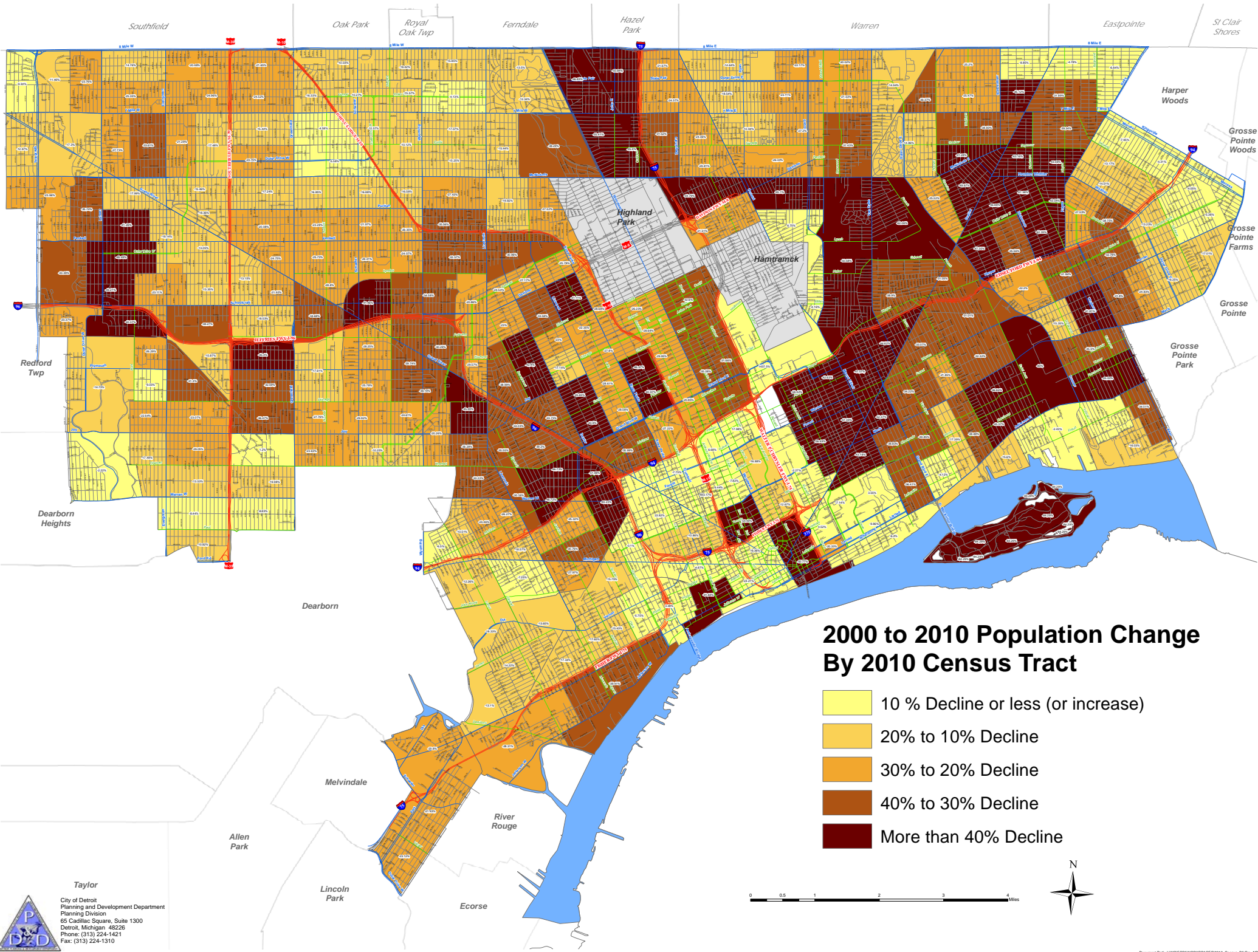


Percent Youth Population (Under 18) By 2010 Block Group

- 0.00% - 10.00%
- 10.01% - 20.00%
- 20.01% - 30.00%
- 30.01% - 40.00%
- 40.01% - 50.00%

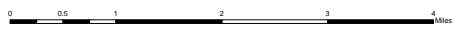


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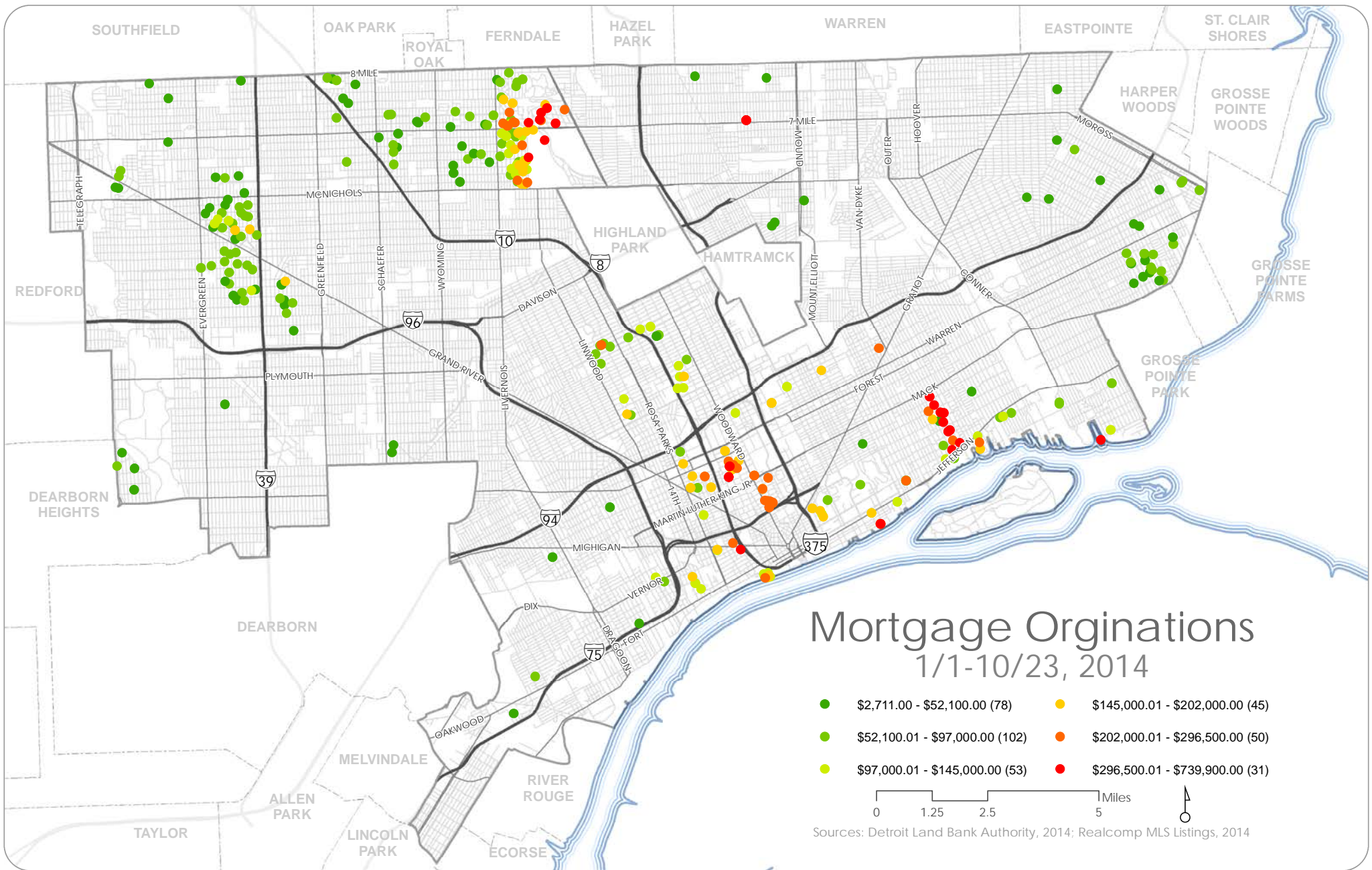


2000 to 2010 Population Change By 2010 Census Tract

- 10 % Decline or less (or increase)
- 20% to 10% Decline
- 30% to 20% Decline
- 40% to 30% Decline
- More than 40% Decline



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SOUTHFIELD

OAK PARK

FERNDALE

HAZEL PARK

WARREN

EASTPOINTE

ST. CLAIR SHORES

ROYAL OAK

HARPER WOODS

GROSSE POINTE WOODS

McNICHOLS

HIGHLAND PARK

HAMTRAMCK

REDFORD

EVERGREEN

GREENFIELD

SCHAEFER

WYOMING

DAVISON

LIVWOOD

ROSA PARKS

WOODWARD

FOREST

MACK

GROSSE POINTE PARK

GROSSE POINTE FARMS

DEARBORN HEIGHTS

DEARBORN

MELVINDALE

RIVER ROUGE

TAYLOR

ALLEN PARK

LINCOLN PARK

ECORSE

OAKWOOD

DIX

DRACONIA

VERNOR

MICHIGAN

74TH

MARTIN LUTHER KING, JR.

JEFFERSON

WARREN

GRAND RIVER

LIVERNOIS

PLYMOUTH

WYOMING

DAVISON

LIVWOOD

ROSA PARKS

WOODWARD

FOREST

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JEFFERSON

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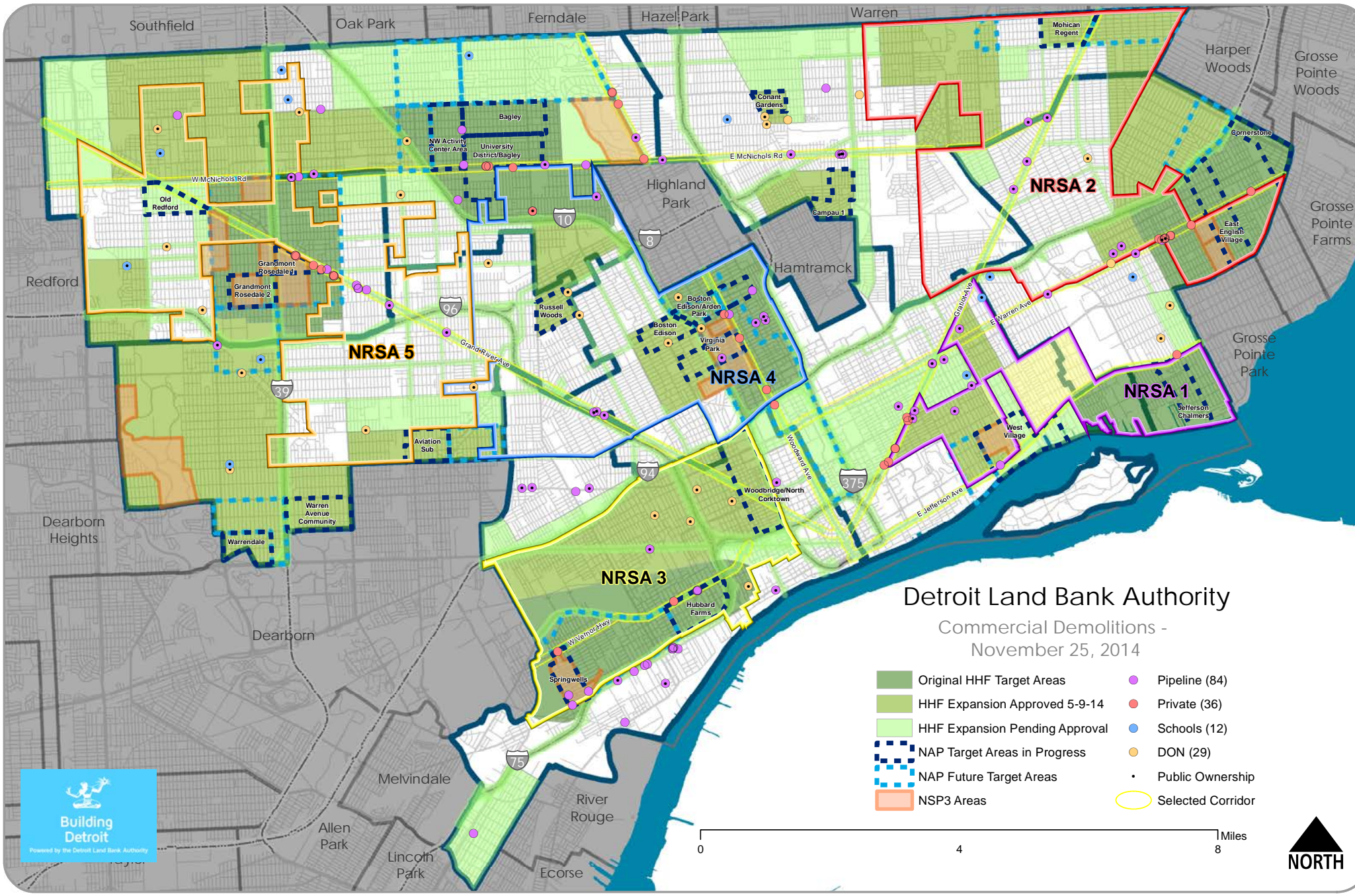
FOREST

MACK

JEFFERSON

WARREN

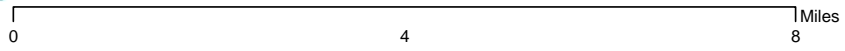
GRAND RIVER

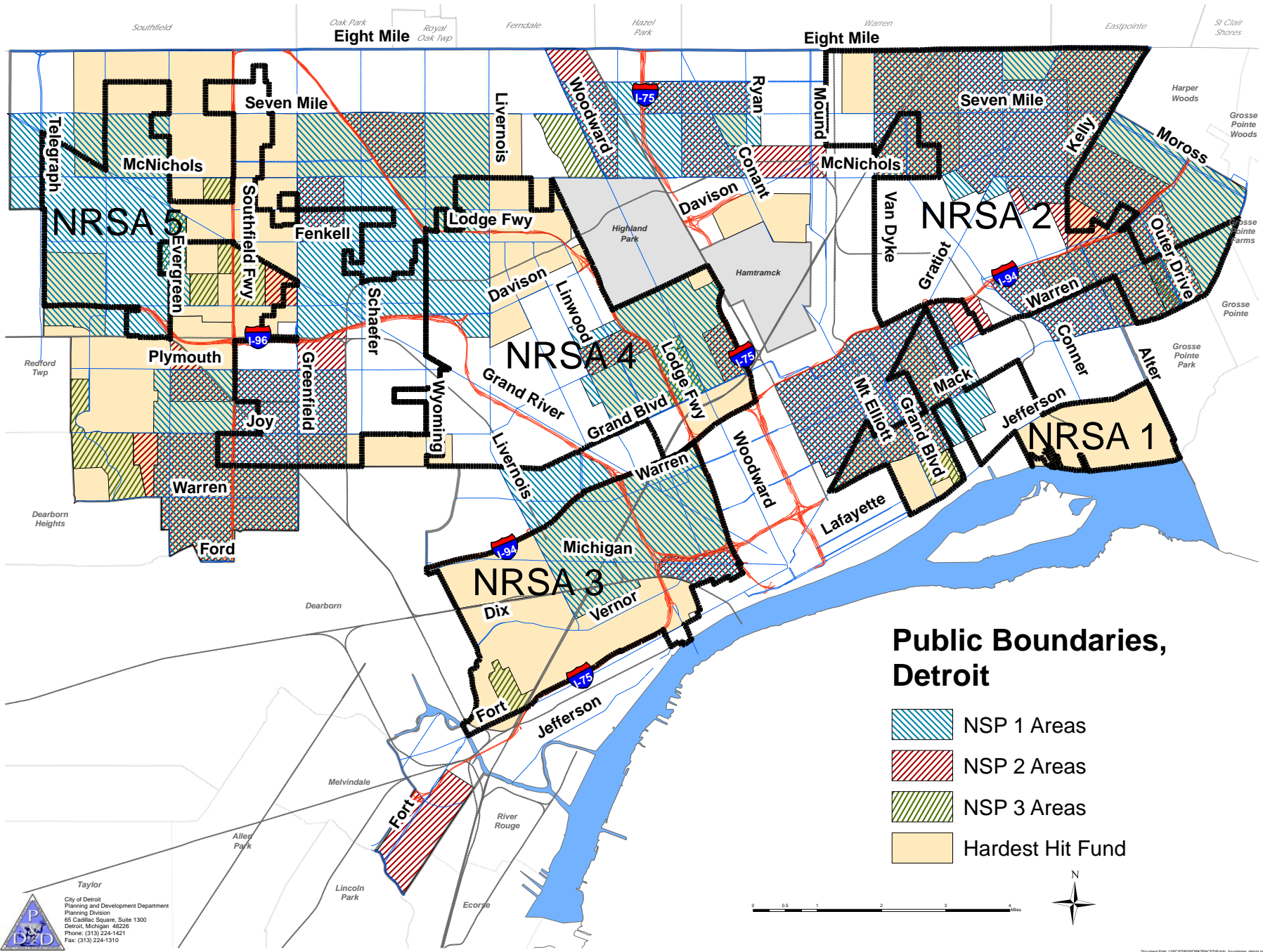


Detroit Land Bank Authority

Commercial Demolitions -
November 25, 2014

- | | |
|---|---|
| Original HHF Target Areas | Pipeline (84) |
| HHF Expansion Approved 5-9-14 | Private (36) |
| HHF Expansion Pending Approval | Schools (12) |
| NAP Target Areas in Progress | DON (29) |
| NAP Future Target Areas | Public Ownership |
| NSP3 Areas | Selected Corridor |



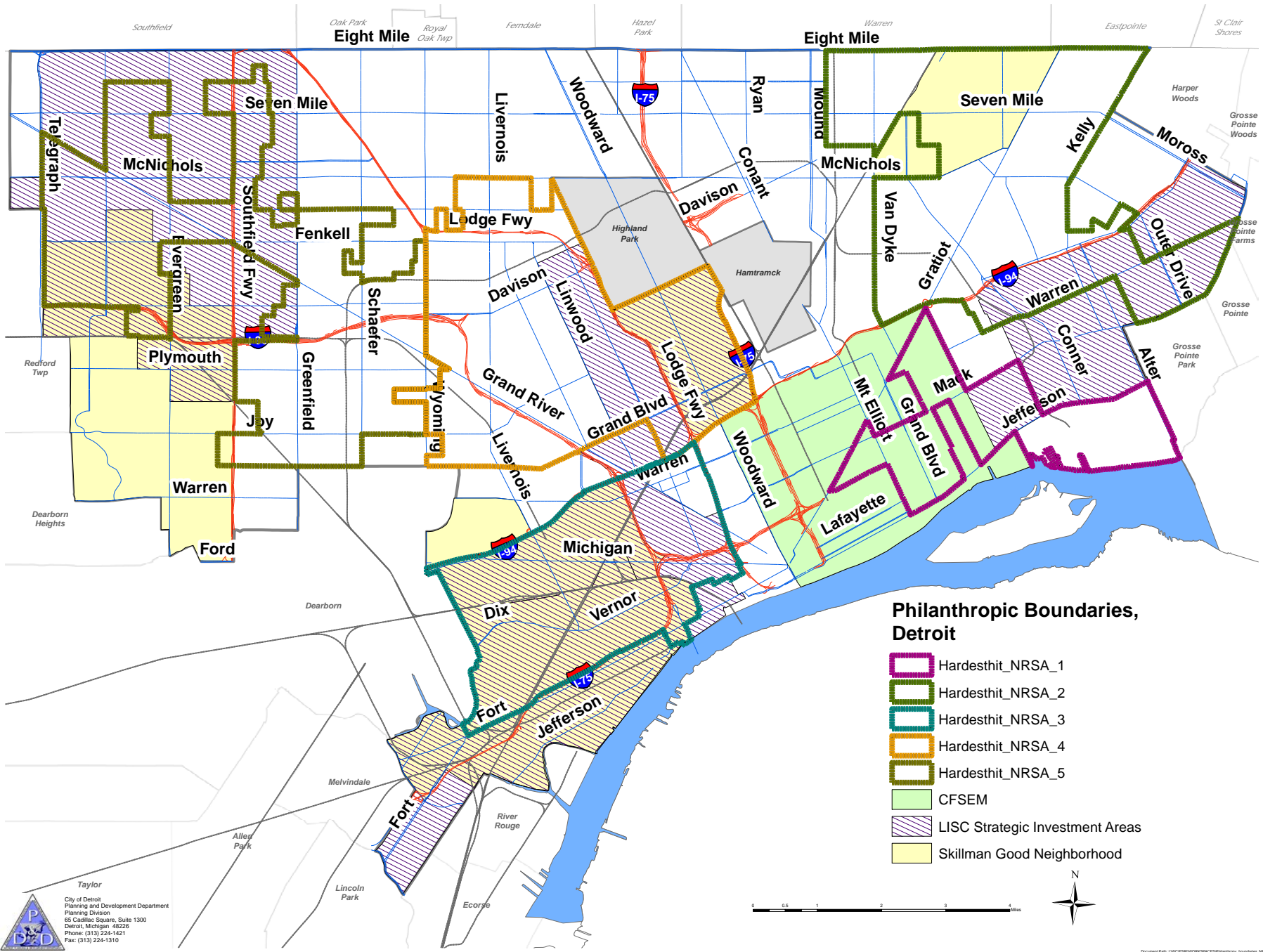


Public Boundaries, Detroit









-  NSP 1 Areas
-  NSP 2 Areas
-  NSP 3 Areas
-  Hardest Hit Fund



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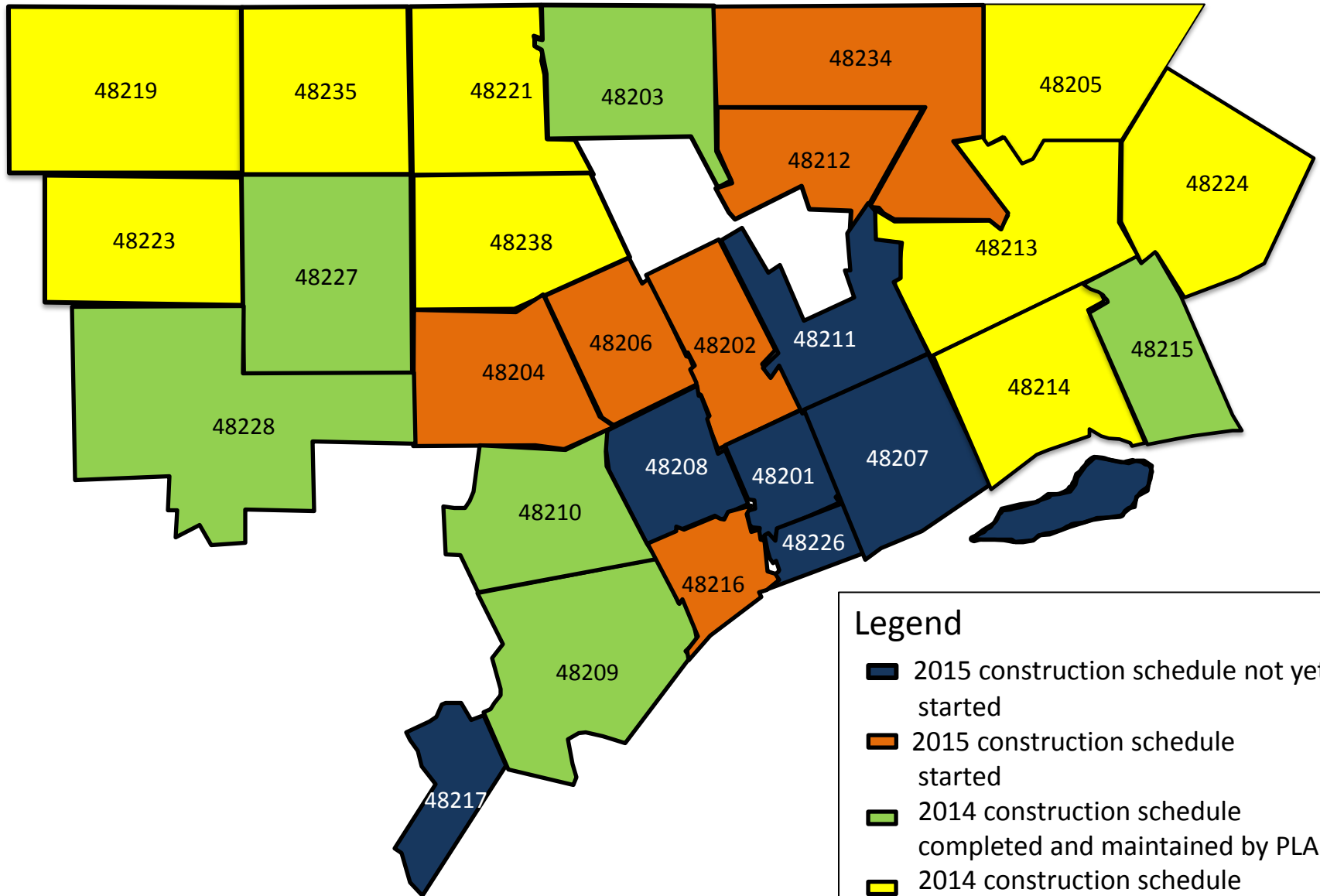
Philanthropic Boundaries, Detroit

-  Hardesthit_NRSA_1
-  Hardesthit_NRSA_2
-  Hardesthit_NRSA_3
-  Hardesthit_NRSA_4
-  Hardesthit_NRSA_5
-  CFSEM
-  LISC Strategic Investment Areas
-  Skillman Good Neighborhood

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Status of Residential Construction – December 2014



Legend

- 2015 construction schedule not yet started
- 2015 construction schedule started
- 2014 construction schedule completed and maintained by PLA
- 2014 construction schedule completed and maintained by DTE

Attachment E

Neighborhood Revitalization Strategy

Summary of the Survey Responses and Public Comment Period

The following is a summary of the findings from the survey responses and public comments received during the public comment period on the application for the Neighborhood Revitalization Strategy Areas (NRSAs) for the City of Detroit. The survey was designed to collect information from stakeholders on needs in their neighborhoods for the Consolidated Plan as well as the NRSA application. This included identifying areas of greatest need in housing, economic development, public services, infrastructure, public facilities, and employment and identifying community based initiatives.

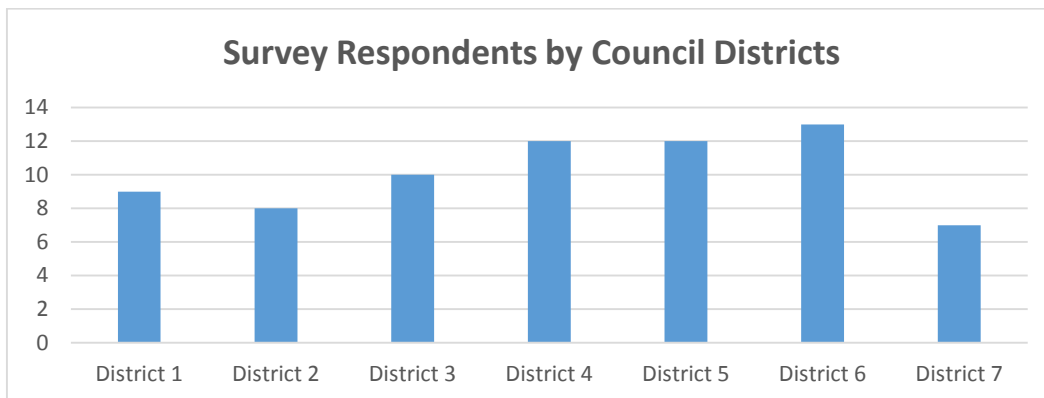
The online survey was promoted during community meetings held in the Fall of 2014 in each of the seven council districts. In addition, the survey was sent to the Department of Neighborhood offices and City Council members for distribution, highlighted in an advertisement posted on October 26, 2104 and links were provided on the Planning and Development web page. So far 69 responses have been received through the online survey. The survey will continue through March as part of the outreach to support the Consolidated Plan.

Public Comments

The City received three public comments submitted via email. Two were from residents and the other from Focus Hope. Both comments expressed support for the five NRSA designations. One comment urged the integration of green technology to increase the quality of housing as well as to support workforce development strategies. Another commenter urged the integration of the City's public safety initiatives to support the investments being made in the NRSAs.

Survey Respondents

The 76 respondents were spread across the City. 5 of these did not provide information on where they were from. The following graph illustrates the breakdown of respondents by Council District. Respondents included property owners, renters, landlords, business owners, and representatives of community based organizations.



Summary of Survey Responses

Respondents were asked to identify community based initiatives that were happening in their neighborhoods. The responses were open ended questions. Many of the responses were quite detailed and revealed a depth of social initiatives and work being carried out by Detroiters to revitalize their city. This is a summary that highlights the themes and common elements in the collective survey responses. For example in describing the work being done in their neighborhood, the following three responses stood out:

“Currently the Jefferson Chalmers community with the assistance of LISC/AmeriCorps/Jefferson East Inc. [as the] lead are engaging the community to expand and convert their NSI plan to a quality of life plan. This initiative [will] gain [a] wider range of community involvement [sic] to evaluate gaps & needs. We are also expanding economic activities [sic] w/faith-based partners with DESC & State of Michigan workforce S.H.A.R.E. Networkforce Neighborhood Access Pointe.”

“...There are some initiatives south of E. Davison and west of Ryan/Conant such as Ridelt Sculpture Park Skatepark, Write-A-House Project, and other creative projects. Also [the] restoration project of historic Sacred Heart Cemetery on E. McNichols/@ Mound...[and] improvements [sic] at Jayne Field, including a cricket field are most welcome. Lasky Park and Rec is still a nice place. Tennis courts need restoration.”

“Our neighborhood just raised funds for new street lights. This neighborhood [sic] is very well maintained and I believe [sic] what could make it better is surrounding areas following suit as well as any unmaintained, abandoned properties [sic] and properties that are not current on their taxes be remedied.”

Greatest Needs

To support the NRSA application, the survey also asked respondents to identify the greatest needs in their neighborhood in housing, economic development, public services, and neighborhood revitalization. Respondents were then asked to rank these in importance. Looking at the average rankings of the four issues, no one issue was ranked as more important. In the review of the qualitative responses, there was a general theme expressing the need for a comprehensive approach that incorporates all aspects and coordinates actions between community, private, and public entities.

Housing Development

Of the 47 respondents who answered the question on Housing Development, 37 of them identified single family housing as an issue. This included responses on affordability, quality market-rate housing, rehabilitation, weatherization, and new construction. Seventeen of the respondents specifically identified rehabilitation of single family homes as a significant need in their neighborhoods. Several of the respondents identified the need to hold landlords responsible for the upkeep of their properties.

8 of the respondents identified market rate housing as a need. A respondent identified the need for rehabilitation, lead abatement, and code enforcement, *“Rehabilitation dollars for all income levels & inclusive of landlords who own under a certain number of properties. These dollars are important for lead poisoning prevention & asthma reduction, energy efficiency & energy bill reduction, & façade repairs that increase pride in property & the community.”*

Several responses identified successful housing rehabilitation programs that were currently active or not currently active but had been successful. For example, *“SDEV helped several families overcome indoor pollution w/a very effective healthy homes program. UNI WORKED W/THE City three yrs. ago on weatherization. This was very effective until the project ended after 100 homes. UNI worked w/Flagstar Bank in getting home improvement grants for low income residents from the federal Home Loan Bank of Indianapolis. This was moderately effective until the bank stopped processing applications. These initiative disclosed grant needs for roof repair and insulation assistance.”*

Economic Development

Of the 42 who answered the question on economic development, 15 identified job training as a priority. This included the need for apprenticeships and youth training. Sixteen respondents identified commercial development with a focus on specific commercial corridors such as Joy Road, Livernois, and McNichols on the eastside as well as increasing walkability to support small businesses.

One respondent from Southwest Detroit summarized their economic development needs with an emphasis on a comprehensive strategy. *“Southwest Housing Solutions, Southwest Detroit [sic] Business [sic] Assoc., Clark Park [sic], & more support local housing, employment, & development initiatives. There needs to be a more coordinated strategy towards encouraging market rate housing & rehabilitation of commercial structures on our traditional commercial corridors.”*

A respondent from 48228 described their strategy for youth employment and its importance. *“Youth employment is our focus for our yearly job fair event to keep youth busy and off the streets. Neighborhood partners is working with revive Detroit to start a community training program. Our goal is to have youth educated in skilled trades [sic] that may not be as successful in college, to still be able to make a substantial living wage.”* Several other examples of successful youth programs were identified including SER Metro’s youth program, UNI Youth employment apprenticeship, and Entrepreneurship in action-Youth employment with a variety of community partners.

Public Services

Forty-four respondents identified various public services needed in their neighborhood these included: additional lighting, better policing, faster EMS response, better education, increased access to public transportation, and control of blight. Respondents that identified safety as a concern expressed a need for increased coordination between the different public services (Police, EMS, Fire) as well as coordination between the service providers and the community. For example one respondent asked for, *“Effective court/police coordination for efficient & consistent action on low level crime.”*

Public infrastructure improvements were identified by 10 of the respondents. Public lighting was of particular concern. One respondent described a number of safety measures they would like to see occur as, *“Public Lighting & traffic calming measures that include sidewalk & crosswalk improvements as well as bicycle friendly transportation.”*

Neighborhood Revitalization

Of the 46 responses to the question on neighborhood revitalization, 35 specifically identified aesthetic improvements as essential for their neighborhoods. This included plantings, litter reduction, home repair, board ups, demolitions, dumping issues, gardens, and code enforcement. Respondents provided several ideas on integrated approaches to addressing these issues for example, one respondent wrote, *“Greater investment in adult & youth education & support for the community court [sic] process that will redirect lower level offenders to community service & social service that help all of the above be even more successful.”*

Demolition was the most identified need under the neighborhood revitalization category. In addition, some respondents identified boarding up salvable buildings and homes to preserve the unique character of the neighborhoods.



2015 – 2019 Consolidated Plan and 2015 – 2016 Annual Action Plan Community Survey

The City of Detroit Planning and Development Department is in the process of preparing the 2015 – 2019 Consolidated Plan and the 2015 – 2016 Annual Action Plan.

The 2015 – 2019 Consolidated Plan determines how the City of Detroit will allocate the Federal funds awarded by the U.S. Department of Housing and Urban Development (HUD). For the City of Detroit, this includes the Community Development Block Grant (CDBG) Program, the Home Investment Partnership Fund Program, the Emergency Solutions Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. The Consolidated Plan (1) identifies housing needs and problems, (2) analyzes market conditions and resources, (3) sets priorities and adopts strategies, (4) allocates resources, and (5) contains an Annual Action Plan which describes how the City of Detroit will track spent Federal funds and measure goals accomplished.

The City of Detroit must submit these documents to the U.S. Department of Housing and Urban Development by May 15, 2015.

We ask that you complete this form so that we may include your comments and concerns in these documents. **The submission deadline for this survey is Monday, April 20, 2015.**

I. Please answer these general questions about yourself.

1. Where do you live/work:

a. If you are a resident of the City of Detroit, in which ZIP Code do you live? What are major cross streets?

b. If you are member of a community organization, which ZIP Code(s) or Census Tracts do you serve?

c. If you are a business serving the City of Detroit, which ZIP codes or Census Tracts do you serve ?

2. Which of the following best describes you (Check all that apply)?

- | | |
|---|--|
| <input type="checkbox"/> Property Owner | <input type="checkbox"/> Landlord |
| <input type="checkbox"/> Renter | <input type="checkbox"/> Business Owner |
| <input type="checkbox"/> Housing Organization | <input type="checkbox"/> Social Service Organization |
| <input type="checkbox"/> Health Organization | <input type="checkbox"/> Other _____ |



_____ Community Development
Organization

II. Please answer these general questions about your neighborhood.

1. What is the most important need in your neighborhood?

2. How could the City improve services to you or your neighborhood?

3. What would make your neighborhood a more desirable place to live?

III. Please rank the following categories from 1 – 6, with 1 being of greatest importance and 6 being of least importance (No two categories should have the same rank).

_____ Business and Jobs

_____ Community Facilities

_____ Community Services

_____ Housing

_____ Infrastructure

_____ Neighborhood Services

IV. Please rate the level of need for each of the following activities on a scale of 1 – 3, with 1 being “great need,” 2 being “moderate need,” and 3 being “low need.”

Businesses and Jobs

Community Facilities

_____ Start-Up Assistance

_____ School Improvements

_____ Small Business Loans

_____ Senior Centers

_____ Job Creation/Retention

_____ Youth Centers

_____ Employment Training

_____ Child Care Centers

_____ Commercial Rehabilitation

_____ Parks / Recreational Centers

_____ Façade Improvement

_____ Health Care Facilities

_____ Business Mentoring

_____ Mental Health Care Facilities

_____ Community Centers

_____ Fire / EMS Stations

_____ Police / Public Safety

_____ Facilities



- _____ Shelters for Homeless Persons and Families
- _____ Shelters for Survivors of Abuse / Neglect

Community Services

- _____ Senior Activities
- _____ Youth Activities
- _____ Child Care Services
- _____ Transportation Services
- _____ Community Policing
- _____ Health Services
- _____ Mental Health Services
- _____ Legal Services
- _____ Personal Finance Services
- _____ Substance Abuse Services
- _____ Literacy Programs
- _____ Home-buyer / Home-owner training
- _____ Housing Placement Services
- _____ Homeless Services (health, mental health, legal substance abuse)
- _____ Veterans Services

Infrastructure

- _____ Water / Sewer Improvements
- _____ Street / Alley Improvements
- _____ Street Lighting Improvements
- _____ Sidewalk Improvements

Housing

- _____ Residential Rehabilitation
- _____ Homebuyer Assistance
- _____ Housing for Disabled Persons
- _____ Senior Housing
- _____ New Single-family Housing
- _____ New Multi-family Housing
- _____ Affordable Rental Housing
- _____ Fair Housing
- _____ Lead-based Paint Hazard Reduction Programs
- _____ Historic Preservation
- _____ Energy Efficiency / Weatherization Programs
- _____ Housing for Persons with HIV / AIDS

Neighborhood Services

- _____ Trash / Debris Removal
- _____ Graffiti Removal
- _____ Code Enforcement
- _____ Parking
- _____ Lot Cleanup
- _____ Demolition
- _____ Residential Demolition

V. Please rate the level of need for each of the following activities on a scale of 1 – 4, with 1 being “great need,” 2 being “moderate need,” 3 being “low need” and “4 being no need”.

- Emergency Shelter _____ Facility Maintenance _____
- Emergency Supportive Services _____ Mortgage Assistance _____
- Homeless Prevention Activities _____ Physical/ Mental _____
- Street Outreach _____ At risk for homeless services _____



VI. Neighborhood Revitalization Areas (NRSAs)

The City of Detroit is designating several areas of the city as Neighborhood Revitalization Strategic Areas (NRSAs). This will allow the City to better leverage private investment with CDBG funding in defined areas and increase the impact of these investments. Specific benefits of NRSAs include the following:

- Greater flexibility in using CDBG funds to create and retain jobs;
- Allowing the use of CDBG housing assistance to a wider variety of income groups with at least 51% of units assisted benefiting low- and moderate-income persons;
- Community economic development and neighborhood revitalization activities
- Greater flexibility in providing public services in the NRSAs.

1. What investments and/or community lead initiatives are happening in your neighborhood that targeted investment in housing, summer youth employment, and commercial development would support?

2. Please state below what you see as the greatest need in your neighborhood in each of the following categories:

- Types of housing: _____
- Types of economic development including job creation: _____
- Public services: _____
- Neighborhood revitalization: _____

3. Based on the needs you identified above, please list and rank them from 1 – 6, with 1 being of greatest importance and 6 being of least importance (No two categories should have the same rank).

Number #1: _____

Number #2: _____

Number #3: _____

Number #4: _____

Number #5: _____

Number #6: _____



Thank you for taking the time to complete this survey. You may submit this completed survey in any one of the following ways:

- Submit the completed survey to Planning and Development Department staff in attendance at the 2015 – 2019 Consolidated Plan Public Hearings
- Mail the completed survey to:

Attention: 2015 ConPlan Comments
City of Detroit

Planning and Development Department
65 Cadillac Square, Suite 1200
Detroit, Michigan, 48226

- Fax the completed survey to:

Attention: 2015 ConPlan Comments
City of Detroit
Planning and Development Department
313.224.4579

- E-mail a downloaded copy of this survey to:

2015ConPlanComments@detroitmi.gov

Attachment B

2015-2016 ACTION PLAN
PROJECTS BY ACTIVITY

2015-16 HUD Consolidated Plan Projects by Activity

Program Name	Sponsor Name (Activity Name)	Activity	Matrix Code	Project Description	Recommended Amount	Priority Need	Site Address	City	Site Zip Code	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	National Objective	NRSA	Slum/Blight	City Districts	
CDBG	Administration	AD/PLN	21A	Administration. Staff costs related to HUD community development program management.	\$2,582,491	Planning/Administration	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	N/A	N/A	N/A	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CDBG	Eight Mile Blvd	AD/PLN	20	Planning activities with other local governments bordering the City of Detroit along Eight Mile Boulevard.	\$25,000	Planning/Administration	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	N/A	N/A	N/A	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CDBG	Elections	AD/PLN	20	Administration. Election of community residents to Citizen District Councils.	\$25,000	Planning/Administration	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	N/A	N/A	N/A	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CDBG	NSS Adm/Pln	AD/PLN	21A	Administration. Staff costs related to management of public service activities.	\$1,600,724	Planning/Administration	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	N/A	N/A	N/A	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CDBG	Planning General	AD/PLN	20	Planning. Staff costs related to community development planning including preparation of the HUD Consolidated Plan, gathering and analyzing information needed for the Plan.	\$1,133,413	Planning/Administration	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	N/A	N/A	N/A	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CDBG	Planning Historic	AD/PLN	20	Planning costs related to planning activities for historic properties	\$25,000	Planning/Administration	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CDBG	Section 106 Clearances	AD/PLN	21A	Historic review clearances for grant related properties within the City of Detroit.	\$115,280	Planning/Administration	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	N/A	N/A	N/A	Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				Subtotal AD/PLN	\$5,506,908																	
CDBG	Eight Mile Blvd. Association, Inc.	CREH	18A	Maintain an environment that is conducive to business investment and neighborhood vitality for properties along the city's northern border.	\$100,000	Business Development	1321 W. 8 Mile Rd.	Detroit	48203	7/1/2015	6/30/2016	Creating Economic Opportunities	Availability/Accessibility	Improve economic opportunities for LMI persons	Business	20	Economic Development	LMA				3

2015-16 HUD Consolidated Plan Projects by Activity

Program Name	Sponsor Name (Activity Name)	Activity	Matrix Code	Project Description	Recommended Amount	Priority Need	Site Address	City	Site Zip Code	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	National Objective	NRSA	Slum/Blight	City Districts
CDBG	Tech Town Detroit	CREH	18A	Support façade rehab in the East Jefferson, Grandmont Rosedale & Brightmoor neighborhoods	\$230,000	Business Development	440 Burroughs St	Detroit	48202	7/1/2015	6/30/2016	Creating Economic Opportunities	Availability/Accessibility	Improve economic opportunities for LMI persons	Business	35	Economic Development	LMA	1, 5	1	1, 4
				Subtotal CREH	\$330,000																
CDBG	Demolition/Boarding & Nuisance Abatement	DEMO	04	Demolition of vacant , dangerous, and abandoned structures city-wide w/an additional nuisance abatement program	\$2,478,364	Other	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve neighborhood quality by demolishing unsafe structures	Housing Units	1000	Targeted revitalization	LMA	All	All	All
CDBG	Small Business Development	ED	18A	An economic development program that will foster local entrepreneurial development by providing financial assistance to small businesses.	\$1,000,000	Business Development	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	Creating Economic Opportunities	Affordability	include roof replacement, building door replacement, painting, boiler	Eastern Market District focuses on business	Improve economic opportunities for LMI persons	Development	All	All	All	
CDBG	Emergency Home Repair	HR	14A	Emergency Home repair for low/moderate income homeowners. City-wide.	\$2,000,000	Owner Occupied Housing	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	Decent Housing	Affordability	Improve the quality of owner housing	Housing Units	650	Homeowner Housing Rehabilitated	LMH	All	All	All
CDBG	Conventional Home Repair	HR	14A	Emergency Home repair for low/moderate income homeowners. City-wide.	\$500,000	Owner Occupied Housing	3 Woodward CAYMC	Detroit	48227	7/1/2015	6/30/2016	Decent Housing	Affordability	Improve the quality of owner housing	Housing Units	160	Homeowner Housing Rehabilitated	LMH	All	All	All
CDBG	CDBG Housing Rehab Loan Program	HR	14A	Provision of grants and zero interest loans to eligible low- and moderate-income homeowners for emergency. Grant funds will be leveraged with other sources of funds such as banks, foundations, etc. to create greater impact and leveraging.	\$3,684,089	Owner Occupied Housing	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	Decent Housing	Affordability	Improve the quality of owner housing	Housing Units	650	Homeowner Housing Rehabilitated	LMH	All	All	All

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				Subtotal HR	\$6,184,089																
CDBG	Housing Administration	HR	14H	Housing Administration. Activity delivery staff costs related to implementation of housing activities.	\$2,943,331	Owner Occupied Housing	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	Decent Housing	Affordability	Improve the quality of owner housing	Housing Units	N/A	Homeowner Housing Rehabilitated	LMH	N/A	N/A	N/A
CDBG	Adult Well Being Services	PFR	03E	Rehabilitation of the Stapleton Center community building. The renovation includes: reconfiguration of bathrooms, comply w/ADA requirements, replacing entry door and a new gates, new alarm and HVAC.	\$125,000	Public Facilities	9341 Agnes	Detroit	48214	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	1		4, 5
CDBG	Bridging Communities	PFR	03E	Rehabilitation of the facility located at 6900 McGraw; cement as you approach the building, interior upgrade, private space to interview clients, eliminate existing rip hazards and lighting upgrades	\$130,000	Public Facilities	6900 McGraw	Detroit	48210	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	3, 4	2	2, 5, 6, 7
CDBG	Chapel Hill MBC Non-Profit Housing/Christian Social Outreach	PFR	03E	Rehabilitation of the facility located at 9204 Grand River; modify interior spaces, address health, safety and code issues, new toilet rooms, and removal of unstable wall and ceiling plaster.	\$105,000	Public Facilities	9204 Grand River	Detroit	48204	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	4		5, 7
CDBG	Detroit Central City Comm. Mental Health, Inc.	PFR	03E	Rehabilitation of the facility located at 10 Peterboro; Rehab two elevators, paved new asphalt.	\$200,000	Public Facilities	10 Peterboro	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	City-Wide	City-Wide	City-Wide

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CDBG	East Michigan Environmental Action Council	PFR	03E	Rehabilitation of the facility located at 4605 Cass; upgrade ramp at building entrance, remove and replace damaged stairs, remove damaged tiles in common room.	\$100,000	Public Facilities	4605 Cass	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	4		5, 6
CDBG	Elmhurst Home, Inc.	PFR	03E	Rehabilitation of the facility located at 12007 Linwood; Central ventilation & cooling; toilet room renovations, drain line reconstruction.	\$165,000	Public Facilities	12007 Linwood	Detroit	48206	7/2/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	4		5, 6
CDBG	Focus: HOPE	PFR	03E	Rehabilitation of the facility located at 1355 Oakman Blvd includes repavement of parking lot; new entry way station to control authorized an unauthorized building access; ADA compliance in parking lot	\$100,000	Public Facilities	1355 Oakman Blvd	Detroit	48238	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	4		2, 5, 7
CDBG	Franklin Wright Settlements, Inc.	PFR	03E	Rehabilitation of the facility located at 3360 Charlevoix St. to add a new second means for egress to the activity room/floor replacement/lighting upgrade/air conditioning	\$100,000	Public Facilities	3360 Charlevoix St.	Detroit	48207	7/2/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities for low/mod	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	1		5, 6
CDBG	Healthy Kidz Inc.	PFR	03E	Rehabilitation of the Tindal Center located at 10301 W. Seven Mile Manage, operate, maintain and proved capital improvements to the Tindal Center.	\$100,000	Public Facilities	10301 W . Seven Mile	Detroit	48221	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities	Public Facilities	1	Public Facility or Infrastructure Activities	LMC			2
CDBG	Liberty Temple Baptist Church/Snr. Citizen Project	PFR	03E	Rehabilitation of facility located at 17188 Greenfield; ADA compliance for restrooms/interior wall renovations, demo and construction/carpet and floor.	\$105,000	Public Facilities	17188 Greenfield	Detroit	48235	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improve quality/quantity of neighborhood facilities for low/mod persons	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	5		2
CDBG	North Rosedale Park Civic Association	PFR	03E	Rehabilitation of facility located at 18445 Scarsdale to construct a new roof that would meet applicable Michigan Energy and Detroit Building codes.	\$100,000	Public Facilities	18445 Scarsdale	Detroit	48223	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities	Public Facilities	1	Public Facility or Infrastructure Activities	LMA	5		1
CDBG	PW Community Development Non-Profit Housing Corporation	PFR	03E	Rehabilitation of facility located at 20011 Grand River ADA compliance , improvements to kitchen renovation and expansion and HVAC.	\$75,000	Public Facilities	20011 Grand River	Detroit	48219	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	All	All	All
CDBG	Samaritan Center	PFR	03E	Rehabilitation of the Samaritan Center located at 11457 Shoemaker to overhaul fire alarm system.	\$150,000	Public Facilities	11457 Shoemaker	Detroit	48213	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	4		2, 5

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CDBG	SHAR, Inc.	PFR	03E	Rehabilitation of the facility located at 1852 W. Grand Blvd. ; Renovation of SHAR-Academy to address the building code violations.	\$100,000	Public Facilities	1852 W. Grand Blvd.	Detroit	48208	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	1		7	
CDBG	Urban Neighborhood Initiatives	PFR	03E	Rehabilitation of The Lawndale Center that will house a neighborhood literacy center. Phase II: The renovations include: interior demolition, replacing the existing deteriorated roof with a white reflective TPO roof, installation of rigid foam, new copings, gutters downspouts and masonry repairs.	\$200,000	Public Facilities	2026 Lawndale	Detroit	48205	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities	Public Facilities	1	Public Facility or Infrastructure Activities	LMC	3		6	
				Subtotal PFR	\$1,855,000																	
CDBG	Public Park Improvements	PIR	03F	Public improvement to provide park improvements.	\$99,044	Public Facilities	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	Suitable Living Environment	Sustainability	Improve quality/quantity of neighborhood facilities	Public Facilities	5	Public Facility or Infrastructure Activities	LMA				City-Wide
CDBG	Summer Jobs Program	PS	05D	Public service program that will provide job training and employment opportunities for "at risk" and other low income youth in selected areas through programs designed to stabilize deteriorated or deteriorating neighborhoods.	\$1,500,000	Business Development	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improve economic opportunities for LMI persons	People	500	Public Service	LMA	All	All	All	
CDBG	Accounting Aid Society	PS	05C	Public Service to provide free tax preparation and counseling assistance to low and moderate income Detroit households; provides education in financial management.	\$61,000	Public Services	7700 Second	Detroit	48202	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	12000	Public Service	LMC	All	All	All	

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CDBG	Alkebu-lan Village	PS	05D	Public Service to provide after school programs for Detroit youth that emphasizes mental, moral and physical development with a culturally affirming context; academic enrichment, recreation and art components.	\$100,000	Public Services	7701 Harper	Detroit	48213	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	120	Public Service	LMC	1		4, 5
CDBG	Clark Park Coalition	PS	05D	Public service to provide youth summer and after-school recreation programs at Clark Park Recreation Center/750 participants.	\$50,000	Public Services	1130 Clark St.	Detroit	48209	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	750	Public Service	LMC	3		6
CDBG	Delray United Action Council	PS	05A	Public Service to provide 70 free meals and 3,000 transportation services to senior citizens.	\$82,229.40	Public Services	275 W. Grand Blvd	Detroit	48216	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	700	Public Service	LMC	3	2	6
CDBG	Detroit Area Pre-College Engineering Program (DAPCEP)	PS	05D	Public Service program provides nationally recognized enrichment programs in science technology, engineering, mathematics/200 participants.	\$61,000	Public Services	2111 Woodward	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	200	Public Service	LMC	All	All	All
CDBG	Dominican Literacy Center	PS	05E	Public service to operate an adult basic education program, which includes one-to-one tutoring, transportation assistance, and mentoring.	\$61,000	Public Services	11148 Harper	Detroit	48213	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	200	Public Service	LMC	All	All	All
CDBG	Greater Detroit Agency for the Blind	PS	05M	Public service to provide vision rehab therapist to assist with adaptive skills for new clients/137-participants.	\$67,600.00	Public Services	16625 West Grand River	Detroit	48227	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	137	Public Service	LMC	All	All	All
CDBG	Greater Families for Detroit (GFFD)	PS	05M	Public service to provide health nutrition and socialization to 600 participants.	\$67,600.00	Public Services	8530 Joy Rd	Detroit	48204	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	600	Public Service	LMC	5		7
CDBG	Green Door Initiative	PS	05H	Public service to provide Green jobs/Green Training/Training in deconstruction/50-participants.	\$61,000	Public Services	5555 Conner, Suite 1017A	Detroit	48213	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	50	Public Service	LMC	All	All	All
CDBG	Greening of Detroit (The)	PS	05H	Public Service to expand ongoing community engagement to create renewed and thriving park environments. The organization will provide training in green jobs/70 participants.	\$61,000	Public Services	1418 Michigan Ave	Detroit	48216	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A	Improved Services for low/mod persons	People	250	Public Service	LMC			6

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CDBG	Jefferson East Business Assoc	PS	05I	Public Service to support SAFE Jefferson to increase security and reduce crime within the East Jefferson corridor through neighborhood/local crime statistic monitoring to identify crime hot spots/building/business security assessments and target-hardening campaigns such as distribution of auto clubs and wheel locks.	\$100,000	Public Services	14628 E Jefferson 48215	Detroit	48215	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	150	Public Service	LMC	1		4, 5
CDBG	Joy-Southfield Development Corporation	PS	05M	Public service to provide free health care/prescriptions/farmers market/health eating classes/400 participants in prescriptions and health care.	\$67,600.00	Public Services	18917 Joy Road 48228	Detroit	48228	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	400	Public Service	LMC	1	1	1, 7
CDBG	L&L Adult Day Care	PS	05A	Public Service to provide Adult Day Care Services to include transportation and daily exercise regimen to individuals that are 60 years+ with developmental disabilities, mental illness, Alzheimer's, dementia, and/or who are veterans	\$82,229.40	Public Services	1485 East Outer Drive	Detroit	48234	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	30	Public Service	LMC	All	All	All
CDBG	LASED	PS	05A	Public Service to enable vulnerable elder residents to live independently; provide hot meals daily; health screening for 745 participants.	\$82,229.40	Public Services	4138 W. Vernor	Detroit	48209	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	745	Public Service	LMC	3		6
CDBG	Mack Alive	PS	05D	Public Service to set-up mentoring program/160 participants.	\$61,000	Public Services	3746 Fischer	Detroit	48214	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	160	Public Service	LMC	1		5
CDBG	Matrix Human Services/Reuther Senior Services	PS	05A	transportation and health services, providing assistance with medical needs, food, and other needed services; 240-participants.	\$82,229.40	Public Services	450 Eliot	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	240	Public Service	LMC	All	All	All
CDBG	Mercy Education Project	PS	05D	Public Service program providing tutoring for girls grade 1-12 in southwest Detroit/400 participants	\$61,000	Public Services	1450 Howard 48216	Detroit	48216	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	400	Public Service	LMC	All	All	All
CDBG	Muslim Center	PS	05M	Public Service to provide operation of a soup kitchen 7-days a week for Low/Mod Detroit residents/10,000 to be served	\$67,600.00	Public Services	1605 W. Davison	Detroit	48238	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	10000	Public Service	LMC	4		2,5
CDBG	People's Community Service	PS	05D	Public Service to provide recreation activities, youth development, and physical activities for at risk youth ages 6-18 in Delray area//200-participants	\$100,000	Public Services	412 West Grand Blvd. 48216	Detroit	48216	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	200	Public Service	LMC	3	2	6

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CDBG	Police Athletic League	PS	05D	Public service providing youth mentoring program through organized sports programs/3,000 youth participants.	\$105,731	Public Services	111 W. Willis	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	150	Public Service	LMC	All	All	All
CDBG	Project Seed	PS	05D	Public Service to provide advanced Math instruction for approx. 620 at risk youth and health career opportunities for approx. 172 youth.	\$61,000	Public Services	2111 Woodward, Suite 610 48201	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	620	Public Service	LMC			
CDBG	Siena Literacy Center	PS	05D	Public service providing adult basic education and English as a second language course(s) to families and youth/100-participants.	\$61,000	Public Services	16888 Trinity	Detroit	48219	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	100	Public Service	LMC	All	All	All
CDBG	Society of St. Vincent DePaul	PS	05M	Public Service to Provide free basic dental services to underserved residents of the Detroit area. Free prescriptions to low income patients in need of continuous medications. Free/low cost full dentures and partial dentures/free/low cost dental surgery.	\$67,600.00	Public Services	3000 Gratiot	Detroit	48207	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	2820	Public Service	LMC	All	All	All
CDBG	Southwest Detroit Business Association	PS	05I	Public Service to work with the Detroit Police Department in identifying high crime areas and placing camera's to record these areas/place 14-cameras.	\$105,731	Public Services	7752 W. Vernor Hwy 48209	Detroit	48209	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	150	Public Service	LMC	3		6
CDBG	St Patrick's Senior Center	PS	05A	Public service to provide meals to seniors 7-days a week/transportation/Exercise/health advocacy for seniors/1,491 participants.	\$82,229.40	Public Services	58 Parsons	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	4000	Public Service	LMC	All	All	All
CDBG	Teen Hype	PS	05D	Public Service to provide peer education to lessen teen pregnancy, drug and ethos use.	\$50,000	Public Services	453 Martin Luther King Blvd 48201	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	200	Public Service	LMC	All	All	All
CDBG	World Medical Relief	PS	05M	Public service to provides prescription drugs and hygiene kits/6,027 prescriptions.	\$67,600.00	Public Services	11745 Rosa Parks Blvd. 48206	Detroit	48206	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	6027	Public Service	LMC	All	All	All
CDBG	YMCA	PS	05D	Public service to provide Detroit youth to realize their human potential, through diverse program initiatives including college tours, career exploration workshops, workforce development activities, summer employment, mentoring and academic support.	\$61,000	Public Services	1401 Broadway, Suite 3A	Detroit	48226	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	100	Public Service	LMC	All	All	All

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				Subtotal Public Service	\$3,538,209																
CDBG	Alternatives for Girls	PSHL	05D	Homeless public service to provide temporary housing to up to 100 homeless young women ages 15-21 including minor children.	\$84,600	Homeless/HIV/AIDS	903 West Grand Boulevard 48208	Detroit	48208	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Emergency Housing	LMC	All	All	All
CDBG	Cass Community Social Services (Oasis)	PSHL	05O	Homeless public service to provide supportive housing/rotating shelters, 3-meals a day for 440 participants.	\$84,600	Homeless/HIV/AIDS	11850 Woodrow Wilson	Detroit	48206	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	440	Homeless Shelters	LMC	All	All	All
CDBG	Central United Methodist Church (The NOAH Project)	PSHL	05	Serves homeless and chronically homeless with bag lunches, case management, street outreach, emergency mental health and physical health services, referrals for emergency shelter, housing and ongoing mental health services.	\$150,000	Homeless/HIV/AIDS	23 Adams 48226	Detroit	48226	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless Prevention	LMC	All	All	All
CDBG	Coalition on Temporary Shelter (COTS)	PSHL	05C	Homeless public service provides emergency shelter and services to homeless/25,274 shelter nights and 30,000 meals.	\$84,600	Homeless/HIV/AIDS	26 Peterboro 48201	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	25274	Homeless Shelters	LMC	All	All	All
CDBG	Community Social Service of Wayne County	PSHL	05D	Homeless public service to provide emergency shelter services for teens/16-participants.	\$84,600	Homeless/HIV/AIDS	1600 Blaine Street 48206	Detroit	48206	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	16	Homeless Shelters	LMC	All	All	All
CDBG	Covenant House of Michigan	PSHL	05D	Homeless public service to fund a crisis shelter serving youth ages 18-24 up to 90 days, including meals, clothes, job readiness, substance abuse, housing placement, etc.	\$84,600	Homeless/HIV/AIDS	2959 Martin Luther King Jr. Blvd. 48208	Detroit	48208	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	1416	Homeless Shelters	LMC	All	All	All
CDBG	Detroit Non-Profit Housing	PSHL	05C	Homeless public service to prevent mortgage foreclosure 100 sessions.	\$100,000	Homeless/HIV/AIDS	2990 West Grand BLVD Suite 200 48202	Detroit	48202	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	100	Homeless Prevention	LMC	All	All	All
CDBG	Detroit Rescue Mission Ministries	PSHL	05F	Homeless public service to provide emergency shelter and transitional housing to homeless men.	\$100,000	Homeless/HIV/AIDS	3535 Third 48201	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	6000	Homeless Shelters	LMC	All	All	All
CDBG	Emmanuel House (Recovery)	PSHL	05O	Homeless recovery program for mental health counseling/housing placement and employment skills up to 300 participants.	\$84,600	Homeless/HIV/AIDS	9616 Brace St 48228	Detroit	48228	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	300	Emergency Housing	LMC	5	1	7

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CDBG	Freedom House	PSHL	05C	Homeless Public Service to provide comprehensive services, intake and assessment, shelter and off-site supportive housing to homeless 160 participants.	\$84,600	Homeless/HIV/AIDS	2630 W. Lafayette 48216	Detroit	48216	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	160	Homeless Shelters	LMC	3		6
CDBG	Legal Aid And Defender Association	PSHL	05C	Homeless public service to provide legal services to people who are at risk of becoming homeless.	\$100,000	Homeless/HIV/AIDS	613 Abbott 48226	Detroit	48226	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Improved Services for low/mod persons	People	106	Homeless Prevention	LMC	All	All	All
CDBG	Mariners Inn	PSHL	05F	Homeless Public Service to rehabilitate men certified as homeless and addicted to alcohol and/or drugs through substance abuse treatment; shelter, transitional, and permanent housing; and assistance with becoming self-sufficient.	\$84,600	Homeless/HIV/AIDS	445 Ledyard 48201	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	Increase the number of homeless persons moving into permanent housing	People	513	Homeless Shelters	LMC	All	All	All
CDBG	Matrix Human Services	PSHL	05D	Homeless public service provide shelter for runaway homeless youth/4,045 shelter nights.	\$84,600	Homeless/HIV/AIDS	450 Eliot 48201	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	4045	Homeless Shelters	LMC	All	All	All
CDBG	Michigan Legal Services	PSHL	05C	Homeless public service to provide and to prevent foreclosure/legal representation and counseling /1000 households.	\$187,347	Homeless/HIV/AIDS	220 Bagley, Suite 900	Detroit	48226	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	1000	Homeless Prevention	LMC	All	All	All
CDBG	Michigan Veterans Foundation	PSHL	05	Homeless Public Service to provide a transitional housing facility, emergency shelter and resource center needed for homeless veterans to break the cycle of homelessness and return to independent living.	\$84,600	Homeless/HIV/AIDS	2770 Park	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	100	Homeless Shelters	LMC	1, 3		5,6
CDBG	Neighborhood Legal Services	PSHL	05M	Homeless public service to provide Housing Advocacy intervention services and monetary assistance to individuals/families who are literally homeless. NLSM housing advocacy creates innovative stabilization plans for those individuals and families that are living in shelters and provide housing for homeless individuals.	\$200,000	Homeless/HIV/AIDS	7310 Woodward 48202	Detroit	48202	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	450	Homeless Shelters	LMC	All	All	All
CDBG	Neighborhood Service Organization (NSO)	PSHL	05C	Homeless public service to operate the NSO Tumainii Center provides services such as food, case management, health care, ,clothing, respite services, and referrals to homeless people; includes chronically homeless, substance abuser, alcoholic, newly released persons; handicapped.	\$200,000	Homeless/HIV/AIDS	3430 Third Street 48201	Detroit	48201	7/1/2015	6/30/2016	Suitable Living Environment	Availability/A ccessibility	End Chronic Homelessness	People	71882	Homeless Prevention	LMC	All	All	All

2015-16 HUD Consolidated Plan Projects by Activity

Program Name	Sponsor Name (Activity Name)	Activity	Matrix Code	Project Description	Recommended Amount	Priority Need	Site Address	City	Site Zip Code	Start Date	Completion Date	Objective	Outcome	Specific Objectives	Accomplishment Type	Proposed Accomplishment	Outcome Indicators	National Objective	NRSA	Slum/Blight	City Districts
HOME	HOME Administration	HOME	21H	Administration. Overall management of the HOME program.	\$366,233	Administration/Planning	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	N/A	N/A	N/A	Other	N/A	N/A	N/A	N/A	N/A	N/A
HOME	HOME Home Projects	HOME	N/A	HOME funds reserved for various HOME programs, projects and operations.	\$3,703,027	Rental/Owner Housing	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	Decent Housing	Availability/A ccessibility	Housing Units	Housing Units	125	Ownership units constructed or acquired with rehabilitati	N/A	N/A	N/A	N/A
				HOME Total	\$4,069,260																
HOPWA	HOPWA Administration	HOPWA	21A	Administration. HOPWA Grant administration.	\$73,823	Administration/Planning	2 Woodward CAYMC	Detroit	48226	7/1/2015	6/30/2016	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HOPWA	HOPWA Community Residences	HOPWA	31	Short term emergency/transitional housing for clients who may or may not be medically fragile but who have an HIV/AIDS diagnosis.	\$300,000	Homeless/HIV/AIDS	Suppressed	Detroit	48226	7/1/2015	6/30/2016	Decent Housing	Availability/A ccessibility	range of housing options and related services for persons with	People	60	Emergency Housing	N/A	Citywide	Citywide	Citywide
HOPWA	HOPWA Information Referral	HOPWA	31	Information/referral and other services for individuals and/or families affected by the HIV/AIDS virus.	\$175,000	Homeless/HIV/AIDS	Suppressed	Detroit	48226	7/1/2015	6/30/2016	Decent Housing	Availability/A ccessibility	range of housing options and related services for persons with	People	1000	Public Service	N/A	Citywide	Citywide	Citywide
HOPWA	HOPWA Long Term Housing	HOPWA	31	Rental assistance to individuals who are infected and/or affected y the HIV/AIDS virus.	\$1,911,948	Homeless/HIV/AIDS	Suppressed	Detroit	48226	7/1/2015	6/30/2016	Decent Housing	Affordability	range of housing options and related services for persons with	People	180	TBRA	N/A	Citywide	Citywide	Citywide
				HOPWA Total	\$2,460,771																
				Consolidated Plan Grand Total	\$40,922,182																
Activity Definitions:																					
AD/PLN	Administration and Planning																				
CREH	Commercial Rehabilitation																				
DEMO	Demolition																				

Attachment C

HRD Public Hearing Comments

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
3	Additional Opportunity for Community Input	1	<p>Please schedule another meeting for District 1 residents. Give us adequate notice—at least 2-3 weeks to publicize it. Please hold the meeting in a venue that will accommodate 150-250 people. And please provide adequate explanatory materials about each of the programs and the contemplated changes PRIOR to the meeting, so community members can educate themselves before the meeting, so they will be knowledgeable and able to provide meaningful feedback.</p> <p>Please prioritize long-time residents to receive the home loans before new owners can apply.</p>	<p>Speaker was told the ad was published in the Michigan Chronicle two weeks before the meeting. The meeting was also publicized through an e-blast. Staff agreed to find a better venue for future meetings. Staff advised attendees to take their time in reviewing meeting handouts and to call with any additional comments, questions, or need for further explanations and any additional documents. Staff also advised attendees that this was not the end of the process. The NRSA citizen participation process would end in January 2015 and the Consolidated Plan citizen participation process would end in April 2015.</p> <p>Staff told speaker we would pass along their comment to prioritize long-time residents in receiving home loans ahead of new owners.</p>	1
4	Additional Opportunity for Community Input	1	<p>District 1 requests another meeting with enough advance notice and information re: what information/feedback from residents you want. Give us enough information so we can have time to think about these concepts. Provide a list of some of the various names in letters [Acronyms] i.e. CDBG and NRSA with a brief explanation of who and what they are.</p> <p>Send an e-blast in advance of the meeting. Attach to it some advance information so people attending the meeting have some knowledge regarding what the whole discussion is about. Give them time to think about their block or neighborhood so they can be ready to make comments that will help you!</p>	<p>Staff advised attendees to take their time in reviewing meeting handouts and to call with any additional comments, questions, or need for further explanations and any additional documents. Staff also advised attendees that this was not the end of the process. The NRSA citizen participation process would end in January 2015 and the Consolidated Plan citizen participation process would end in April 2015.</p>	1

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
5	Additional Opportunity for Community Input	1	[Information]Presented to be able to say we did our job but almost no sensitivity to the benefit of the community having informed input. If you go on to other districts as you have this one it's A WASTE of the community's time.	Staff advised attendees to take their time in reviewing meeting handouts and to call with any additional comments, questions, or need for further explanations and any additional documents. Staff also advised attendees that this was not the end of the process. The NRSA citizen participation process would end in January 2015 and the Consolidated Plan citizen participation process would end in April 2015.	1
6	Additional Opportunity for Community Input	1	<ol style="list-style-type: none"> 1. Ask people at these meetings to compile priorities at their community meetings and send in to you 2. Are you talking to businesses along strips like 7 mile Road about economic development needs. 3. It's rude not to listen to our comments. Sidebars often at the meeting, please. 	We asked the speaker to send comments from her community meetings to us. Staff advised attendees that the NRSA citizen participation process would end in January 2015 and the Consolidated Plan citizen participation process would end in April 2015. The consultation process will include business associations and financial institutions.	1

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
7	Additional Opportunity for Community Input	1	<p>Better expectations and compliance and city input with better business community relations.</p> <p>Example: in Grandmont we have a commercial building at 16831 Grand River (it is burned – needs demolition- Grandmont Hardware between Rutland and Abington). Owner left the building and opened another small hardware next to CVS on Grand River West of Southfield. Papa’s pizza at 16501 Grand River burned down and is now being rebuilt by the owner. We want it to be very attractive—it doesn’t look like it will be anything but a box building. Another nearby commercial building was bought at 2012 Auction-Sold and now open to trespass. Owner’s identification needs a FOIA Request. Why? 16401 Grand River at Woodmont/Asbury Park.</p> <p>The speaker was prepared but: The community is not. Not enough lead time to absorb and relate pertinent information to all areas in District 1 our neighborhood could benefit from surrounding areas like Schoolcraft improvements and/or Grand River Greenfield areas. Need better communication.</p> <p>Room was not good! Basketball practice adjacent to open room. Could not hear presentation. Very distracting.</p> <p>Better, easier to understand not as technical since we aren’t familiar with all the jargon-terms and information.</p>	<p>Staff advised attendees to take their time in reviewing meeting handouts and to call with any additional comments, questions, or need for further explanations and any additional documents. Staff also advised attendees that this was not the end of the process. The NRSA citizen participation process would end in January 2015 and the Consolidated Plan citizen participation process would end in April 2015. Staff agreed to find a better venue for future meetings.</p>	1
38	Additional Opportunity for Community Input	1	<p>Wants copy of pink areas on maps</p>	<p>Maps can be provided if you contact us.</p>	7

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
51	Additional Opportunity for Community Input	1	Why was it a rush for the meeting	The speaker was told the meetings were advertised for two weeks before the first meeting.	5
97	Additional Opportunity for Community Input	2	I will pick up surveys and get them filled out by people in my neighborhood.	Thank you for spreading the word regarding the surveys.	4
1	Boarding Houses	1	Homes on Winthrop between Schoolcraft and Kendall need to be boarded up. Northwest Youth Organization is looking to hire an attorney to force the city to board up these houses.	Speaker was asked to indicate where the homes in question were located on the maps provided. She was also encouraged to contact her Department of Neighborhoods District Representative and City Council Representatives regarding the process and/or best method she should pursue regarding boarding .	1
8	Boarding Houses	1	Fielding and Puritan 15800-15900 Block. There are 6-8 houses that are open and vacant. Is there anything that can be done to help this area?	Speaker was advised to call their District 1 representative to determine how vacant homes in their area could be secured. They were also asked to capture that information on the maps provided.	1

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
95	Boundaries	1	<p>List of District 3 Hot spots State fair & Joann St [79.6%] Fairport and Joann – Bringard Area. 10 years old vacant/abandoned houses. Area West to Hoover and East to Schoenherr. Major revitalization area schools, churches, boys/girls club etc. (see attached map)</p> <p>Also the State Fair/Joann East area Tacoma/Hickory all the way to Schoenherr area including Calimera Park area adopted by Osborn Neighborhood Alliance</p> <p>Joann to Pinewood—[is a] war zone. The street has the potential to become an avenue green strip to revive and support neighboring areas.</p> <p>Formerly involved with the Greenbriar/Pulaski Neighborhood Association and Von Steuben West Association (currently not too active)</p>	<p>Thank you. If you could also indicate on the maps provided what is going on in those areas it will help us in determining NRSA boundaries and potential Consolidated Plan investments.</p>	4
18	Consolidated Plan Activities	3	<p>Partner with DWSD to provide homes with water saving appliances</p>	<p>We will consider your comments. We encourage the presentation of your ideas at upcoming community meetings. Your comments will be seen by the Mayor, City Council and HUD staff.</p>	3
75	Consolidated Plan Activities	1	<p>Concerns are – Organization strategies, meeting place, basic needs (invest in youth), food diapers, education, employment.</p>	<p>The speaker was asked to call us with any specific questions on organization strategies and meeting places. The speaker was told that much of the Public Service CDBG funding was allocated to youth activities and youth educational activities. The Mayor allocated \$1.5 million to Summer Jobs for Youth.</p>	6

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
79	Consolidated Plan Activities	1	I recommend that the education levels of communities be strongly considered in developing the Consolidated Plan. One of the challenges to Detroiters is jobs for residents. There is a lack of educational level to self-sufficiency. We need to invest in programs that educate adults and youth.	The speaker was told in our last round of funding a significant amount of our public service funds were allocated to youth and other educational programs. However, Consolidated Plan public service activities are capped at 15 percent of the grant. If we receive an NRSA designation it will allow qualifying community organizations within an NRSA to be exempt from the cap. The Consolidated Plan Anti-Poverty Strategy lists lack of education as one of the factors causing poverty. The Strategy focuses on education as a way out of poverty.	6
102	Consolidated Plan Activities	2	There is a great need for the development of low and very low income housing. There is not enough housing stock i.e. apartment units or homes, to meet the needs of residents with low and very low incomes and seasonal employment etc. It's unacceptable to suggest that these persons can go to shelters when they are full, tenuous and only very short term strategies. Thousands of residents who are going through tax foreclosure and who occupy homes have nowhere to go in this city when they eventually are put out—this is unacceptable! HUD funds must be used to rehab homes specifically for very low and low income residents to stabilize neighborhoods and families. Past CAPER reports to HUD have noted this need. This must be acted on in the 2015-2020 Consolidated Plan!	Consolidated Plan affordable housing development (multi-family and single-family housing) is primarily funded through our HOME Investment Partnership program. HOME uses other funding such as CDBG and tax credits to expand the amount of affordable housing built. The Five Year Consolidated Plan Strategy covers housing issues. Unfortunately we do not have enough federal funding to meet all the housing needs within the City of Detroit.	4
46	Demolition	1	There is a need to increase demolition of vacant houses on Concord St. from Jefferson to Mack Avenue. Also, from Mt. Elliot to Gratiot, there are vacant buildings as well, including Meldrum and other streets in the area. Theses vacant buildings are causing negative[s] some of Detroit['s] houses are [in the hands of] relatives of the deceased owners, who are not paying taxes or attempting to fix up the house. This needs to be addressed.	The speaker was told that Hardest Hit Funds as well as CDBG funds were being used for residential and commercial demolition. The speaker was asked to indicate the affected areas on maps provided. The speaker was also told to contact their Department of Neighborhoods staff for additional support in the demolition process for their area.	5

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
73	Federal Program Planning, Coordination and Implementation	1	<p>Would like to see priorities that strategize and meet the most needs. How do we keep a utilization of HUD funds in a way that focuses on current needs of the community? Are these funds in place now? After NRSA's approval from HUD begins to supplement CDBG grants, will the focus be on basic needs of the community and the process of enhancing developing efforts in Detroit?</p>	<p>The speaker was told the Consolidated Plan is the strategy used to allocate HUD funding throughout the City. The Consolidated Plan strategy takes into consideration the City approved Master Plan of Policies and data from the Detroit Future City Plan. The Strategy is also developed with citizen input received from these district hearings and the Community Survey. The process will also include consultations with community organizations, private industry and other government entities.</p> <p>The NRSA is an amendment to the Consolidated Plan Strategy but with a focus on meaningful change in specific areas of low/moderate income concentrations.</p>	6
74	Federal Program Planning, Coordination and Implementation	2	<p>Would like to see efforts to coordinate w/Cities of Promise started for Southwest Detroit homes.</p>	<p>In both the Consolidated Plan and NRSA processes there is a concerted effort to coordinate funding and programs.</p>	6
76	Federal Program Planning, Coordination and Implementation	1	<p>Overall a template/long-range plan is needed, or request come in as needs are identified. P&DD should/could create a master plan which invite collaboration not competition.</p>	<p>The speaker was told HUD regulations require us to create a Consolidated Plan Strategy that covers a 3-5 year period. Our next plan will cover five years (2015-2020). In the past we asked groups to collaborate on their own. That was done to some degree. We are exploring methods to foster more collaboration.</p>	6

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
77	Federal Program Planning, Coordination and Implementation	2	Collaboration and Future city, what does this mean? DFC has plans; what happens with our district plans needs and how do they differ from DFC's plans?	Detroit Future City Plan staff took time to explore and document conditions within the City of Detroit including a Market Value Analysis. That information is used to make decisions about future investments. We will use that information along with other data (consultations with citizens and community organizations) to come up with a strategy.	6
78	Federal Program Planning, Coordination and Implementation	3	Investment in alternatives such as deconstruction instead of demolition and use land trusts as an alternatives or cooperatives.	Regarding deconstruction versus demolition, that is a dialogue that needs to take place with your Council Person and your district Department of Neighborhoods Manager to effectively change the process.	6
89	Federal Program Planning, Coordination and Implementation	2	How come none of the Hardest Hit Funds are being talked about in any of these meetings-If so how will they affect the communities near Gratiot Ave.	Regarding Hardest Hit Funds, they are not a direct part of the HUD Consolidated Plan or the NRSA. HHF funding is HUD funding the City is using for demolition. HHF funds along with other federal, state and local funding is a resource for the City. These funds are considered in the Consolidated Plan Five Year Strategy and Action Plan. These funds will be considered when determining NRSA accomplishments.	4
91	Federal Program Planning, Coordination and Implementation	1	What are the specific ways that input from these hearings and the community surveys is going to be used to make the budget and policies for these programs? How can citizens follow the budget making and policy making process through the website or other means as it happens?	The comments from these meetings will become a part of the HUD Consolidated Plan and the NRSA application. Your comments will be seen by Planning and Development Management, the Mayor, City Council and HUD during the application approval process. The application will be online on the Planning and Development website and you may call at any time with questions regarding the process.	4

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
99	Federal Program Planning, Coordination and Implementation	1	1.How are we (this process) going to demonstrate that we have learned from past mistakes? How can we develop a process –possibly community hubs etc. To implement a process which insures that the program/activities funded are connected (to ensure resourcefulness) continually evaluated and sustainable.	The speaker was told Consolidated Plan and NRSA applications require performance measures. These measures and any spending in the areas must be reported in the Comprehensive Annual Performance and Evaluation Report (CAPER). Each expenditure must show a corresponding accomplishment. Developing “Community Hubs” should be discussed with Department of Neighborhoods (DON) District Managers. Neighborhood City Halls no longer exist.	4
103	Federal Program Planning, Coordination and Implementation	1	1.How are you using updated data & real time technology to inform citizens of this process? It would be great to see an interactive process where participants can see whether their ideas meet NRSA/CDBG eligibility criteria.	The speaker was told we are using internet postings, newspaper, and e-blasts to inform citizens of the process.	4
104	Federal Program Planning, Coordination and Implementation	2	How are you working with the Land Bank and other high level stakeholders to inform this process? It would be great to see a shared public input process with similar public expenditures (Hardest Hit Funds, CDBG and others) in a sophisticated way that respects participants time and input. In addition Department of Neighborhood staff and Council people should participate along with other public representatives.	DON staff and City Council have been involved in our District Hearings. P&DD Management is in contact with Land Bank staff regarding the use of Hardest Hit Funds.	4
105	Federal Program Planning, Coordination and Implementation	3	How will you synthesize, combine and thoughtfully share comments with City Council?	NRSAs have built in requirements (similar to Consolidated Plan programs) for the work that needs to be done in an NRSA, reporting requirements and a requirement for Citizen Participation. Meetings will take place between Planning and Development Management and City Council to inform them of comments and the draft application.	4

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
24	Home Repair	1	Are there programs to help older, low-income homeowners to repair their homes?	The CDBG Emergency Home Repair grant can assist qualified low and moderate income Detroit homeowners with emergency repairs. The Zero Interest Loan program also assist qualified Detroit residents with home repair. Contact our Housing Services Division for our Home Repair Programs.	3
34	Home Repair	1	What will be the impact on Senior Home Repair Funding	The City of Detroit no longer has a Senior Home Repair program. All qualified low and moderate income homeowners are eligible for the current home repair programs.	7
43	Home Repair	1	How do we obtain the information because information is not put out in time? Will it be a waiting list? Will the funding be available soon like in the same fiscal year? We need home repair grants to sustain the community. A lot of people are moving out due [to]homes are so old and it will take an extensive amount of money to repair the homes. We need to build the community back by providing in-fill homes by using the vacant lot.	Emergency Home Repair funding is typically available after July of each year. You can apply by contacting our Housing Services Division at 313 224-3461. The NRSA loan program is still being designed.	5
50	Home Repair	1	Wants information on how to become a homeowner and also needs funds to rehab home.	The speaker was given contact information for our housing rehabilitation program—313 224-3461. The speaker was told to use the contact list provided in the handouts to contact our development staff regarding available real estate opportunities within the City.	5
71	Home Repair	1	Need to know more information regarding grants for housing, programs for seniors and grant equality.	The speaker was told that \$2,000,000 in emergency home repair grant funds was set aside for low and moderate income homeowners within the City of Detroit, including seniors. The speaker was told that at least 70 percent of CDBG funds must be spent on low and moderate income people.	6
87	Home Repair	1	Ajay worked on [my] house-Contractors-who are employed by HUD-PGR the City is doing shoddy work. But the screening process did not satisfy me because my home is falling apart from his work. Please address this issue.	If your CDBG funded contractor has done poor work, you must start by contacting your project manager. If need be, you can escalate your issue to the Housing Services Manager.	4

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
106	Home Repair	1	<p>The area is in decay. There are lots of senior citizens and single parent families (92 percent are below low income levels) with limited funds to use for extensive home repairs needed. Because of the devaluation of our property values how can our citizens get the money needed to weatherize, update or replace windows, fix or replace furnaces, hot water heaters, make electrical and plumbing repairs, repair or replace garages, porches, cement work etc. in light of homes in this area being built in the 1920s. I pulled property values from Data Driven Detroit and found the value of homes south of Warren were \$41-51 thousand approximately and North of Warren they are \$20-27 thousand. The Same neighborhood with such a discrepancy in value. But the biggest issue is how the banks are valuing our properties in light of funds needed to repair these homes. Comerica just did an appraisal on my mom's home and valued it at \$6,000. One reason given was the amount of vacant homes on the street. There is also an issue with the cost of insurance. We had flood issues and we found out that most of the homeowners could not afford homeowners insurance. How will HUD help to address these issues to help our residents maintain a safe and clean environment? Thank you.</p>	<p>The CDBG funded Emergency Home Repair grant and the Zero Interest Loan program are both designed to help low and moderate-income people with home repair. Information regarding these programs can be discussed with representatives of the Planning and Development Department, Housing Services Division.</p> <p>The value of housing in a particular area is something that must be evaluated with Detroit Future City data as well as information from the banks. The possibility of reviewing information from the City Assessor's Office could be discussed with DON staff.</p>	4

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
109	Home Repair	1	4. Agree with comments about the need for more home repair assistance if neighborhoods are to be revitalized.	4. We asked the speaker to send comments from her community meetings to us. Staff advised attendees that the NRSA citizen participation process would end in January 2015 and the Consolidated Plan citizen participation process would end in April 2015. The consultation process will include business associations and financial institutions. We advised attendees that an emergency home repair grant program exists to assist citizens with emergencies and the Zero Percent Interest Loan Program is for home repair. The loan program must include low/moderate income participation and may include higher income citizens if the City receives an NRSA designation.	1
92	Homeowners Insurance	1	In 2010 I applied for HUD help and never got any help because of Home Insurance-- I was told there was no more money. I do not want to relocate. I was told there were no more Home heating credit and this is why I do not have this now.	One of the problems we have is that there is an overwhelming need for CDBG services and not enough funding to meet that need. I would encourage you to speak with a manager in our housing services division to discuss what, if any, options are open to you for home insurance. I also would encourage you to speak with your Department of Neighborhoods District Manager and your district Council Person for any additional help with homeowners insurance and heating issues.	4
94	Homeowners Insurance	1	My mother needs a roof and furnace but she cannot afford home owners insurance to qualify for a grant. Please help her.	Please contact your Department of Neighborhoods District Manager and your district Council Person for help with homeowners insurance.	4
96	Homeowners Insurance	1	I need home repairs. Managed to save my house from bank foreclosure, kept up with the taxes but no money for house insurance at "rebuild cost". How can I qualify for home repair loan—income very low too. Please help people in this situation that want to stay in homes- not move to subsidized housing.	Contact our housing services division to see when the next round of applications will be accepted for emergency home repair grants. Ask them to explain the qualifications for the grant. In addition, find out what the requirements are for the Zero Interest Loan program to see if you qualify.	4

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
100	Homeowners Insurance	2	The facts presented, the activities that are well documented needs i.e. Home Repair, employment of youth, small business development, and job creation is excellent targets. The areas that must be addressed are taxes on houses--do not reflect the assessed value of houses. Challenges with home owners affording home owner insurance. We need community hubs (to replace neighborhood city halls-recreation center	Assessed values of homes affecting taxes and homeowners insurance is a matter for your DON Manager.	4
52	Miscellaneous	2	What is the difference between HUD and City Planning?	The speaker was told HUD is the Planning and Development Department's federal grant funder for Consolidated Plan programs (Community Development Block Grant, HOME Investment Partnership, Emergency Solutions Grant, and the Housing Opportunities for Persons With AIDS). Planning and Development Department staff applies for and administers Consolidated Plan programs.	5
53	Miscellaneous	3	Are you guys working together to make a big impact?	The speaker was told it is necessary to make an impact within each NRSA.	5
55	Miscellaneous	5	Will there be new offices handling the grant money to make sure it gets out in the community?	The speaker was told the Planning and Development Department and its designees will continue administering Consolidated Plan grant funding.	5

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
2	Neighborhood Needs	1	<p>This meeting needs to be expanded and include additional meeting times to address questions for further development with community people/leaders. Specifically the meeting should:</p> <ol style="list-style-type: none"> 1. Address survey needs before February 2015 specific to districts 2. Need information that is in new development pipeline versus individual street needs 3. Break down the information into lay terms 4. Begin with a breakdown of program versus process expectations vs valuable input 5. What are hot spots vs what is global to our community 6. Come to District 1 Community Meeting 7. Address Home improvement for our community 	<p>Speaker was told this was not the end of the citizen participation process. She was invited to call with any additional questions, clarifications, or comments using the contact list provided in the handouts. Further, she was told the consultation process would continue with outreach to community organizations and other stakeholders. The speaker was also told they could attend other meetings.</p> <p>The contact list also shows who to contact for questions regarding Consolidated Plan activities except Home Repair. Ms. Clement provided the City of Detroit Home Repair number--313 224-3461.</p>	1
30	Neighborhood Needs	1	More lights are needed on Kentucky between Joy Road and Tireman.	We will consider your comments and please contact the Office of Neighborhoods for lighting issues.	7
37	Neighborhood Needs	1	Our area is in need of sidewalks, curbs, vacant houses removed or repaired, lots need to be cleaned and leveled.	CDBG funds are used for infrastructure, demolition and blight removal. They are eligible activities through the Community Development Block Grant (CDBG). Qualified organizations can apply for CDBG funds during the CDBG/NOF application process. Contact your Office of Neighborhoods if you have a specific problem.	7
49	Neighborhood Needs	1	There are no street lights on Kercheval for years. Only a few houses left on Kercheval, this devalues properties. Trash pickup is better.	The speaker was told that City Services are important. The speaker was asked to indicate the affected areas on maps provided. The speaker was also told to contact their Department of Neighborhoods District staff for additional support in obtaining services for their area.	5

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
64	Neighborhood Needs	1	Neighborhood issues: 1) Safety-enforcement on scrapping; 2) Home, Roof and Energy; 3) Education, adult and pupil attendance.	The speaker was told the following 1. Actions for scrapping issues should start with their District Department of Neighborhoods staff. 2. Home, Roof and Energy issues should also go through the Department of Neighborhoods. However, if the issue is emergency home repair, there is \$2,000,000 set aside for that. There is also the Zero Interest Loan program for those that qualify. That program is still under design. The speaker was encouraged to contact the P&DD Housing Division for additional question regarding home repair.	6
88	Neighborhood Needs	1	What is going to happen to or with structures around the Gratiot freeway from downtown to the Eight Mile area? Let me be more specific-Gratiot Avenue is a main view in the city of Detroit-which needs special attention-in the neighborhoods as well as Gratiot.	This is a question best addressed by your Department of Neighborhoods District Manager and your District Council Person.	4
108	Neighborhood Needs	1	From Wyoming to Livernois and Six Mile to Outer Drive. A few homes require demo, for example, 17619 Woodingham at Thatcher; 8003 W. Seven Mile Road. We need/require code enforcement--Community Wide. Some homes need rehab/improvements. Need permitting for homes that are "under" renovation. Knight's Foundation-Cities Challenge: they have a stipend for code enforcement	The speaker was asked to indicate the information on the maps provided of the district.	2
67	NRSA Boundaries	1	1. Is the allocation of funds per NRSA or District?	The speaker was told that NRSA areas will likely cut across districts.	6
80	NRSA Boundaries	2	I ask that P&DD recognize that NRSA will be determined in the spring so that agencies serve individuals w/cross boundaries.	NRSA boundaries are very likely going to cross district boundaries.	6
84	NRSA Boundaries	1	How large will the NRSA areas be? Why didn't you bring maps of the proposed NRSA's? What is the public input process for drawing boundaries of the NRSA?	The NRSA's can be as large as necessary without encompassing the entire City. One of the purposes of the meeting is for you to help us decide good NRSA areas.	4

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
86	NRSA Boundaries	1	What if a NRSA area is a designated HHF community. If their percentage of primary residences and renters are close what would be tipping points or factors.	NRSAs must meet HUD regulations regarding a primarily residential area with a high percentage of low/moderate income households. Once that is achieved an assessment must be done of the areas. HHF would not be a required factor.	4
93	NRSA Boundaries	1	Please describe the marketing efforts to dispel the myth that government benefits go predominately to downtown developers of means.	Marketing for NRSA programs is currently being designed. However, NRSA funding must be spent in residential areas with high percentages of low/moderate income households. Downtown is not considered a residential area.	4
16	NRSA Designation	1	Yes, we should have NRSA areas	Feedback from citizens is used by the Mayor, City Council, and Planning and Development Dept. to determine the areas that should be selected for the NRSA.	3
85	NRSA Funding	2	If we approve NRSA, it stands to reason that most of the CDBG will be spent there, because it's more flexible.	NRSA funding is expected to come from many sources not just CDBG. For example, some large areas of the City are still using NSP, HOME, private, and foundation funds.	4
90	NRSA Funding	1	How much funding will be available per property? Is there a site online that I can go to identify if my property is within the targeted area?	The NRSA target areas have not been determined. The amount available for the emergency home repair grant program will depend on the nature and extent of your emergency. The amount available for a Zero Interest Loan will depend on the amount needed for the repair and other qualifiers.	4
54	NRSA Home Repair	4	Do we have any money now for home improvements?	The speaker was told there is federal funding available for emergency home repair and Zero Percent Loan funding for housing rehabilitation.	5
56	NRSA Home Repair	6	Is the application going to change for low income homeowner loans?	The speaker was told the loan program is a new program.	5
101	NRSA Home Repair	1	It is important to help residents who are home owners to maintain and retain their homes thru HUD program assistance.	The CDBG funded Emergency Home Repair grant and the Zero Interest Loan program are both designed to help low and moderate-income people with home repair.	4

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
9	NRSA Program Guidelines	1	<p>What is the timeline for the application process? When will the application become available, deadline for submission, and notification of recipients, etc.</p> <p>What are the eligibility requirements for each of the programs?</p>	The NRSA citizen participation process will end in January 2015 and the Consolidated Plan citizen participation process will end in April 2015. The NRSA application is scheduled to be sent to HUD for approval sometime during the first quarter of the year. The Consolidated Plan is due to HUD for approval by May 15, 2015. The draft NRSA application will be presented on the City of Detroit website in January. The basic eligibility information is included in the program descriptions in your handouts. Please call with any additional questions you may have on the programs.	1
10	NRSA Program Guidelines	1	comment was made regarding possible NRSA areas within District 1 and how long the application process would take. The citizen was invited to indicate on the maps provided, any recommended areas for NRSA designation.	The citizen was told the Consolidated Plan process would conclude by April 2015 and the NRSA process would conclude during the first quarter of 2015.	2
13	NRSA Program Guidelines	2	Can NRSA funds be used to pay back taxes?	Staff responded by saying that while the program is still being designed it is not anticipated that NRSA funds would be used to pay back taxes.	3
20	NRSA Program Guidelines	1	Is the Minor Home Repair Program the Same as the New Home Loan Program?	These are two separate programs. The 0% Interest Loan Program is still being developed. The Emergency Home Repair Grant will still be administered by our Housing Services Division and is not expected to change.	3
21	NRSA Program Guidelines	1	Who is going to determine what qualifies as an NRSA.	The NRSA areas have not been selected. The City is at the preliminary stages of seeking information on the best location for the NRSA areas.	3
22	NRSA Program Guidelines	2	Is the list presented to HUD or does City have final approval?	The information will be approved by City Council and then forwarded to HUD for final approval.	3
23	NRSA Program Guidelines	3	The areas that must be continuously connected, is that for the district or whole city?	Each NRSA must be contiguous but they do not need to be confined to a district.	3

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
31	NRSA Program Guidelines	2	As far as NRSA is concerned would a block with non-profit status be considered a community based organization?	That is not the only factor needed to qualify as a Community Based Development Organization (CBDO). For example, your board must be the correct configuration. Give the Grants Management Team (listed on your handout) a call with questions regarding CBDOs.	7
32	NRSA Program Guidelines	1	If the NRSAs are established how much CDBG funding will be allocated to these areas?	We don't know that yet. The purpose of these meetings is to gather feedback from citizens. Feedback may affect allocations.	7
36	NRSA Program Guidelines	1	Will the \$5 million in zero percent interest loans be available to those above 80% AMI? Will we use 120% of AMI as NSP did?	The program is still being designed but we expect that it will be available to all qualified NRSA homeowners, including those that are not not low income.	7
39	NRSA Program Guidelines	2	Impact of NRSA on HOME Repair programs	It won't change the Emergency Home Repair program. It will add the Zero Percent Interest Loan program to qualified homeowners, including those that are not not low income.	7
41	NRSA Program Guidelines	1	How are NRSAs chosen?	NRSA selection criteria are part of HUD's regulations. The NRSA application must show that proposed areas are primarily residential, contain a high percentage of LMI households, LMI residents must be at least 70 percent of the total population (in selected areas), the upper quartile percentage. An assessment of the areas must be done and the grantee must describe actions to be undertaken to increase economic opportunities.	7
42	NRSA Program Guidelines	1	Our Community of neighborhoods has a lot of young adults; can a component of the NRSA be added to train young adults to do some of the work? Perhaps, helping to build capacity of groups like Central Detroit Christian (CDC) and the training center, a 6th grade English and 9th grade Math apprenticeship programs	the speaker was told that both activities are eligible as a CDBG public service and capacity building within NRSAs. However, that would have to be a priority within the NRSA. It would also help if a group is a Community Based Development Organization (CBDO). CDBO public service projects are not subject to the 15 percent cap.	5

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
44	NRSA Program Guidelines	1	<p>What are the criteria for choosing the NRSA? How many areas?</p> <p>How are you going choose the developers? As a suggestion, try to focus on main transportation routes.</p>	<p>Criteria for choosing an NRSA are part of the HUD regulations. The NRSA application must show that proposed areas are primarily residential, contain a high percentage of LMI households, LMI residents must be at least 70 percent of the total population (in selected areas), the upper quartile percentage. An assessment of the areas must be done and the grantee must describe actions to be undertaken to increase economic opportunities. The number of NRSA's has not been determined.</p>	5
57	NRSA Program Guidelines	7	<p>What is NRSA and will it be working with the weatherization program?</p>	<p>The Neighborhood Revitalization Strategy Areas (NRSA) is an authorization given to entitlement grantees to develop comprehensive approaches to address economic development and housing needs within the City of Detroit. NRSA designated activities can work with any other program. However, there is currently nothing specifically planned for the weatherization program.</p>	5
61	NRSA Program Guidelines	4	<p>How will the NRSA's be chosen?</p>	<p>Criteria for choosing NRSA's are part of HUD's regulations. The NRSA application must show that proposed areas are primarily residential, contain a high percentage of LMI households, LMI residents must be at least 70 percent of the total population (in selected areas), the upper quartile percentage. An assessment of the areas must be done and the grantee must describe actions to be undertaken to increase economic opportunities (i.e. jobs).</p>	5
62	NRSA Program Guidelines	5	<p>Does NRSA residential area mean a certain level of density?</p> <p>Priority uses – A) Repurposing vacant land; B) Create jobs; C) Home repair for any homeowner, not just seniors.</p>	<p>Redevelopment, job creation, home repair for homeowners other than seniors are all eligible CDBG activities and are therefore eligible in the NRSA. Priority activities are still being explored.</p>	5
63	NRSA Program Guidelines	1	<p>Regarding the 0% loan program, will the Mayor include insurance set aside to allow low income homeowners to be eligible for home repairs?</p>	<p>The speaker was told the program is still being designed. But, that issue would be brought to the design team.</p>	6

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
65	NRSA Program Guidelines	1	Regarding community control of land, neighborhood planning, and funding for Detroit CLT Coalition, explain the legitimacy of NRSAs. Explain the winners/losers based on who has already been part of the player's club. What are the new models, new definition of development that is focused on people, not just physical improvements? Invest in people where people are and what they need.	<p>The speaker was told NRSAs are a designation from the federal government that allows the City of Detroit to target funds to low income areas. Those areas will receive advantages such as flexibility in economic development projects, housing rehabilitation, and public service activities that other areas of the City will not.</p> <p>Public Service and home repair have always focused on low and moderate income citizens. Our homeless and Housing Opportunities for Persons with AIDS programs focus on our most vulnerable citizens.</p> <p>Investment in the City of Detroit is based on the City Master Plan of Policies and data from the Detroit Future City Plan.</p>	6
66	NRSA Program Guidelines	1	Is there a form that outlines the income level to qualify for NRSAs? What is the process for completing the survey and submitting your community proposal and can you complete it today?	The speaker was given the 2014 Income limits for low and moderate incomes. The speaker was told a survey was included in the information packet and that it could be turned in during the meeting. The speaker was told they also had the option of filling the form out online and explained how to get to the website.	6
69	NRSA Program Guidelines	3	Will façade improvements be raised to 3% to a minimum 15% for CDCs? Some need a lot; others just need small improvements such as glass windows, awnings, exterior lights and signage.	Please call our Development/Façade team provided in your handouts for detailed questions on the Façade program.	6
82	NRSA Program Guidelines	1	How do you change the Community Development Block Grant into a no interest loan that is now available to anyone when its purpose was to help low to moderate income people?	1. The speaker told HUD regulations allow NRSAs. The regulations are also flexible enough to allow loan programs. The City of Detroit allocated \$2,000,000 for emergency home repair grants in addition to the loans. The loans are also available to low and moderate income people. The NRSA designation allows the funds to be available to everyone in the predominantly low/moderate income areas.	6
11	Off Topic	1	The speaker wanted to know what became of three quarters of a billion dollars in tax and wage credits and Empowerment Zone bonds under the American Tax Relief Act.	Staff responded by saying we would try to put him in touch with someone that could respond to his questions but that it was off topic for the meeting at hand.	2

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
15	Off Topic	1	Can the City reopen the Lipke Park Center?	That matter would have to be taken discussed with the Recreation Dept., Department of Neighborhoods, City Council, and the Mayor.	3
17	Off Topic	2	Address storm water and flooding with conservation and water saving features	We will consider your comments. We encourage the presentation of your ideas at upcoming community meetings. We also encourage you to contact your Department of Neighborhood manager regarding this issue.	3
19	Off Topic	1	Property owners that live in the neighborhood should get first opportunity to buy vacant lots	This issue should be brought to the attention of the Department of Neighborhoods, City Council, and the Mayor.	3
48	Off Topic	1	When was this meeting scheduled and why would you schedule a meeting that takes place at the same time as the meeting on zoning changes downtown?	the speaker was told that many activities take place in the City of Detroit and we try to account for as many scheduling conflicts as possible.	5
72	Off Topic	1	Need to make information more mobile.	The citizen was trying to generate business for his telephone service. He was asked to see us after the meeting was adjourned.	6
98	Off Topic	3	I want the trolley cars back on Jefferson (Downtown to Alter). I am tired of missing class or being late to classes. Buses are messed up. Tourists could ride trolley cars i.e. San Francisco. Tourists spend money, open businesses, and create jobs locally. If people have money to spend- business will come. We have great parks that people could come to.	Trolley cars and bus route issues should be discussed with your Department of Neighborhoods District Manager and your district Council Person.	4

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
107	Off Topic	1	Is this hearing to replace Citizens District Councils? We believe the Emergency Managers order #36 to terminate CDC is a violation of Michigan State law P.A. 344 which was mandated by the federal government. This unilateral act eliminated a layer of Citizen Representation. We believe this will result in lower quality and less informed development. Ironically, we received notice from representatives of the Mayor's Office that we (Detroit C.D.Cs) should restructure our organizations and continue meeting as usual. If we do, what role will the Citizen's District Councils play in this Action Plan? How? This meeting is laudable, but it is a poor replacement for 12 plus local citizens meetings monthly to discuss these issues.	This comment is off topic. However, the speaker was told the Citizen District Council termination is a matter to be discussed with their District Manager from DON.	4
12	Program Guidelines	1	CDBG limitations in previous years	Staff responded by saying that our limitations in previous years is usually defined by regulations and by how much money we receive.	3
14	Program Guidelines	3	Can local Recreation Center be rehabbed with Public Facility Rehab funds?	Depending on circumstances a recreation center could be rehabbed with Public Facility Rehab funds.	3
25	Program Guidelines	1	CDBG funds should be used for youth engagement, youth employment, and violence prevention	A portion of our CDBG funding is used for youth programs.	7
26	Program Guidelines	1	Can CDBG funding be used for occupied homes with seniors and low-income families? Demolition of city-owned properties?	Yes. CDBG funding can be used for home repair and demolition.	7
27	Program Guidelines	2	Can ESG or CDBG funding be used to rehab and transform a vacant school building into a usable facility?	It can be, depending on the end use, City priorities, and funding availability.	7
28	Program Guidelines	3	Any knowledge of grants or funding available for 48238?	No specific funding is set aside at this time. However, CDBG applications (for funding in 2015-16) should be available in the spring of 2015. Non-Profits from your area may apply.	7
29	Program Guidelines	1	Public Service should focus on youth programs	A portion of our CDBG funding is used for youth programs.	7

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
33	Program Guidelines	1	Can I apply for funding as a 501c3 non-profit and ask for funding for the Jack Adam Butzel Complex?	Yes, you can apply as a non-profit. Funding for a recreation center is dependent on several factors. Please call our Development staff listed in your contact sheet to discuss your activity.	7
35	Program Guidelines	1	Asked for help with blight	CDBG funds are used to fight blight. Contact the Department of Neighborhoods if you have a specific problem.	7
40	Program Guidelines	1	Once needs are defined is it hard for a small organization to receive funding?	That would depend on different factors such as non-profit status and experience. Please contact the Grants Management team listed in your handouts for more information.	7
45	Program Guidelines	1	Can we use the CDBG funds for youth programs and healthy food classes such as farmers markets?	The speaker was told that both activities are eligible as a CDBG public service but would have additional advantages within NRSAs. CDBG public service funds can be applied in 2015-2016. The advantage to applying as a Community Based Development Organization (CBDO) within NRSAs means the activity is not subject to the 15 percent public service cap.	5
47	Program Guidelines	1	Develop a good plan. Have a complete 5-year plan. Spend all the money. Do not allow any money to be returned, due to the fact it was not spent.	That is always our intention.	5
58	Program Guidelines	1	Last year, after Council finalized the CDBG allocation, the EM & P& DD changed them. 1. What is the application process this year?	There are no plans to substantially change the CDBG/NOF application process this year.	5
59	Program Guidelines	2	What will be different with the process this year?	One small change to the application process--we are exploring how to implement online submissions.	5
60	Program Guidelines	3	For home rehab and the HOME programs, are there certain neighborhoods targeted?	All investment in the City of Detroit is done in coordination with the City of Detroit Master Plan of Policies and Detroit Future City research. For additional information contact our Housing Services Division at 313 224-3461.	5
68	Program Guidelines	2	Will there be an economic development application?	The economic development programs are currently being designed.	6
70	Program Guidelines	4	Regarding CDBG workshops, the time to turn in proposals is too short of a period of time.	We will give you plenty of time to turn in proposals in the upcoming CDBG process.	6

City of Detroit 2015 Consolidated Plan Hearing Comments

ID	Comment Type	Attendee Number	Comments	Staff Responses	Meeting Number
81	Program Guidelines	3	Recommend funding more agencies & lower the minimum amount for funding. The City will be able to touch more people and have a greater impact by funding public service at lower amounts.	The administration is considering methods to address smaller grant allocations while balancing the workload of current staff.	6
83	Program Guidelines	2	The funds that were set aside for urgent need, was any of those funds used for the recent flooding? How do you simplify information so that every resident knows funds are available?	While CDBG funds for urgent need are an eligible use, no funds were set aside for the flood. The urgent need national objective is used on large scale emergencies, when no other funding is available. In this case FEMA and other organizations were involved in assisting flood victims.	6

City of Detroit

Housing and Revitalization Department (H&RD)

2nd Public Hearing RE: 2015-2020 HUD Consolidated Plan/2015-2016 Action Plan
and Neighborhood Revitalization Strategy Areas (NRSA)

Record of Public Hearing

PREPARER: W. DUNCAN
DATE: APRIL 29, 2015

Purpose: To receive citizen and stakeholder comments on the 2015-2020 Draft HUD Consolidated Plan/2015-2016 Action Plan development

Participants: **CITY OF DETROIT H&RD**
FINANCIAL & RESOURCE MANAGEMENT DIVISION

Ms. Fern Clement, Manager I
Mr. Warren Duncan, Principal Accountant
Mr. Christopher Raschke, Senior Development Specialist
Ms. Sheryl Gray, Senior Development Specialist
Ms. Sakina Hanifa-Mattic, Senior Accountant

HOUSING SERVICES DIVISION

Mr. Anthony Smith, Manager I

CITIZEN PARTICIPANTS

2 individuals. See attached sign in sheet

Location: Coleman A. Young Municipal Center (CAYMC)
2 Woodward Rm 908
Detroit, MI 48226

Date & Time: April 29, 2015 5:00 pm - 7:00 pm

Comments:

H&RD staff conducted the hearing. The Draft Consolidated Plan/Action Plan presentation was made by H&RD staff.

Presentation summary below (the presentation package is included in Attachment 2).

Mr. Duncan began the meeting by introducing himself and other H&RD staff. He gave an overview of the agenda and information on each handout (see Attachment 2) and an overview of the Consolidated Plan/Action Plans and their processes. He also gave a breakdown of the four Consolidated Plan programs and their allocations over the last five years. Mr. Duncan explained that public comment was required by HUD to make sure citizens were a part of the process making changes to the jurisdiction.

Mr. Smith was called into the meeting to answer questions regarding the HOME Investment Partnership Program. He gave summary of the HOME program and the available funding, including annual timing of the HOME Notice Of Funding Availability (NOFA).

Mr. Raschke presented information on Analysis of Impediments to Fair Housing Choice. He also presented information on Community Development Block Grant (CDBG) housing rehabilitation programs including Emergency Home Repair and 0% interest Loan program.

After the presentations concluded, Mr. Duncan opened the meeting to public comment.

Citizens comment#1:

When will the next HOME NOFA's be available? How will it be advertised? Will it be city-wide or targeted for specific areas whereas if you are not in that area, can you still apply?

Response:

The next HOME NOFA's are expected to be available late fall 2015. The HOME NOFA will be advertised in the Michigan Chronicle and on the City's website. There will be target areas in the NOFA. However, if a project is not in a targeted area, but has significant leveraged dollars attached, it will be considered.

Citizen comment#2:

What are the targeted areas for Demolition throughout the city? Are there plans for new construction of housing in the City of Detroit? Can volunteers assist in promoting Consolidated Plan hearings?

Response:

There are several targeted demolition areas (i.e. NSP1, NSP3, and Hardest Hit areas). There are no large scale plans for New Construction of housing using CDBG funds. However, there may be plans for in-fill housing using other federal funds (i.e. the Detroit Housing Commission). Volunteers can assist in promoting Con/Plan hearings by word-of-mouth or flyers can be left at the Detroit Office of Neighborhoods for distribution throughout the district neighborhoods.

Attachment D

MA-10

Housing Units

MA- 10 Housing Units

Number of units assisted with federal and state programs								
Program Type	TOTAL_UNITS	EFFICIENCY UNITS	ONE_BR_UNITS	TWO_BR_UNITS	THREE_BR_UNITS	FOUR_BR_UNITS	FIVE_BR_UNITS	Source
70/30 Direct Lending Program / LIHTC	0	0	0	0	0	0	0	MSHDA
80/20 Housing Program	1212	0	284	920	8	0	0	MSHDA
9% Credit Exchange of LIHTC	318	0	216	97	5	0	0	MSHDA
HOME/ LIHTC	523	0	241	279	3	0	0	MSHDA
LIHTC	6721	301	2514	1723	1408	775	0	MSHDA - HUD
LIHTC / Neighborhood Stabilization Program 2	96	0	16	50	30	0	0	MSHDA
LIHTC/ 223(A)(7) FHA	706	8	164	358	132	44	0	MSHDA - HUD

Refinance Program Of Section 221(D)(4)								
LIHTC/Section 221(D)(4) Mortgage Insurance for Rental and Cooperative Housing:	447	0	346	50	51	0	0	MSHDA - HUD
Moderate Rehab	72	0	17	55	0	0	0	MSHDA - HUD
Neighborhood Preservation Program/LIHT C	29	0	20	9	0	0	0	MSHDA
Neighborhood Stabilization Program	202	0	0	202	0	0	0	MSHDA
Non-Subsidized HUD Insured	231	0	20	211	0	0	0	HUD
Passthrough Tax Bond/LIHTC	462	0	40	422	0	0	0	MSHDA - HUD
Public Housing	1678	0	814	423	301	110	30	PHA
Section 1602 - Exchange for LIHTC	454	0	8	382	56	8	0	HUD

Section 202 - Supportive Housing for the Elderly Program	1470	183	1275	12	0	0	0	HUD
Section 221(d)(4) - Mortgage Insurance for Rental and Cooperative Housing	173	0	48	62	63	0	0	HUD
Section 223(A)(7) FHA Refinance Program Of Section 223(F) Apts	740	39	339	360	2	0	0	HUD
Section 223(F) Refinancing/ Purchase of Apts	1467	84	1030	351	2	0	0	HUD
Section 236 (J)(1)/ Lower Income Families	639	101	326	188	24	0	0	MSHDA - HUD
Section 236 Rental Housing	1476	0	971	418	90	14	0	MSHDA - HUD
Section 236(J)(1)/ Lower Income	387	92	271	24	0	0	0	HUD

Families								
Section 8	5026	134	2604	1862	366	44	16	MSHDA - HUD
Section 811 Capital Advance For Disabled	34	0	28	6	0	0	0	HUD
Special Housing	16	0	16	0	0	0	0	MSHDA
Tax-Exempt Bond and LIHTC	745	0	422	252	71	0	0	MSHDA
Total Units	14305	633	8152	4340	975	176	46	

Attachment E

SP-35

Anticipated Resources

Consolidated Plan

SP-35 Anticipated Resources

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

The City of Detroit uses the Community Development Block Grant (CDBG) resources to meet federal match requirements for the HOME Investment Partnership Program (HOME) and Emergency Solutions Grant Program (ESG).

The City of Detroit and non-profit community organizations receive funding from federal government agencies, the State of Michigan, philanthropic private foundations and lending institutions as leveraging resources.

Leverage Resources

Historic Tax Credit

Federal tax incentives are available to stimulate private investment in the rehabilitation of

historic structures. Economic Development Initiative Grant (EDI)

EDI enables localities to carry out eligible economic development activities where public and private dollars can be leveraged to create jobs and other benefits, especially for low- and moderate-income persons, and reduce the risk of potential future defaults on Section 108 loan guarantee-assisted projects.

Economic Development Initiative (EDI) - Demolition

Southwestern High School

This grant is for the demolition and redevelopment of abandoned buildings. The funds will be used for the demolition of a high school that is no longer in service. The demolition of this building would allow an automotive supplier business to expand. Award amount: \$920,500.00

Economic Development Initiative Grant (EDI) - Infrastructure

Brush Park

This grant will be used for the Link Detroit! Project. The Link Detroit! Project is a series of multi-modal infrastructure improvements to create a fully functional transportation system through the Midtown neighborhood to Eastern Market, continuing on to the Detroit Riverwalk. Phase IV of this project is 1.2 miles long and a section passes through the Brush Park Historic Neighborhood. This grant will only be used to fund activities in the Brush Park Historic Neighborhood and this portion of the project will consist of street and sidewalk improvements. Award amount: \$196,000.00.

North Corktown

This grant will be used for the reconstruction of alleys in the North Corktown neighborhood. The North Corktown neighborhood was the site of a low-moderate income housing infill project with access to garages from the alleys. While the design and specifications were completed, there was not enough funding to proceed with reconstruction so a portion this of grant will be used to complete the project. Award amount: \$400,000.00.

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

This is an investment program to increase and preserve affordable rental housing by replacing earlier tax incentives with a credit directly applicable against taxable income. The two housing projects that received LIHTC are Wellington Square I and Wellington Square II, located at 59 Seward, Detroit, MI 48202. Award amount \$2,467,344.00.

The U.S. Environmental Protection Agency (EPA)

The job training grant will provides unemployed residents with job opportunities cleaning up and reducing pollution nationwide. Award amount \$200,000.00

The U.S. Department of Homeland Security

The anti-terrorism grant provides large cities that are considered to be at greater risk of a terrorist attack. The grant will boost the capabilities of “high-threat” urban areas nationwide to prevent and respond to terrorist attacks. Award amount \$5,500,000.00.

The Federal Transit Administration (FTA)

The transportation grant will provide funding to purchase public transportation buses for the City of Detroit (Department of Transportation). Award amount \$21,764,634.00.

The Michigan Strategic Fund

The renovation grant will assist the historic renovation and new construction project at the Capitol Park Building located at 1145 Griswold Street, Detroit, MI. This project will generate a total capital investment of nearly \$22.7 million and create 60 jobs.

The Kresge Foundation

The revitalization grant will allow non-profit organizations to strengthen 18 Detroit neighborhoods by improving parks and playfields, create new greenhouses, renovate vacant building, and remove blight in each City Council district area. This project is called the Kresge Innovative Revitalization Project. Award amount \$1,600,000.00.

The Skillman Foundation

The summer program grant will be used to support the infrastructure for citywide summer youth employment initiative project called Grow Detroit's Young Talent. The six-week program will provide training to youth, secure job placements, and conduct evaluations. Awardee: City Connect Detroit. Award amount \$400,000.00.

John S. and James L. Knight Foundation

The education grant will be used to educate the city's residents about local government and the decision-making process as a way to involve them more deeply in public policy development and city revitalization. Awardee: Wayne State University. Award amount \$750,000.00.

John S. and James L. Knight Foundation

The development strategy grant will be used to update and enhance the development strategy for the Eastern Market area in order to foster entrepreneurship, strengthen community connections and create more jobs. In addition, this will promote Eastern Market and its adjacent historic commercial district in Detroit's urban core. Awardee: Eastern Market Corporation. Award Amount: \$250,000.00.

Neighborhood Revitalization Strategy Areas (NRSA)

The NRSA is comprised of the most distressed residential neighborhoods in the City of Detroit. There are a number of projects and programs that the NRSA will be able to leverage. These include government initiatives, capital improvements, foundation funded programs and private investment.

Detroit Economic Growth Corporation - Green Grocer Project

The Green Grocer Project aims to improve the quality of 16 Detroit's grocery sector by assisting grocers in addressing operational and store development needs to ensure the highest quality fresh affordable food in local stores. Award Amount: \$500,000.00.

W.K. Kellogg Foundation - Detroit Cristo Rey High School Improve ability to recruit and serve more underserved students from Detroit by combining quality educational experiences, career exploration and training to prepare students for work and life. Award Amount: \$400,000.00

W.K. Kellogg Foundation - Detroit Health Care for the Homeless dba Advantage Health Centers

Improve breastfeeding outcomes in the most vulnerable mother/infant dyads in Detroit through prenatal education, staff training and postnatal support, thus improving health outcomes. Award Amount: \$240,000.00

W.K. Kellogg Foundation - United Way for Southeastern Michigan

Encourage employers to hire and advance low- and moderate-income residents of Detroit in quality job and career paths by supporting joint philanthropic efforts through the Detroit Regional Workforce Fund. Award Amount: \$250,000.00

W.K. Kellogg Foundation - St. John Hospital and Medical Center

Develop a sustainable and reproducible breastfeeding prenatal education program coupled with continued dissemination and leadership. Award Amount: \$500,000.00

W.K. Kellogg Foundation - Keep Growing Detroit

Improve early childhood health outcomes by working with Detroit families with children under the age of 5 to increase access to and consumption of fresh produce. Award Amount: \$125,000.00

W.K. Kellogg Foundation - Latin Americans for Social and Economic Development, Inc.

Provide food assistance to low-income families and promote the social and economic development of the Hispanic community in southwest Detroit by supporting the 2014 holiday drive. Award Amount: \$10,000.00

W.K. Kellogg Foundation - Center for Community Based Enterprise, Inc.

Enable the organization to achieve its mission of providing education/collaboration resources to assist low-/moderate-income Detroit residents in generating jobs with worker equity by providing general operating support. Award Amount: \$225,000.00.

W.K. Kellogg Foundation - Southwest Detroit Business Association

Create economic opportunities and racial equity in the public contracting process by expanding the Paving the Way Program's capacity to prepare local contractors/residents to participate in Detroit construction projects. Award Amount: \$900,000.00

National Recreation and Park Association (NRPA) - Out-of-School Time Program Grant

NRPA is partnering with the Walmart Foundation to support healthy out-of-school time healthy food access and nutrition literacy. Local park and recreation agencies received these grant funds to: (1) Increase the number of healthy meals children in low-income communities receive through the Summer Food Service Program (SFSP) and the Child and Adult Care Food Program (CACFP) during out-of-school times, (2) Provide evidence-based, age-appropriate nutrition literacy to children that create behavior change by teaching the importance of healthy eating; (3) Implement nutrition and physical activity standards that increase access to healthier foods and increase opportunities for physical activity; and (4) Promote meal and program efficiencies that will reduce costs, maximize existing resources, decrease food waste, and lead to more sustainable meal programs. Awardee: City of Detroit Recreation Department. Award amount: \$25,000.00

USA Swimming Foundation - Make a Splash Grant

To provide swim lessons and water safety education for children who would not otherwise have the opportunity to learn to swim. Awardee: City of Detroit Recreation Department. Award amount: \$5,000.00

Michigan Department of Community Health (MDCH) - Home Visiting Program

The home visiting program offers home visits to help vulnerable and at-risk mothers. The program works to promote maternal, infant and early childhood health, development, and safety; school readiness; and strong parent-child relationships to improve health outcomes. Awardee: Detroit Medical Center, Hutzel Women's Hospital. Award Amount: \$10,000.00

Appendix F

Detroit Public Schools
Neighborhood-Centered,
Quality Schools
2013 - 2017 Strategic Plan
April 11, 2013

Detroit Public Schools Neighborhood-Centered, Quality Schools 2013 - 2017 Strategic Plan



April 11, 2013

Message from the Emergency Manager

April 11, 2013

Dear Friends of the Detroit Public Schools:

DPS is an organization at a crossroads. The District's enrollment and market share continue to decline at unprecedented rates as population decline and job loss in the City of Detroit have presented significant challenges. During the past decade, the District has lost approximately two-thirds of its enrollment, and market share has declined to 42 percent not counting EAA enrollment. Deficits and declining State funding continue to make fewer resources available to fund critical programs. DPS must evolve now or it may find itself in an untenable situation very soon.

Accordingly, I am taking steps to reinvent the District's brand identity, level of service and education programs in a manner that I believe will retain more existing customers and win new ones that may not have considered DPS as an educational option before. The District must act aggressively to retain more enrollment and market share in order to allow the continued provision of high-quality programs. In order to maintain its scale, the District must become the education provider of choice for both the City of Detroit and the immediate area. It is imperative that DPS identify what its customers want, define a product that offers more than the competition, and deliver this result.

The need to address DPS' challenges and to do what is best for youth has never been more profound. The workforce demands of Southeast Michigan and our recovering economy will demand that the District work with its partners to supply better trained and educated students that will assist this recovery over the next five years and beyond. Our actions now will assist our region's return to vitality. Accordingly, I have initiated a process in the District to conduct a Strategic Plan, which will acknowledge our challenges, identify the best ways for DPS to serve youth and families in the coming decade and develop a workforce that will make DPS students an important part of our economic recovery.

Detroit Public Schools strives to offer the highest quality public education available to students in a partnership with parents, businesses and the community. We are all responsible for supporting families to the maximum extent possible. By **starting earlier/working longer, working harder, working smarter, joining together** and **expecting more**, we will enable our students to light the way for their community and live prosperous, rewarding lives. This strategic plan represents the best thinking of our school district regarding how to achieve these goals and restore promise and prosperity to our community.

The transformation of DPS will require the dedication of our staff, students, parents, teachers and many partners in meeting the needs of Detroit students. This Strategic Plan is just as much a call to action as it is an identification of a strategy. In the coming months, the District will approach many leaders and agencies in our community and State in order to form teams to assist in meeting these challenges. I look forward to working with you as we begin this important work.
Sincerely,

Roy S. Roberts,
Emergency Manager



Executive Summary

2013 – 2017 Strategic Planning Process

In early 2013, DPS began a strategic planning effort for the District. Western Demographics, Inc. was hired to work with internal staff to conduct a public engagement process and develop a strategic plan. Western began work in February conducting approximately eight internal meetings with senior administrators, six executive steering committee meetings, seven focus groups (including approximately 260 stakeholders in various capacities) and approximately one dozen additional meetings which served to fine-tune plan goals and objectives.

A large community meeting was held at Renaissance High School on March 9 to present District challenges and initiate the strategic planning process. During the two-month period in which most strategic planning work was conducted, approximately 34 meetings involving approximately 600 stakeholders were conducted with the majority of these meetings recorded via a survey instrument. The Executive Steering Committee served as the primary contact and resource for Western Demographics and assisted the consultant in identifying issues, processing challenges and writing goals and objectives.

The 2013 - 2017 Strategic Plan Document

The Strategic Plan contained in this document represents the results of this process. It is intended to be a “grass roots” document representing the closely-held strategies and goals of the educational community in as pure a form as possible in order to secure a high level of ownership. The outcome of the Strategic Plan generally focuses on five categories for improvement:

Start Earlier, Work Longer – DPS will invest early in individual children via preschool programs and other school-based resources that prepare the child and parent for the school experience in a proactive manner. Developing parenting skills and student readiness, while children are very young, will allow them to be more successful students later in their school careers. A focus on parents who may not have the experience or opportunity to learn parenting skills will be a major portion of this approach.

The “Community Schools” concept, in use in other school districts nationally, will be the catalyst for realizing these benefits. Community Schools consolidate child services provided by multiple agencies in the school and extend school hours to provide those services more intensively – in many cases the school is available to students and parents twelve hours a day and seven days per week (12/7). The District currently offers significant summer programs and has several schools on longer academic years. DPS will evolve, extend and improve these efforts to address the needs of students and families.

Work Harder – DPS will provide a high-quality, well-rounded educational experience to all students that is rigorous, relevant and engaging. The District will move forward with major initiatives to continue its current academic strategy, expand course offerings, extend academic contact opportunities in high demand content areas, develop improved customer service practices and continue to develop more effective, safe instructional settings. DPS will ensure that every classroom has a high quality, effective educator, supported by high-quality, effective administrators and support staff. The District shall provide robust professional development opportunities in order to accomplish this goal.

Work Smarter – DPS will transform central and school-based services to reduce costs, better serve customers, improve technology and minimize the negative effects of change. The District will combine the expertise of specialists from the business world with its own expert staff to identify more effective strategies to deliver services to its clients. In an atmosphere of declining enrollment and growing responsibility, this effort must be realistic, but represent a tangible and meaningful change to a new structure. New management structures including software-based systems, out-sourcing and enterprise operation (selling our central services to other education and human service providers) will allow DPS to lead innovation in the area of school operations.

Join Together – The District will build strong relationships with students, families and the community to increase trust and shared responsibility. DPS will also form partnerships with other government agencies, corporations and others in the community to institute a collaborative approach to systemic problem-solving. Children in Detroit are faced with challenges beyond those related to school. A realistic, team approach to addressing these challenges is warranted. School autonomy and entrepreneurship concepts will be explored. Effective practices and behaviors will be celebrated and rewarded.

Expect More – DPS will align resources to accomplish priorities within a balanced budget. DPS must live within its means and expect more of staff, parents, teachers and students in order to be successful. Financial goals must be established and met. Student attendance and behavior must consistently improve. Security challenges and crime must be constructively addressed and reduced. DPS schools must be perceived as the safest place for children and youth to spend the day.

Strategic Plan Mission, Vision and Core Values – The District has been engaged in an academic renaissance during the past two years and has leveraged stability in several significant academic directions into improvements in MEAP test scores across multiple grade levels, content areas and student circumstances. The 2012 Academic Plan has set the stage for the 2013 Strategic Plan and initiated a systemic improvement effort in the District that is gaining both momentum and disciples. The mission, vision and core values established by that effort shall be adopted by the 2013 Strategic Plan, but the Goals, Objectives and Evaluation Criteria for the Strategic Plan are newly generated by a central steering committee appointed by the Emergency Manager. This Steering Committee served to identify issues and challenges and help convert them into specific goals and objectives for the Strategic Plan. The Mission, Vision and Core Values of the District remain those established in the 2012 Academic Plan and are as follows:

Why We Exist – MISSION – In partnership with parents and our community, Detroit Public Schools exists to provide a comprehensive educational experience that is high quality, challenging, and inspires all students to make a positive contribution to society.

Where We Want to Be – VISION – Detroit Public Schools will be nationally-recognized as an outstanding school district, instilling a passion for life-long learning in all students.

What We Believe In – CORE VALUES:

- Focus on Children
- Excellence
- Respect and Integrity
- Equity
- Health and Safety

Strategic Plan Goals and Objectives - The following table illustrates the goals and objectives flowing from the Strategic Planning Taskforce work in a concise framework. This structure facilitates an “at a glance” understanding of the plan content.

Figure 1

DPS Strategic Plan Goal / Objective Summary - 4/5/13

Number	Theme	Goal	Objective
1	Start Earlier, Work Longer	Broaden Services to Address Student Needs	DPS students will compete at or above parity with all other students in the State as they pursue vocational or University opportunities and become integral parts of the workforce.
			Develop 12/7 school models and gradually phase-in after school and weekend student programs following the "Community Schools Model."
			Expand Preschool to full coverage for 4-year-olds, work to design systems that retain these students in DPS K-5 schools and beyond; Expand efforts to address the needs of 0-3-year-olds.
2	Start Earlier, Work Longer	Support Parents and Families	Provide parenting skills and life / job skill training opportunities at schools for parents following the "Community Schools Model."
			Develop relationships with sister agencies to assist parents including stationing social workers and other professionals at schools.
			Increase parent involvement in school through incentives, events and transportation resources when available.
3	Work Harder	Offer Broad / High Quality Programs	Transform programs to address the needs and academic preparation of students and ready them for work and life - Insist on high performance and utilize data, career education, alternative structures and community resources.
			Set a District-wide standard for student contact hours in art and music using alternative delivery methods and expand career education opportunities.
			Implement a longer school year/day, improved summer programs and consider Year-Round Education.
4	Work Harder	Improve Customer Service	Identify a respected leader to improve customer service and conduct a comprehensive study of customer service at the school and central levels.
			Utilize resources from the business community to develop a creative strategy owned by all employees and make customer service our mission.
			Establish sustainable norms and procedures and train, motivate and reward employees.
5	Work Harder	Create Safe Learning Environments	Increase security presence in and around school campuses using multiple resources.
			Broaden the responsibility for safe schools by employing more parent, community, and business volunteer resources.
			Change school culture to respect consistent standards and reinforce zero tolerance for inappropriate behaviors.

DPS Strategic Plan Goal/Objective Summary - 4/5/13 (Continued)

Number	Theme	Goal	Objective	
6	Work Smarter	Transform Central and School-Based Services to Better Serve Customers	Survey customer needs and evaluate current services centrally and within the school buildings for all service areas.	
			Conduct a management study of central office functions and evaluation of human resource placement between central and school-based assignments.	
			Establish a realistic plan for change that reflects future enrollment changes, designs new programs, considers further outsourcing and proposes a sustainable implementation that is fiscally viable.	
7		Work Smarter	Improve Technology	Complete the upgrade of Human Resources, Finance, Procurement & Logistics, Enterprise Resource Planning System (PeopleSoft).
				Upgrade technology infrastructure in schools to a consistent standard that facilitates online testing and other services and includes parent access and steps to address the "digital divide" when possible.
				Utilize web-based tools to improve parent awareness, training & communication and promote and train to increase utilization of these tools.
8	Work Smarter		Minimize the Impacts of Change	Improve the stability and continuity of learning systems district-wide.
				Foster more stable and longer-term assignments for teachers by content area, grade level and location given potential closure and consolidation.
				Increase and promote planning time and teacher skill development in anticipation of significant assignment changes.
9		Join Together	Foster School-Based Leadership	Develop & implement a hybrid between the Centrally-Supported & the DPS Self-Governing model.
				Develop and enhance personal leadership and technical management skills in school leaders.
				Develop entrepreneurial and marketing skills in principals.
10	Join Together		Celebrate and Promote Success	Celebrate & promote successes at the building & central level using employee rewards & marketing.
				Develop marketing plans for each school, allowing principals and the community to promote their strengths.
				Develop new branding and marketing to reinforce District and building identities; train staff for implementation.

DPS Strategic Goal / Objective Plan Summary - 4/5/13 (Continued)

Number	Theme	Goal	Objective
11	Expect More	Ensure Fiscal Stability	Retain and increase enrollment and market share.
			Address budgetary realities and fiscal sustainability by continuing to close schools while strategically addressing the side effects.
			Develop grant funding/public, pro-bono services and private partnerships and work with the DPS Foundation and others to aggressively link resources to needs.
12	Expect More	Attendance and Discipline	Implement a revised student attendance and code of conduct policy that establishes clear minimum levels of attendance and higher levels of appropriate behavior by students in school.
			Improve attendance in all program areas.
			Improve student behavior in all schools.

Executive Summary Conclusion

This summary represents the essential components of the DPS Strategic Plan without addressing the standard strategic planning aspects of “how is it measured.” These issues will be addressed elsewhere in this document. Further, in an atmosphere of declining resources, many of the efforts contained in the 12 major goals will require creative strategies to fund. DPS acknowledges that this aspect of the plan and the work required to address the major initiatives is just the beginning.

Funding will be derived from a variety of sources, specifically:

- Per pupil funding flowing from retained enrollment and market share
- Savings from working smarter with general fund resources
- Reconfigured use of existing funding channels for Title 1 and other standard, need-based funding
- Grants for state-of-the-art programs
- Corporate funding of transformative programs in parent involvement and other areas
- Volunteer/parent involvement and other in-kind services

DPS acknowledges significant challenges to obtaining this funding and plans to establish development staff to achieve necessary outcomes.

This document will detail strategies to address these issues as it explores the individual goals. DPS invites the reader to understand the condition of the District through the careful examination of this document and join the DPS family in exploring strategies to improve the capability of every child to excel.

Demographics

In order to understand the challenges facing DPS, an understanding of the demographics of the community is critical. The most significant challenges to the viability of the Detroit Public Schools is enrollment decline and loss of market share. DPS’ enrollment decline has been caused by a variety of factors including the following:

- City of Detroit overall population decline
- Job loss
- Loss of housing stock
- Declining birth rates
- Market expansion to charter schools and suburban districts

The City of Detroit’s population peaked in 1950 at 1,849,568. By 2010, the population had declined to 713,777. The population continued to decline steadily during those six decades, and as overall population declined, so did student population. Recent estimates project a population well below 700,000 with continued decline expected. Although DPS can do little about population loss in the City, these figures are relevant to the consideration of District issues given that they establish a continuing condition of population departure. Many observers of conditions in Detroit fail to acknowledge that when the City loses population, students also leave along with that population. The best chance for DPS to retain students is to retain and grow market share and access students from other sources, including those from outside of the City of Detroit. Strategies to pursue this outcome are imperative.

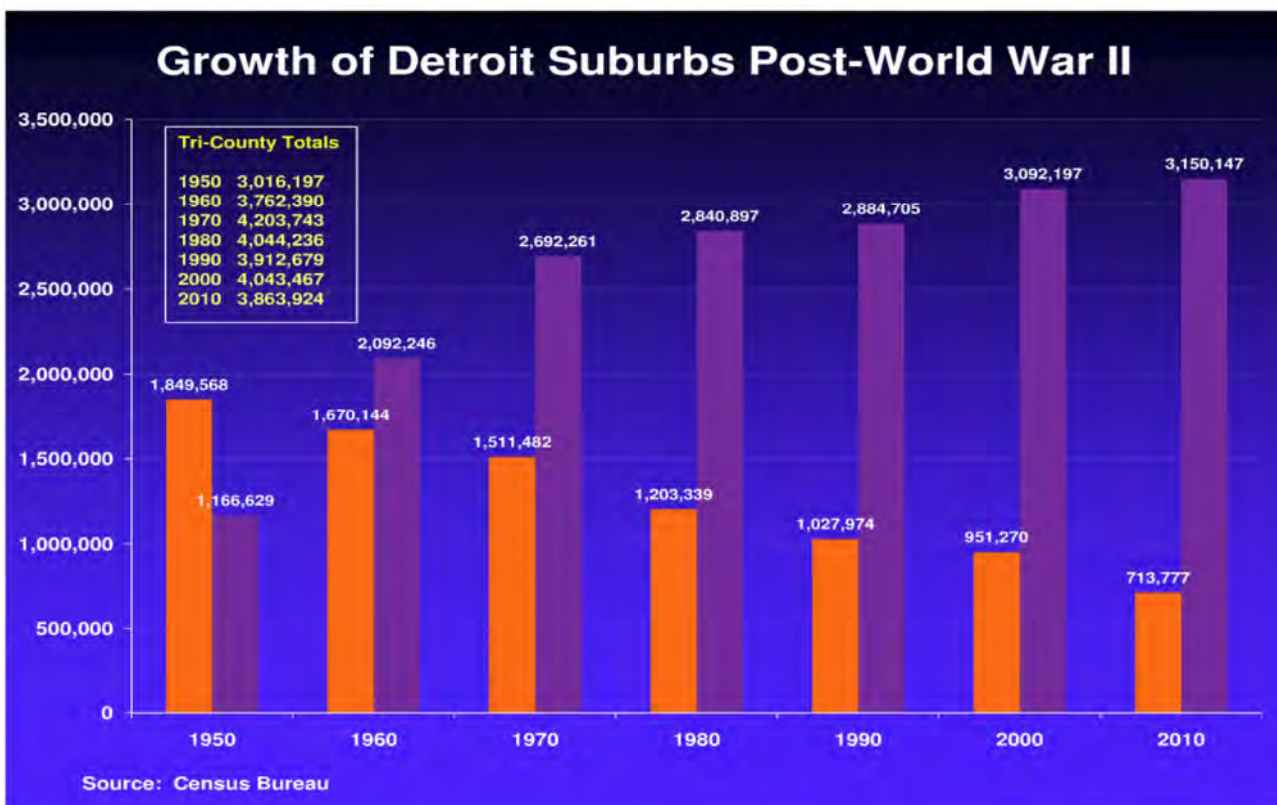
Figure 2 - Detroit Population History - 1950 - 2010



Population Transition from the City of Detroit to Southeast Michigan Suburbs

During the decades between 1950 and 2010, a significant migration of population occurred from the City to the suburbs. While the City declined, the suburbs grew from 1,186,568 to 3,150,147. Figure 3 displays this migration which has been rationalized by observers as having a basis in post WWII housing expansion into the suburbs, auto factory relocation to the suburbs, a decaying housing stock and recently affordable housing outside of Detroit due to the economic downturn, crime, inadequate City services and insurance rates. There has also been migration out of the Southeast Michigan Region which has created a vacancy rate throughout the region that allowed many Detroit residents to acquire more house for their money outside of the City, and many took advantage of the opportunity.

Figure 3 - Detroit Population Transition to Southeast Michigan Suburbs – 1950 – 2010

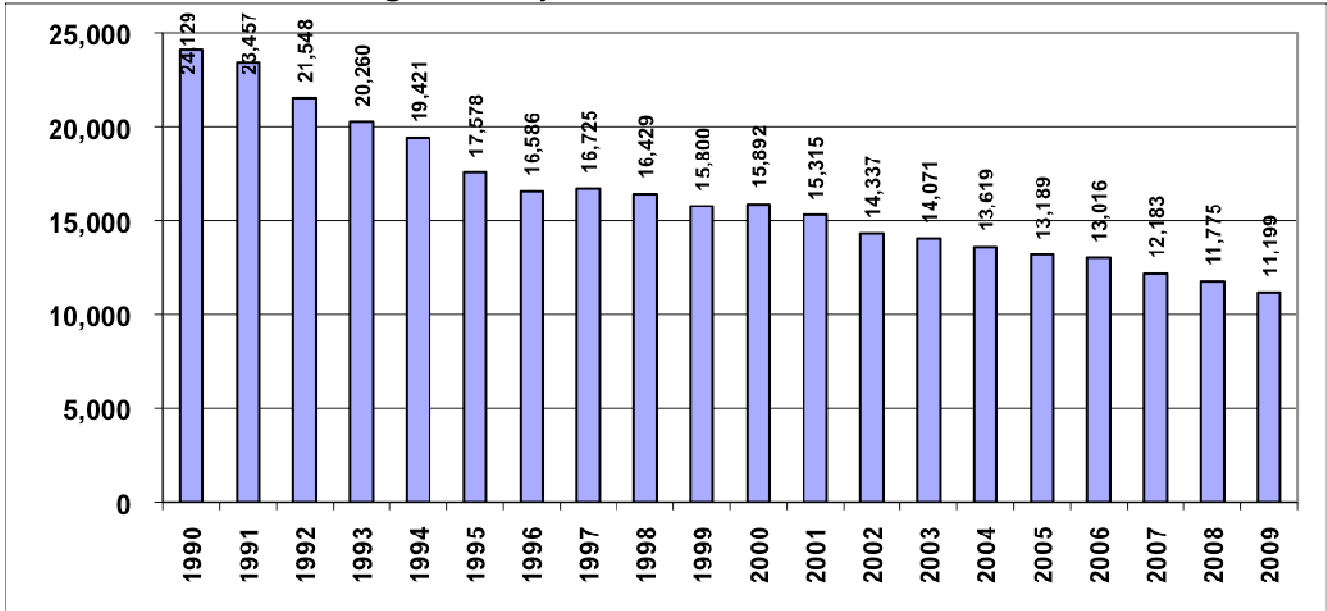


Graph by Data Driven Detroit

Births – 1990 – 2009

Between 1990 and 2009, births declined dramatically from 24,129 to 11,199. As more people left the City, the age group that typically starts families has become smaller, causing the birth rate to fall. It is fair to say the birth rate is half of what it was 20 years ago and this has a direct effect on the number of children entering primary grades in DPS (Grades K-2).

Figure 4 - City of Detroit Births 1990 - 2009



Population Decline by Neighborhood and Neighborhood Stability

The following two maps illustrate the neighborhoods within Detroit that lost population between 2000 and 2010 and neighborhoods that are less stable. The dark red areas in the map shown on the left illustrate the areas in the heart of the City, which are losing the most population. The map on the right illustrates the less stable areas in the City which are losing the most population. The tan areas in the Neighborhood Stability map on the right illustrate areas with significant vacant housing, job loss, population loss, diminished housing conditions and low owner-occupancy rates. The heart of the City, and portions of the east-side neighborhoods around the Detroit Airport and on the west side near the Brightmoor Neighborhood have lost the most population and have the least stable neighborhood condition.

Figure 5 - Population Loss by Tract – 2000 – 2010

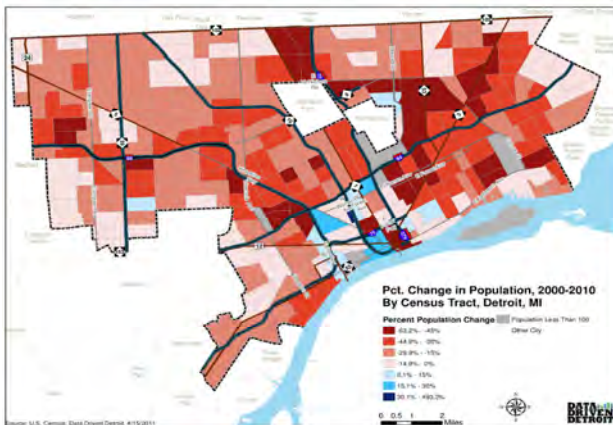
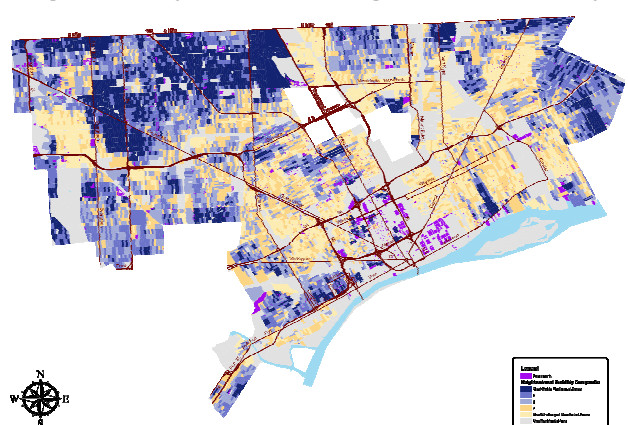


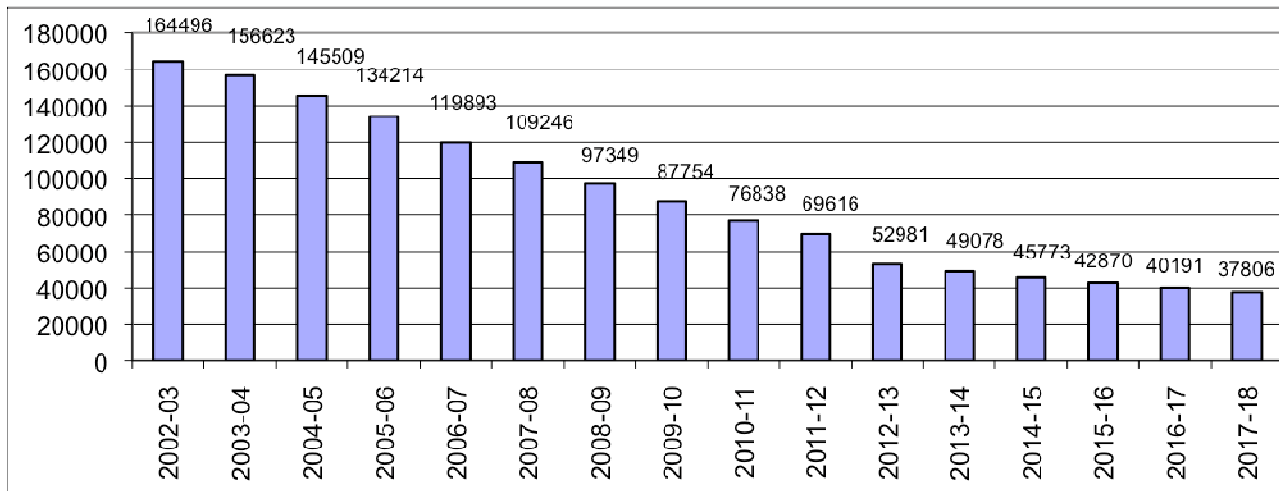
Figure 6 - City of Detroit - Neighborhood Stability



DPS Enrollment History and Projections

DPS enrollment has declined from 164,496 in 2002 to 52,981 in 2012. With enrollment declining to one-third of its prior level in ten years, the rate of enrollment loss has been dramatic, and the District has closed schools to respond to the enrollment loss. Enrollment is projected to continue to decline by another third, reaching 37,806 by 2017.

Figure 7 - DPS PK-12 Enrollment History and Projections – 2002 - 2017



Detroit Enrollment Loss Relative to Other Major U.S. Cities and New Orleans Parish

The following graphs illustrate that other cities nationally also experienced enrollment loss of approximately 35 percent over a decade, rivaling Detroit’s enrollment loss. Enrollment loss in New Orleans Parish in the wake of Hurricane Katrina, also rivaled Detroit’s change rates, but has partially recovered. As enrollment continued to decline between 2008 and 2012, Detroit’s loss rate emerged ahead of other districts and began to lead historic enrollment loss rates for the Nation.

Figure 8

Major U.S. Cities with Significant Enrollment Decline

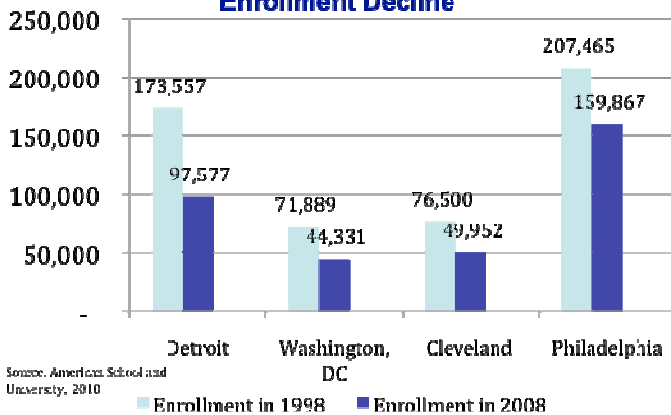
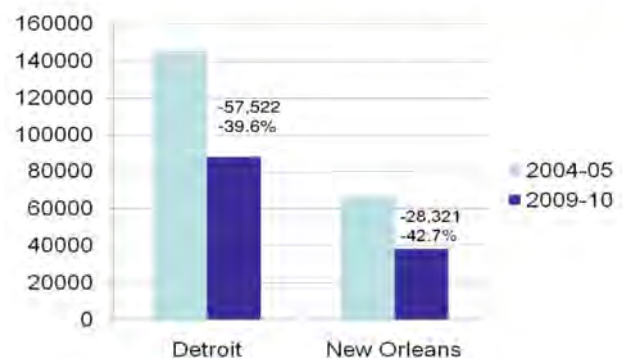


Figure 9

Hurricane Katrina Magnitude



School Closure

As Detroit’s enrollment loss began to create significant amounts of empty seats in the District, out of necessity, the District began to close schools. Between 2000 and 2012, approximately 201 school buildings were closed.

**Figure 10
Number of Detroit Public School Buildings and Facilities Actually Closed Since 2000 By Year**

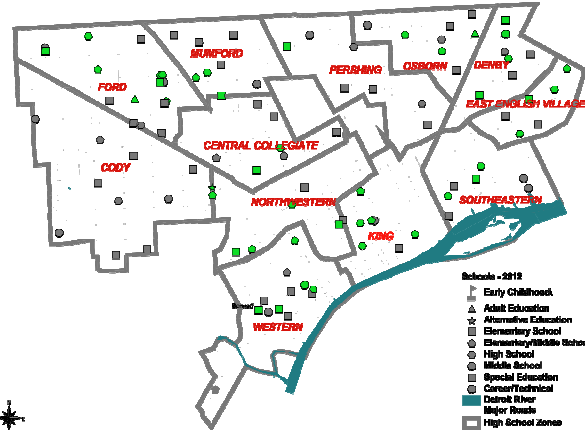
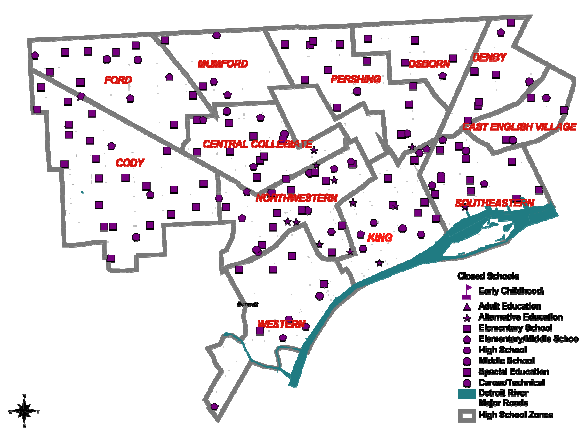
School Year	Type of Facility			Number of Facilities Closed	Number of Facilities Opened ^(c)	Net Change In Facilities
	Schools	Administration	Support			
2011-2012 ^(a)	31	0	0	31	5	-26
2010-2011 ^(b)	20	0	0	20	1	-19
2009-2010	29	0	0	29	0	-29
2008-2009	29	0	0	29	0	-29
2007-2008	2	1	0	3	0	-3
2006-2007	33	0	0	33	1	-32
2005-2006	8	0	0	8	4	-4
2004-2005	26	0	0	26	0	-26
2003-2004	9	0	0	9	2	-7
2002-2003	7	3	3	13	10	-3
2001-2002	5	0	1	6	4	-2
2000-2001	2	1	0	3	1	-2
1999-2000	0	0	0	0	1	1
Total	201	5	4	210	29	-181

School Closure Distribution

The 201 schools that were closed in the District have been well-distributed across the District as shown in the graph on the left. The map on the right illustrates the schools that remained on-line by 2012. The schools shown in green illustrate new or significantly renovated schools. The District passed two bond elections during the period that funded significant amounts of schools that replaced or renovated aging facilities.

**Figure 11
DPS – Schools Closed 2000 – 2012**

**Figure 12
DPS School Facilities and New Significantly Renovated Schools – 2012**

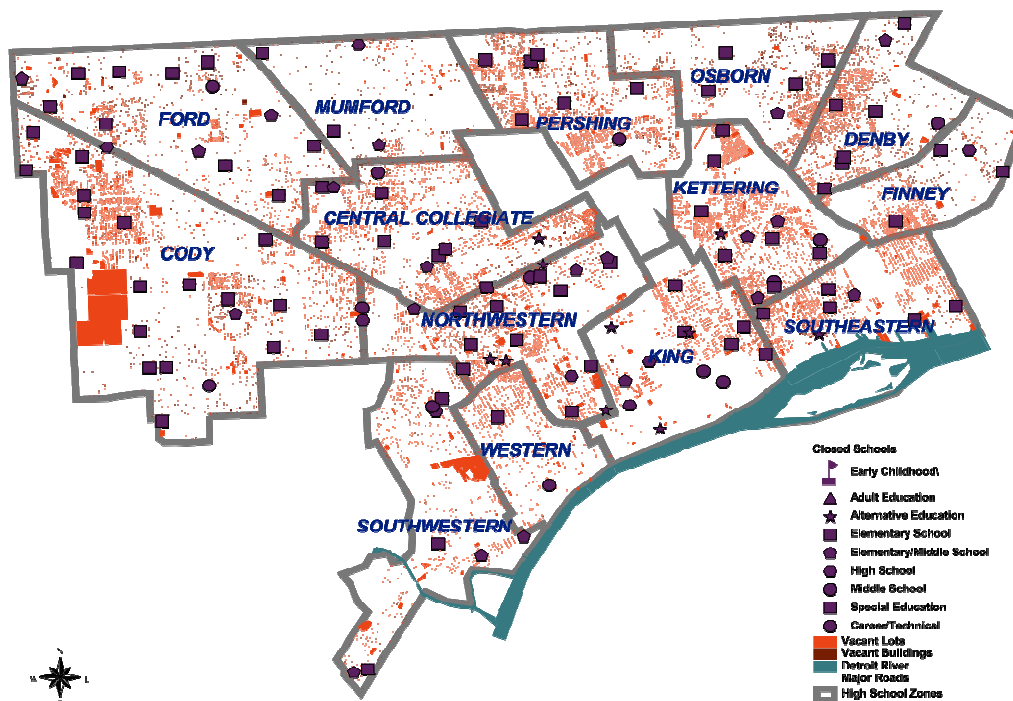


Closed School Proximity to Vacant Neighborhoods

The majority of the schools that were closed between 2000 and 2012 were located in neighborhoods with high vacancy rates. The following map illustrates the relationship between vacancy and school closure with the burgundy symbols indicating closed schools and the red-shaded land parcels indicating vacancy.

Figure 13

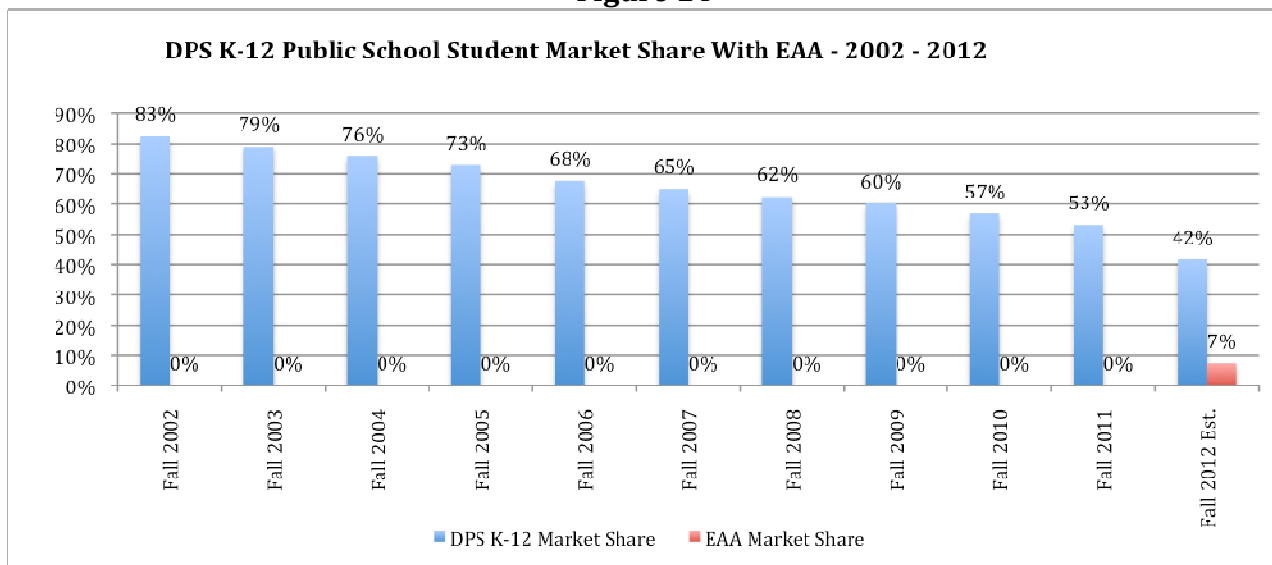
DPS Closed Schools and Significantly Vacant Areas - 2012



Market Share

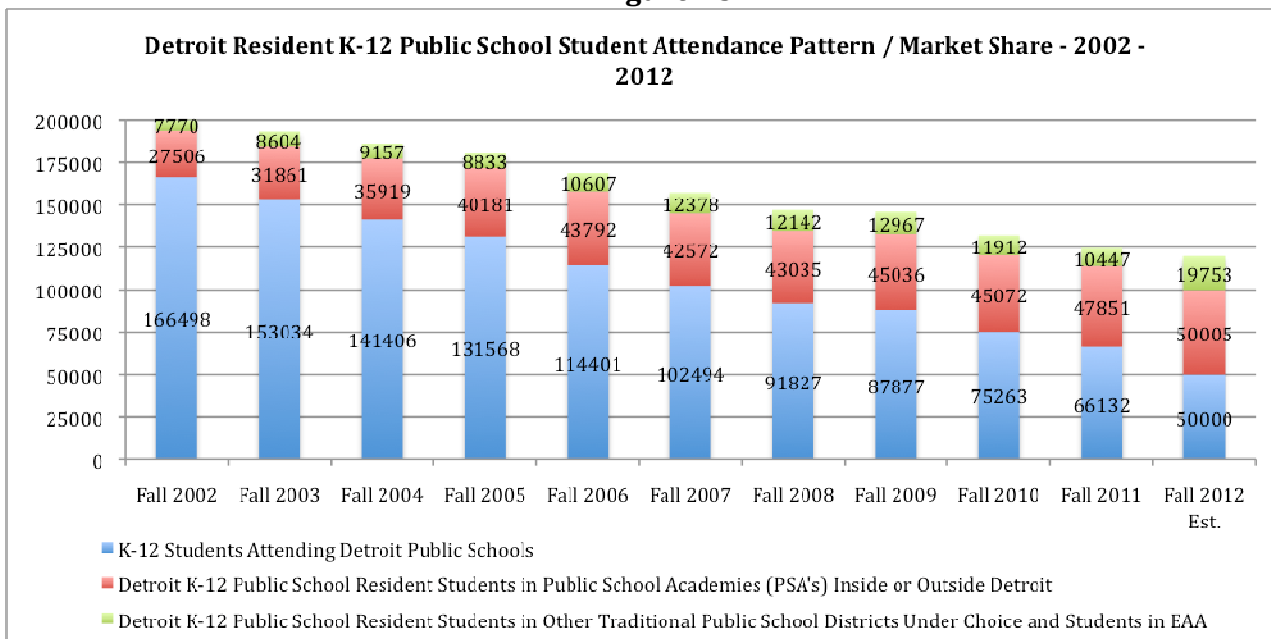
There are four primary segments of school providers in Detroit: Students in DPS, students who attend other traditional school districts outside of Detroit, students who attend charter schools (formally known as Public School Academies or PSA's) inside of Detroit and students who attend charter schools outside of Detroit. By 2012, market share in DPS (Detroit resident students attending DPS) had declined from 83 percent in 2002 to 49 percent including the schools now governed by the Education Achievement Authority (EAA). With the deduction of the EAA schools' market share of seven percent, the actual market share is now 42 percent.

Figure 14



The following graph illustrates the comparison of charter school enrollment (inside and outside of Detroit) relative to DPS enrollment. If EAA enrollment is isolated from DPS enrollment, DPS and charter enrollment have reached parity (at approximately 50,000 students each) by 2012. The forecast calls for continuing growth of charter enrollment and decline of DPS enrollment.

Figure 15



Demographic Conclusion - By 2012, DPS had an enrollment of 52,981 and a school building capacity of 81,000 with 99 school programs located in 93 buildings. This building utilization rate of 65 percent continues to challenge the District, given the typical suburban school utilization rate of 85 percent. Under-utilization of schools costs more, given the high cost of cleaning and heating mostly empty school buildings, and the cost of running small-school programs. DPS will continue to be challenged by this condition as enrollment continues to decline and further school closures become necessary. Recapturing market share and recruiting students from adjacent areas represent the primary opportunities for enrollment growth.

Focus Groups

As part of the strategic planning exercise, seven community focus groups were hosted by the District and facilitated by Western Demographics. These multimedia events used audience response units (clickers) to collect survey data. Approximately 260 students, parents, teachers, principals, administrators, community and business leaders participated in the focus groups. The following graphs display the make-up of the participants.

Figure 16

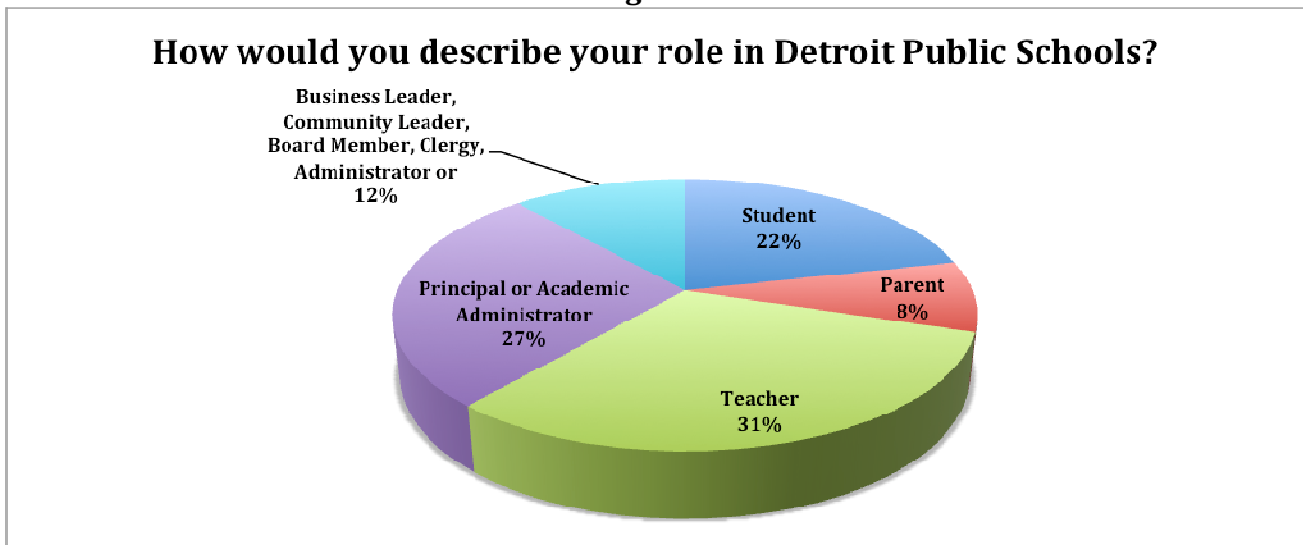
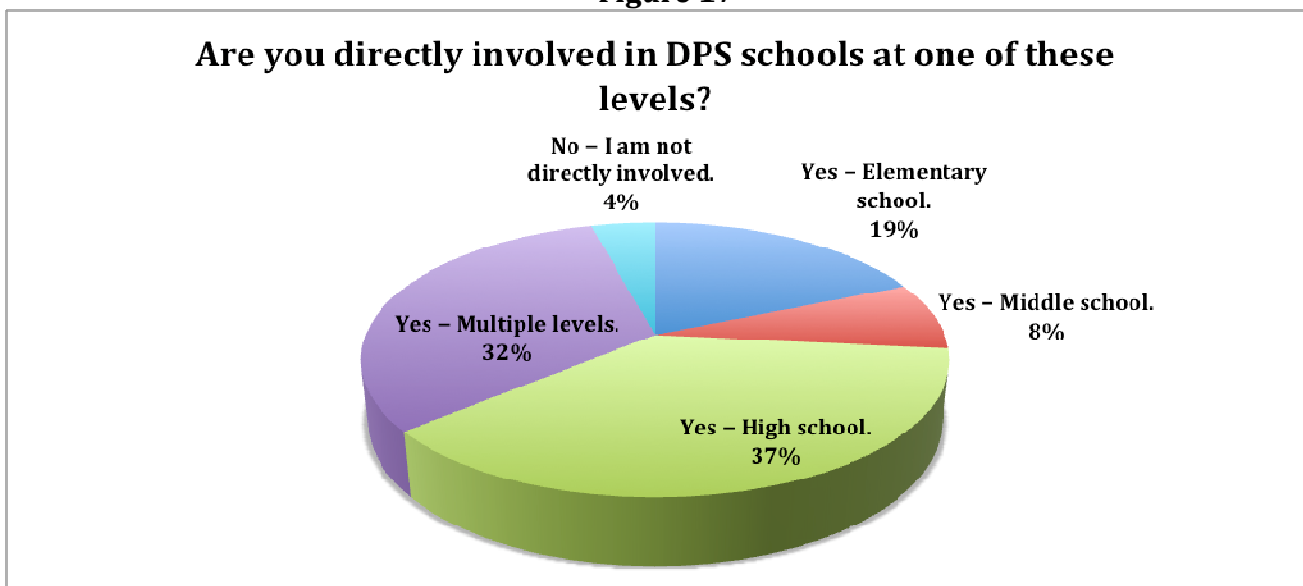


Figure 17



The results of the focus groups informed the work of the strategic plan executive steering committee in the development of the goals and objectives. The following pages address the five action categories and use the focus group results to support the development of goals and objectives.

Strategic Goals and Objectives

Start Earlier - Work Longer

DPS will invest early in individual children via preschool programs and other school-based resources that prepare the child and parent for the school experience in a proactive manner. Developing parenting skills and student readiness, while children are very young, will allow them to be more successful students later in their school careers. A focus on parents who may not have the experience or opportunity to learn parenting skills will be a major portion of this approach.

The “Community Schools” concept, in use in other school districts nationally, will be the catalyst for realizing these benefits. Community schools consolidate child services provided by multiple agencies in the school and extend school hours to provide those services more intensively – in many cases the school is available to students and parents twelve hours a day and seven days per week (12/7). The District currently offers significant summer programs and has several schools on longer academic years. DPS will evolve, extend and improve these efforts to address the needs of students and families.

Goal 1 - Broaden Services to Address Student Needs

Objective 1.1 - DPS students will compete at or above parity with all other students in the State as they pursue vocational or University opportunities and become integral parts of the workforce.

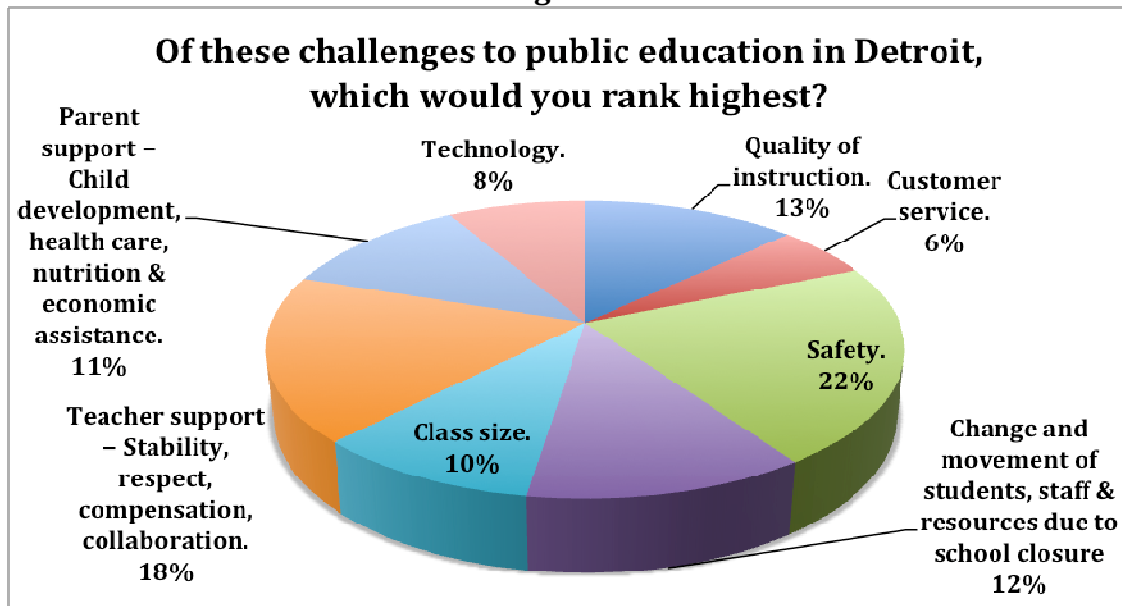
Detroit Public Schools aspires to be among the world's truly great school districts - advancing the well-being of the children of Detroit and the global community through the creation and dissemination of knowledge. DPS fosters great teaching and learning and a rich flow of ideas, innovation, and graduates ready for the world of work or further study at universities.

DPS will focus on core academic strategies:

- Provide a high-quality, well-rounded educational experience to all students that is rigorous, relevant, and engaging;
- Build strong relationships with students, families, and the community to increase trust and shared responsibility;
- Ensure that every classroom has a high quality effective educator, supported by high-quality effective administrators and support staff;
- Align resources to accomplish priorities within a balanced budget.

Focus group participants identified quality of instruction as the third most important challenge to DPS education behind safety and teacher support.

Figure 18



Measurable Outcomes – These evaluation parameters are housed in the Academic Plan:

1. MEAP/MME proficiency rates for students who have been in the District for at least three consecutive years.
2. MEAP/MME proficiency rates for students who have been in the District for less than three consecutive years.
3. NAEP passing rates for students in grades 4 and 8. The test is administered every two years.
4. Graduation rates—the number of students in a 9th grade cohort who graduate within four years of their enrollment in 9th grade.
5. College readiness—the number of graduates who meet or exceed ACT College readiness criteria.
6. MME writing scores—the number of 11th graders scoring 1 or 2.
7. Post secondary enrollment—the number of seniors who enrolled in a four-year or two-year college or university, or in a technical school within the first year after graduating.
8. Enrollment in Advanced Placement (AP) courses – the number of students enrolled in AP courses and completing dual enrollment courses.
9. Performance in AP courses—the number of students with AP test scores of 3, 4, or 5.
10. District and campus accountability ratings – based on the District, the number of schools achieving Adequate Yearly Progress (AYP).
11. Number of schools performing in the lowest 5 percent of schools statewide.

Objective 1.2 - Develop 12/7 school model and gradually phase in after-school and weekend student programs following the "Community Schools Model."

Nationally, the "Community Schools Model" features schools with extended 12-hour days offering various programs serving students and parents into the evening and through the weekend. Programs featured include pre-natal instruction, parenting skills, homework support, language development, life and job skills development, tutoring and other academic instruction enrichment, social worker assistance, health care and other programs. This intensive service model is being used in approximately 30 urban areas as an effective practice in addressing the needs of urban families to improve the capability of their students.

What is a Community School? - A community school is both a place and a set of partnerships between the school and other community resources. Its integrated focus on academics, health and social services, youth and community development and community engagement leads to improved student learning, stronger families and healthier communities. Community schools offer a personalized curriculum that emphasizes real-world learning and community problem-solving. Schools become centers of the community and are open to everyone – all day, every day, evenings and weekends.

Using public schools as hubs, community schools bring together many partners to offer a range of supports and opportunities to children, youth, families and communities. Partners work to achieve these results: Children are ready to enter school; students attend school consistently; students are actively involved in learning and their community; families are increasingly involved with their children's education; schools are engaged with families and communities; students succeed academically; students are healthy - physically, socially, and emotionally; students live and learn in a safe, supportive, and stable environment, and communities are desirable places to live.

DPS Parent Center Effort – DPS’ Parent Resource Centers are comfortable community gathering spaces equipped with multiple computers, phones, sofas, small libraries, play areas for children, check-out academic tool kits and more. They offer expert-led workshops, child care, GED support, job training, support groups, MEAP assistance, book clubs, sessions on Title I programs, college information, coffee talks on parent engagement and other offerings. The centers are designed to involve, connect and empower parents to help children reach academic success and serve as a hub for training and resources. The District currently operates Parent Resource Centers at these locations:

- Bennett Elementary School
- Cody Detroit Rising campus
- Detroit International Academy
- Ludington Magnet Middle School
- Marcus Garvey Academy
- Osborn High School
- Charles R. Drew Transition Center
- Priest Elementary-Middle School

It is the intent of this strategy to merge the existing Parent Resource Center effort with the Community Schools design and grow these programs both in extent and in coverage to other schools. Funding would be secured from Title 1, partner agencies, corporate sponsors, and the State of Michigan to help build the centers.





Measurable Outcomes

- Achieve a quota of additional Parent Resource Centers/Community Schools each year.
- Grow programs at existing and future Parent Centers to more fully embody the Community Schools design.
- Expand administrative staff to coordinate the effort beyond current levels.

Funding Sources

- Fundraising for the Parent Resource Center/Community Centers schools concept.
- Establishing links between agencies will promote and grow the effort.
- Title 1 – One Percent for Parents.
- Corporate and grant funding and in-kind services from non-profit and government providers.

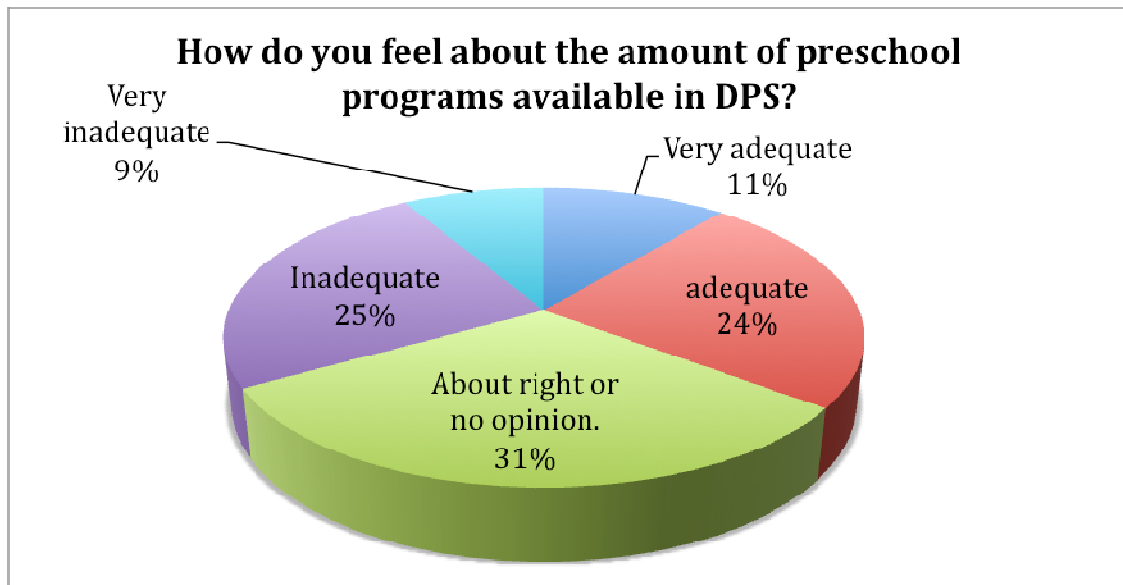
Objective 1.3 - Expand Preschool to full coverage for 4-year-olds, work to design systems that retain these students in DPS K-5 schools and beyond; Expand efforts to address the needs of 0-3-year-olds.

Preschool programs have been identified as one of the leading ways to increase school performance among all clienteles. The District currently has 80 percent coverage of Detroit 4-year-olds for preschool. The intent of this objective is to expand this coverage to 100 percent. Unfortunately, District data indicates that student retention in preschools as children transition to kindergarten and, subsequently into later elementary school grades, is poor. It seems obvious that if students begin their education in a District preschool, they would not only benefit from that program, but also benefit by remaining in DPS schools. Therefore, the objective of fostering preschool programs should be joined to the idea of developing incentives for children to remain with the District.

Focus group participants were split in their evaluation of the extent of preschool programs available with 35 percent saying preschool program levels were adequate and 34 percent saying they were inadequate. 31 percent said programs were enrolled at appropriate levels.

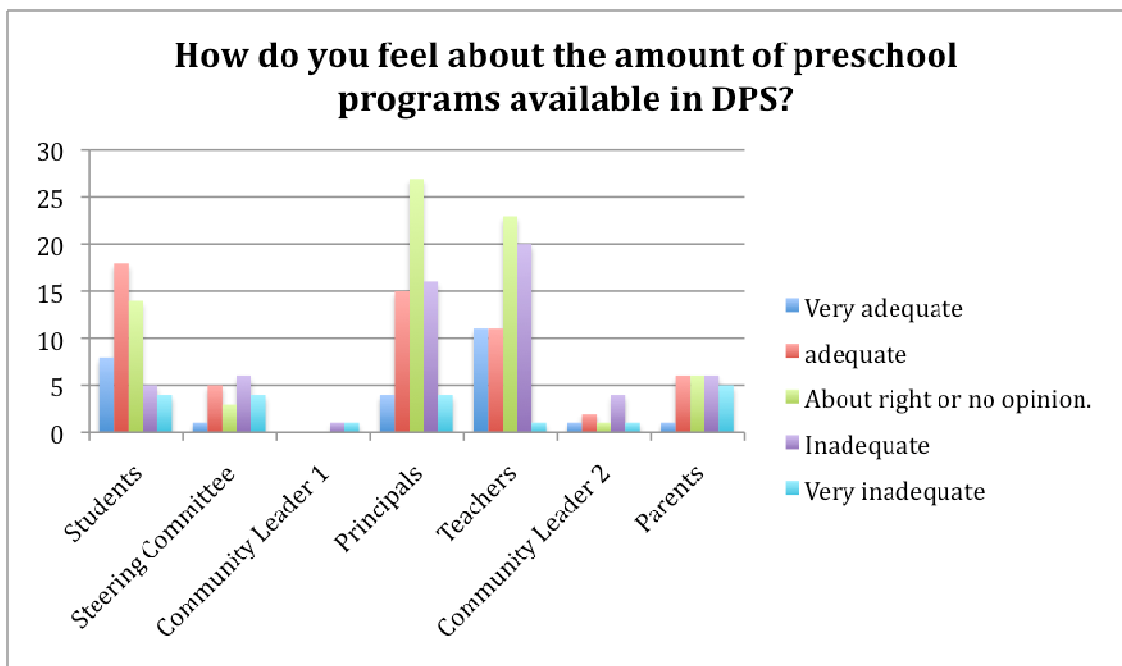


Figure 19



There was little differentiation between the types of focus group participants on the response to this question.

Figure 20



Measureable Outcomes

- Establish full coverage preschool for all 4-year-olds in Detroit using the total cohort measurement rubric proposing 800 additional seats.
- Establish full coverage preschool for all 4-year-olds in Detroit by serving all children on the waiting list.

- Implement measures to retain preschool students into elementary grades using loyalty inducements and incentives, thus increasing market share.
- Test and evaluate retention in order to assess program success.

Funding Sources

- Title 1
- General Fund
- Corporate and Other Donors
- Fees



Goal 2 - Support Parents and Families

Objective 2.1 - Provide parenting skills and life/job skill training opportunities at schools for parents following the "Community Schools Model."

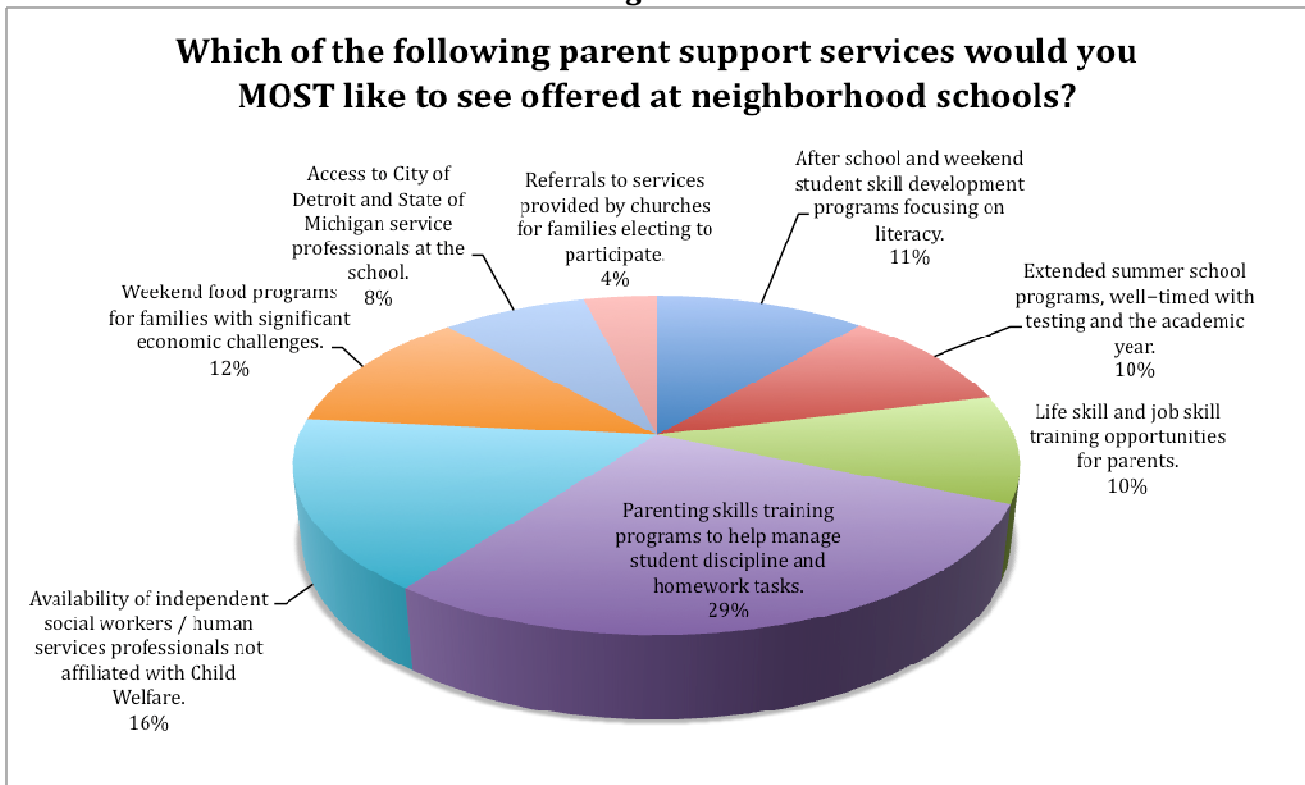
Parenting skills development includes the following:

- Homework assistance skill development
- Student discipline strategies
- Language programs
- School involvement training
- Literacy development
- Prenatal training
- Work and job hunting skills
- Technology skills
- Community-building

Parents with effective child management skills produce effective successful students. Research indicates that effective parenting and parent involvement in children’s education is one of the most effective indicators of student success. DPS already has expended significant effort to develop parenting programs and parent support resources. The “Community Schools” model would take this effort to the next level by integrating an extended school day concept and potential enrichment opportunities into the school day.

Most parents involved in the focus group process favored aspects of the “Community Schools” model and favored opportunities to develop parenting skills. It was the leading service cited as desirable at a neighborhood school with 29 percent of respondents picking developing parenting skills.

Figure 21



Given the unemployment percentages in Detroit, many parents could benefit from resources available in the area of skills and job hunting that are available in the Community Schools setting. The following communities have instituted Community Schools and are reaping the benefits:

Arlington, VA
 Baltimore, MD
 Berkeley, CA
 Boston, MA
 Brooklyn Center, MN
 Buffalo, NY
 Chicago, IL
 Cincinnati, OH
 Dayton, OH
 Evansville, IN
 Grand Rapids, MI
 Hartford, CT

Indianapolis, IN
 Kansas City, MO
 Lancaster, PA
 Lehigh Valley, PA
 Lincoln, NE
 Long Beach, CA
 Los Angeles, CA
 Montgomery County, MD
 Nashville, TN
 New York, NY
 Ogden, UT
 Orangeburg, SC

Palm Beach County, FL
 Philadelphia, PA
 Portland, OR
 Providence, RI
 Redwood City, CA
 Seattle, WA
 St. Paul, MN
 Tukwila, WA
 Tulsa, OK
 Vancouver, WA

Measurable Outcomes

- Number of community schools
- Number of programs
- Number of parents benefiting from the programs

Funding Sources

- Title 1
- General Fund
- In-kind – Government Agency Partners
- Capital – Government, Corporate and Other Donors

Objective 2.2 - Develop relationships with sister agencies to assist parents including stationing social workers and other professionals at schools. The State of Michigan already funds a program supporting nine social workers primarily addressing student truancy issues and attempts to work with families to keep students in school. The Pathways to Potential program is designed to help children and families get access to resources – both public and private – for which they qualify. The social workers will be able to work with families and children.

Cutting down on truancy – making sure students attend classes – will be one of the primary goals for the State employees that the Department of Human Services is calling “success coaches.” The program isn’t expected to cost extra money. It is designed to meet the needs of DHS clients more effectively and directly by putting social workers directly into school buildings.

Having access to the professionals was the second leading preferred service cited by focus group participants.

Measureable Outcomes

- A count of additional, non-DPS social workers in the schools each year
- Growth in programs at existing and future locations

Funding Sources

- State of Michigan
- Establishment of a fund-raising authority for potentially expanding the program
- In-kind – Government Agency Partners establishing links between agencies fostering the effort

Objective 2.3 - Increase parent involvement in school through incentives, events and transportation resources when available.

Parent involvement in school is one of the leading indicators of student success in school. DPS has existing programs, which are designed to involve parents in their child’s schooling. More are needed. Transportation options could be a major improvement in the ability of these programs to be successful. The Parent Center/Community Center model could be the template for this effort.

Measureable Outcomes

- Number of parents involved in afterschool and other programs
- Number of programs encouraging parent involvement

Funding Sources

- General fund
- Title 1
- Grants
- Other Government agencies
- Regional transportation authorities

Work Harder

DPS will provide a high-quality, well-rounded educational experience to all students that is rigorous, relevant and engaging. The District will move forward with major initiatives to continue its current academic strategy, expand course offerings, extend academic contact opportunities in high demand content areas, develop improved customer service practices and continue to develop more effective, safe instructional settings. DPS will ensure that every classroom has a high quality,

effective educator, supported by high-quality, effective administrators and support staff. The District shall provide robust professional development opportunities in order to accomplish this goal.

Goal 3 - Offer Broad/High Quality Programs

Objective 3.1 - Transform programs to address the needs and academic preparation of students and ready them for work and life - Insist on high performance and utilize data, career education, alternative structures and community resources.

DPS could offer more small high school programs to students seeking vocational, career academy and focused curriculum programs. Room exists in many small high schools to accommodate additional students.

The District's Career Technical Centers are currently underutilized and these facilities could offer full, comprehensive high school programs. The CTC's would foster both a "career academy" opportunity for students and a comprehensive high school diploma opportunity. This effort will contribute to a better prepared workforce whether students choose a trade or use their skills as a catalyst to a well-rounded University experience. Opportunities exist to offer these students a grade 13 option under which they could emerge from the CTC with:

- A high school diploma
- An Associate's Degree in a high demand career field
- An Apprentice's Certificate in a skilled trade

This option would be an incredible opportunity for these students.

Measureable Outcomes

- Additional students in the CTC programs coming out of DPS K-8 Schools
- Growth in programs at the CTC's
- Recapture of market share and revenues a result of recruiting students

Funding Sources

- General Fund
- Corporate and Governmental Grants
- Revenue from enrollment growth



Objective 3.2 - Set a District-wide standard for enriched class time in art and music using alternative delivery methods. Expand career education opportunities.

The availability of art and music and other elective programs has been difficult for DPS to offer consistently as imperatives to maintain test scores and declining resources have challenged instructional funding and time. The charter schools have been effective in maintaining funding for these programs given their different funding structure.

One solution to this challenge is to consider offering art and music as enrichment classes, especially for elementary school students, where these programs would be offered on different schedules or after school or during the summer using creative structures. An internal or external foundation or organization could be created that would collect donor revenue and instructors interested in offering services. DPS would screen these individuals and possibly contribute stipends in exchange for student instruction in enrichment settings (after school programs).

Measureable Outcomes

- Recapture Market Share as a result of additional students
- Student/Parent satisfaction with course offerings

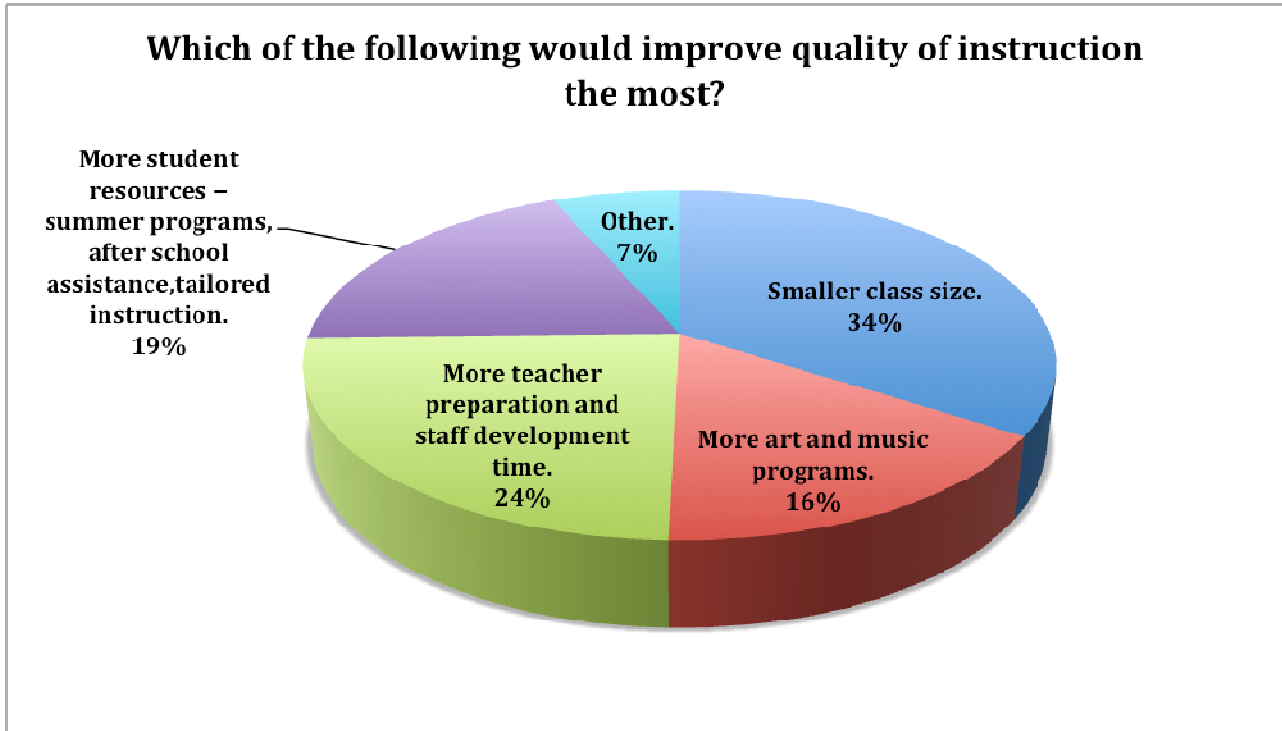
Funding Sources

- Foundation/Donor/Vendor Funding for creating a structure and pool of instructors
- Revenue from enrollment growth



Focus group participants tended to focus on class size as the issue they felt most important with art/music and summer programs as third and fourth priorities.

Figure 22



Objective 3.3 - Implement a longer school year/day, improved summer programs and consider year-round education.

Lengthening the school year and day has been proven by researchers as one of the best ways to improve the performance of urban students. Year-round education has also been proven as an effective strategy. The District already has several schools with extended school year programs and parent satisfaction is very high. The Community Schools concept also supports this goal by lengthening the school day to accommodate “latchkey students” and enrichment classes (classes that benefit student/parent goals that are not for credit, but contribute to the education of the child).

Measureable Outcomes

- Number of students involved in afterschool and other programs
- Student contact time
- Improved performance
- Number of programs extending school day
-

Funding Sources

- General fund.
- Title 1
- Grants
- Other Government agencies

Goal 4 - Improve Customer Service

Objective 4.1 - Identify a respected leader to improve customer service and conduct a comprehensive study of customer service at the school and central levels.

Customer service has been a leading issue observed by leadership in the schools. A DPS customer service ethic should be developed and norms and training programs developed. Other districts have focused on telephone procedures and greeting guests in school buildings as part of an overall customer service program. Some districts have infused customer service efforts into all parts of their organizations. Austin Texas Independent School District is a great example, and their program extends into classroom relationships between teacher and parent. Austin uses a program called "Model Customer Service."

Model Customer Service is an organization's ability to constantly and consistently exceed their customer's expectations. In Austin ISD, that can be translated as the District's ability to provide students with the best possible education, parents with a sense of security that their children are in a safe environment conducive to learning, and community members with the confidence that their tax dollars are well spent. Model Customer Service takes place when teachers create a welcoming environment for students and their parents by inviting parents to visit their classrooms. Model Customer Service also happens when teachers let parents know when and how to contact them, and when teachers make an initial contact with parents to establish a connection. These small but important efforts at customer service can go a long way towards buffering negative feelings when teachers call on parents at a later time.

Measurable Outcomes

- Improved relationships with parents, internal clients and others
- Positive customer service surveys
- Enrollment growth/market share

Funding Sources

- General Fund
- Corporate and Other Donors

Focus group participants identified customer service as a leading concern with the education center having the poorest marks when compared to individual buildings. Depending upon the assignment of the focus group participant, this response varied with building-level staff having a higher opinion of customer service in school buildings than other users. Charter schools were not perceived as having better customer service than District schools.



Figure 23

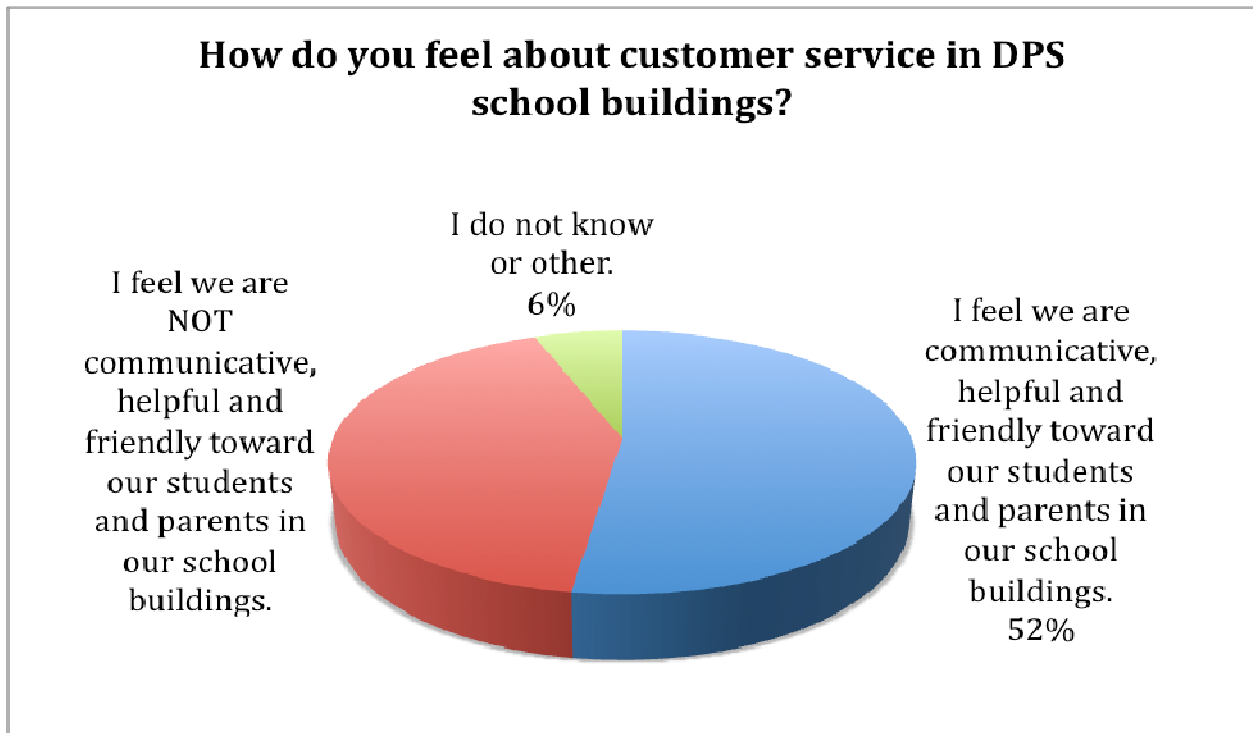
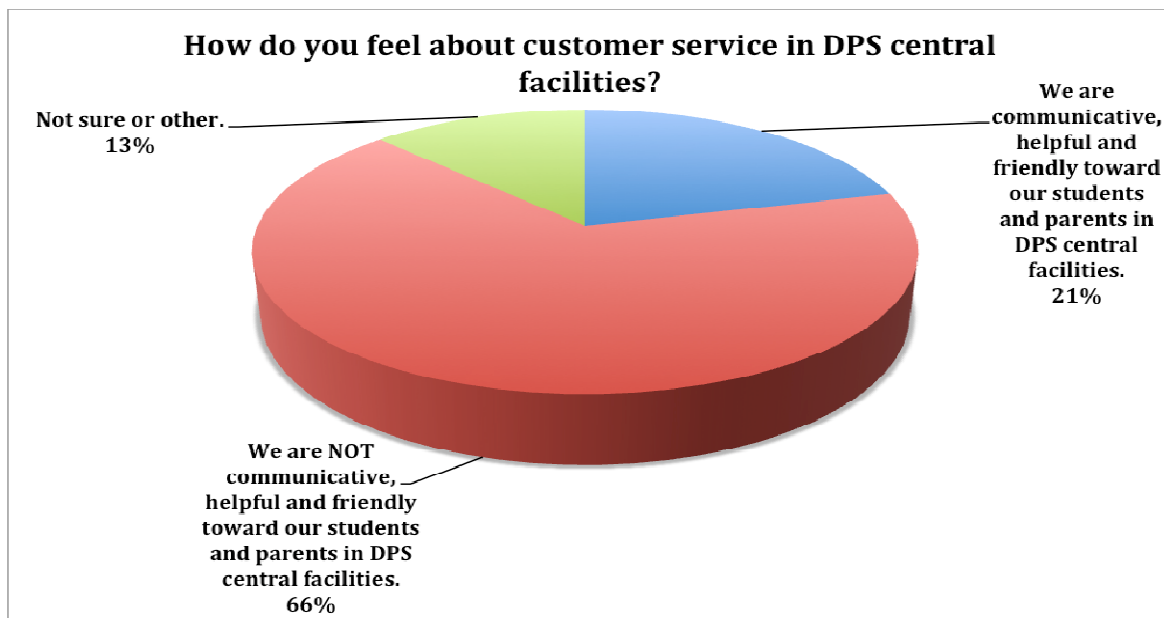


Figure 24



Objective 4.2 - Utilize resources from the business community to develop a creative strategy owned by all employees and make customer service our mission.

Disney and Ritz Carlton are frequently-cited leaders in this endeavor. Consultants are available in the school district and human services fields to address customer service issues in DPS. DPS has never had this kind of an examination of its customer service procedures. Several departments have their own internal customer service programs, but there is not a District-wide program. This effort would benefit DPS a great deal.

Measurable Outcomes

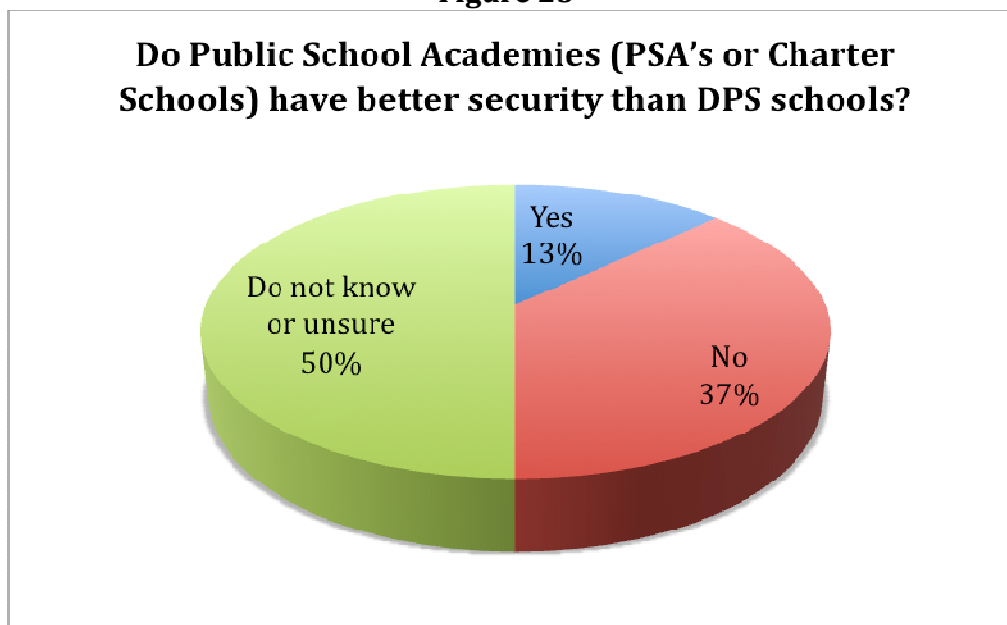
- Improved customer service surveys
- Enrollment growth/market share

Funding Sources

- General Fund
- Corporate and Other Donors

Charter schools were not perceived as having better customer service than DPS schools in focus groups.

Figure 25



Customer service points of view differed between focus group participants depending upon their role and assignment. Principals and teachers tended to view building-level customer service positively, while they viewed central office customer service poorly. Parents and students tended to rate the building-level and central office customer service levels as low.

Figure 26

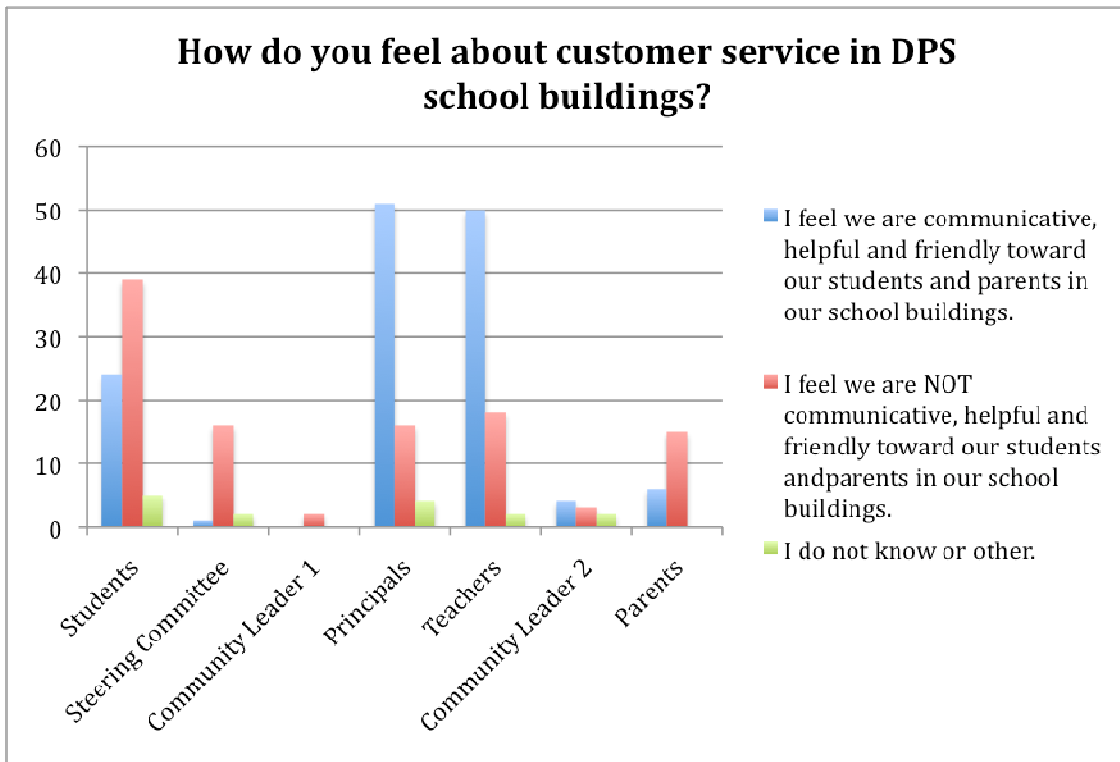
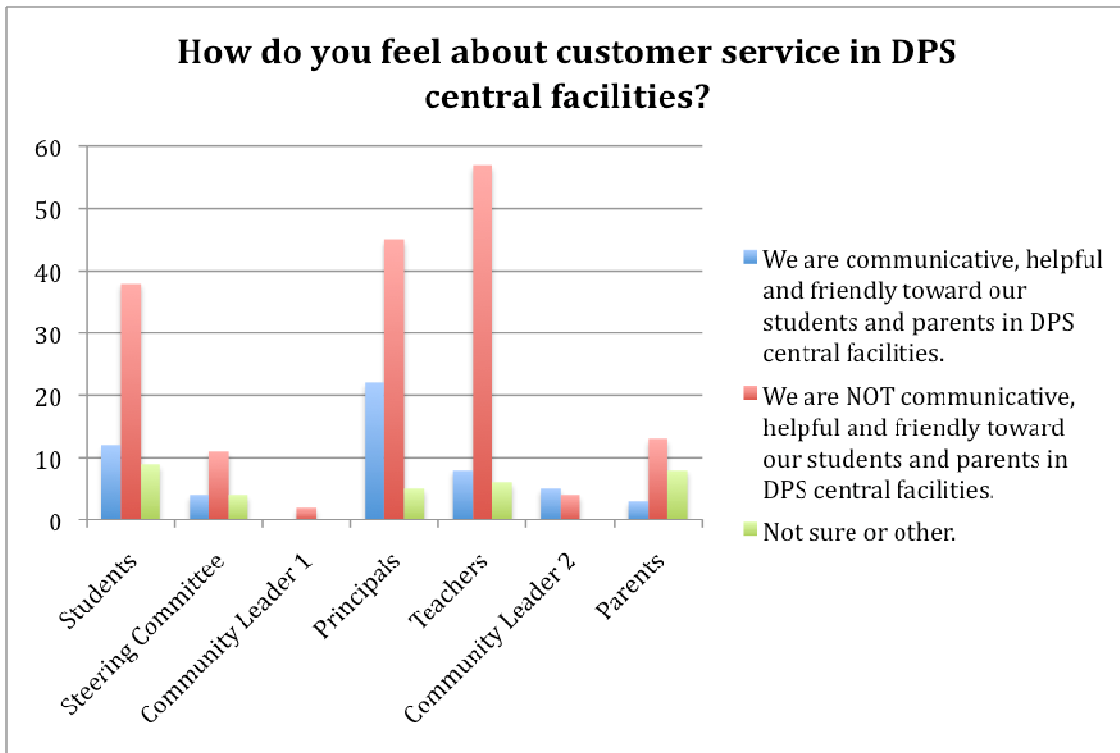


Figure 27



Objective 4.3 - Establish sustainable norms and procedures and train, motivate and reward employees.

A training program and procedure manual would be produced by the Customer Service effort. Employee awards would be used to reward effective behavior and these have been proven to be one of the most successful motivational tools available.

Measurable Outcomes

- Employee Award Counts
- Improved customer service surveys
- Enrollment growth/market share

Funding Sources

- General Fund
- Corporate and Other Donors

Goal 5 - Create Safe Learning Environments

Objective 5.1 - Increase security presence in and around school campuses using multiple resources.

Currently, the DPS security effort consists of 52 DPS Police Officers (uniformed), 43 Campus Security Police Officers (uniformed) and 97 Securitas Security Officers (non-uniformed) who work exclusively inside of the schools. DPS has a state-of-the-art Command Center and the majority of school buildings are under video surveillance monitored at schools or at the Command Center. The majority of the uniformed personnel are assigned to high schools and the Securitas (non-uniformed) force are deployed throughout the District, but are primarily responsible for security in the K-8 schools.

DPS Command Center



The three-year average annual crime count is 889 as reported through various DPS security channels including DPS Police Officers and building security staff. These crimes include larceny, armed robbery, robbery (not armed), misdemeanor assault, felony assault, alleged sexual assault, breaking and entering, breaking and entering (vehicle), narcotics, disorderly conduct, arson and other crimes. The police force is fully engaged. Breaking and entering has become a significant problem in vacant properties.

Using volunteer resources and community members to join DPS security resources would contribute greatly to the resources available to do this job. The DPS Police Department has a long tradition of working closely with the Detroit Police Department (DPD) and other community agencies. Volunteer programs and community policing have been used frequently in Detroit and the “Eyes and Ears with Business” program was successful, but is now dormant. Student survey results reveal that the leading student concern is security in the building itself while parents tend to be more concerned about the path to school. Volunteer resources in the schools could be an effective mechanism to address student concerns by getting more adults into school buildings and gaining the benefit of additional eyes and ears that would report to DPS PD authorities without incurring additional cost.

Continuing to work with the City of Detroit to demolish vacant properties could be another beneficial strategy. With the leading crime related to DPS being breaking and entering in vacant properties, eliminating as many of these as possible provides a variety of benefits. Not only are these properties a serious hazard to student pedestrians, they are an attractive nuisance for DPS students.

The District has worked with the Mayor and the Governor to target these properties and has benefited from demolition money provided by a variety of sources which have funded the removal of many of these properties.

Focus group participants in all capacities identified the need to add additional security resources to the current DPS capability.

Figure 28

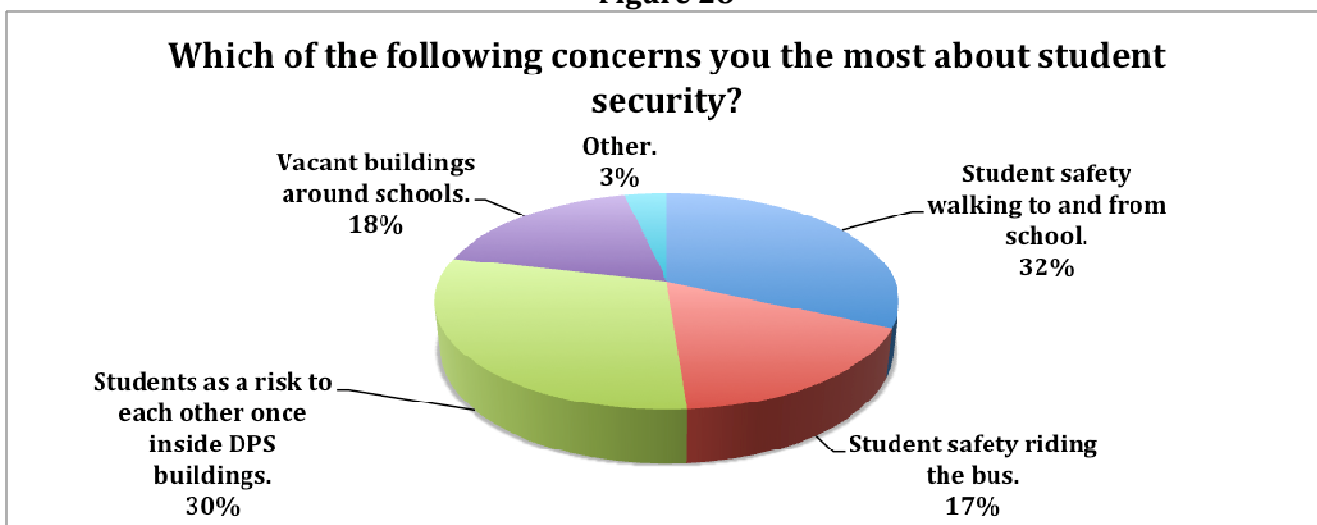


Figure 29

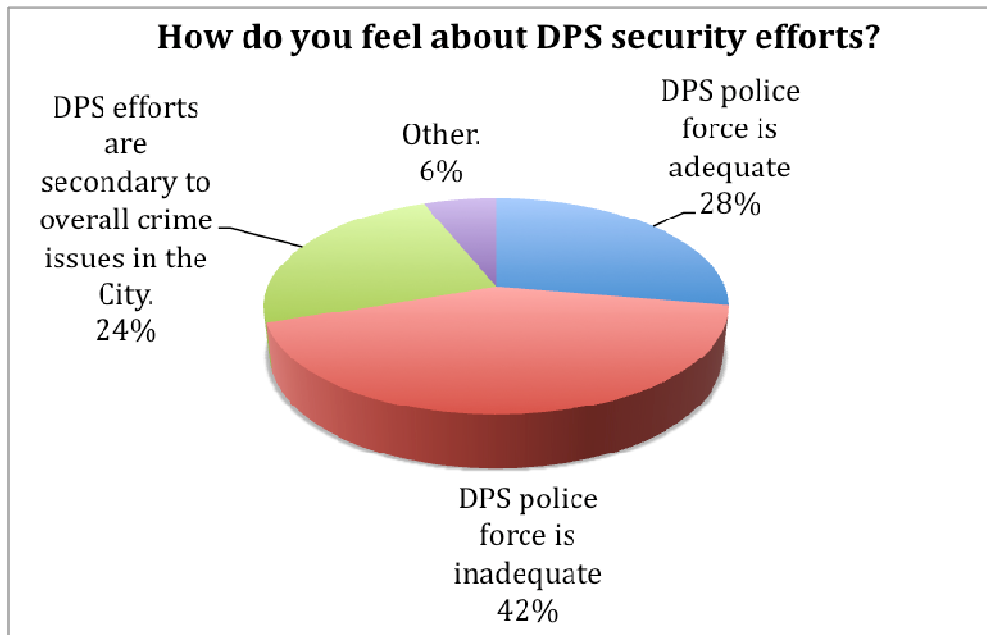
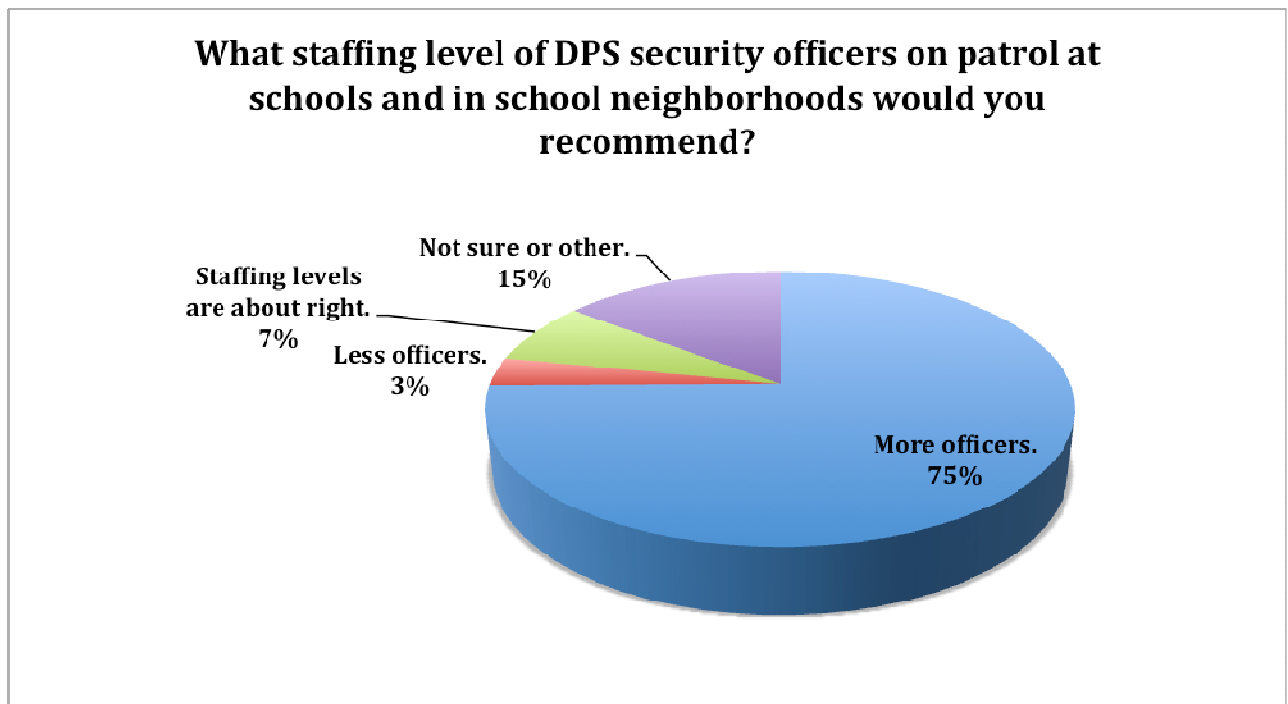


Figure 30



Charter schools were not generally perceived as having better security. Student participants in focus groups tended to cite security as their foremost concern about attending school and were more concerned about issues inside of buildings while adults were more concerned about the route to school.

Figure 31

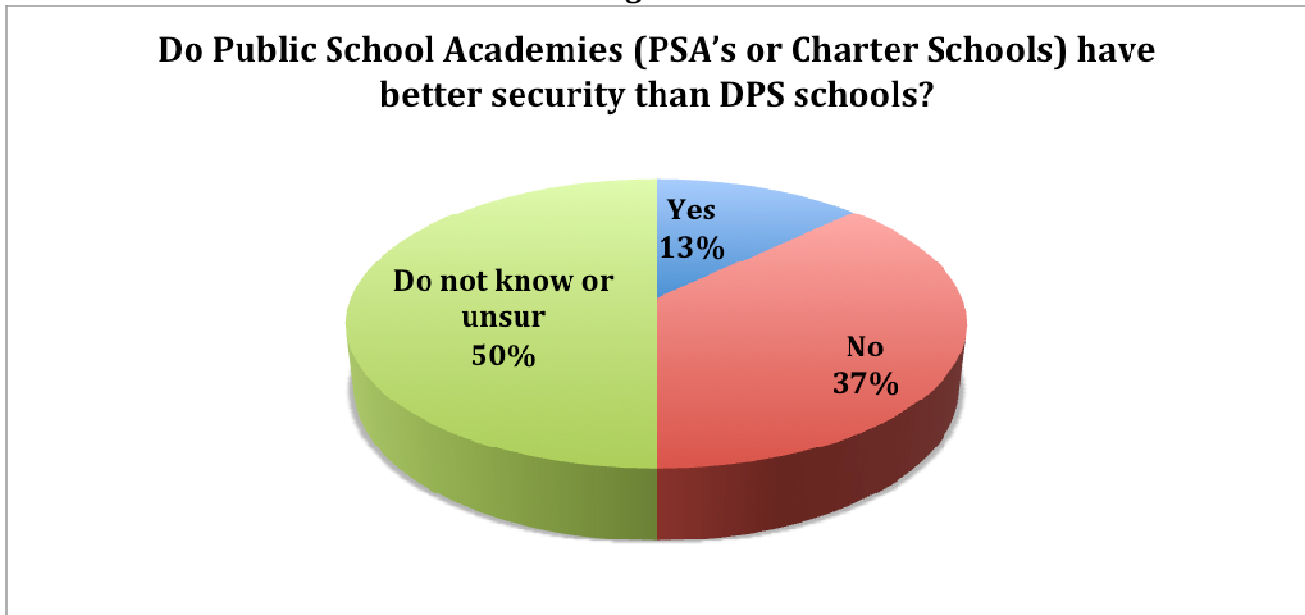
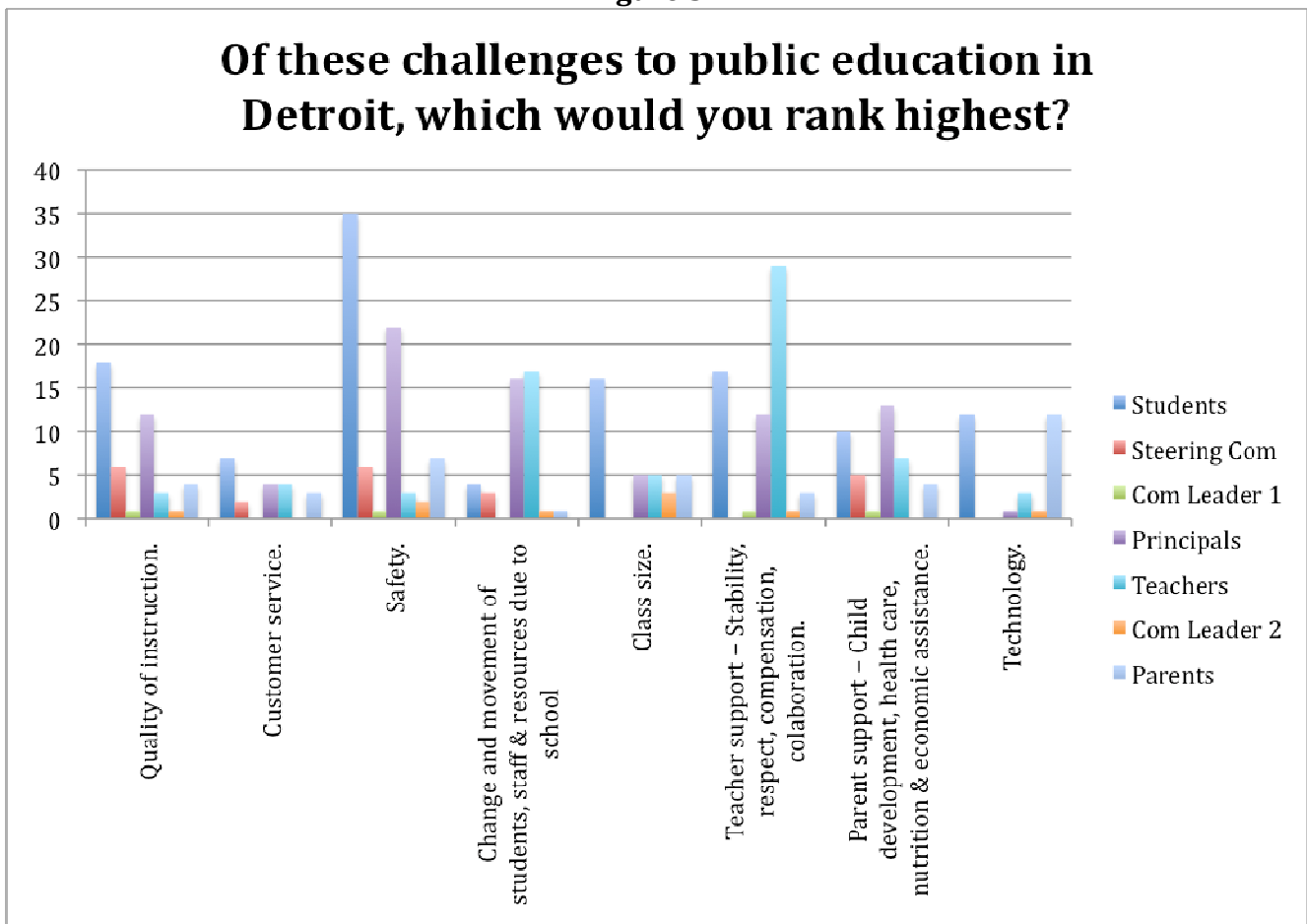


Figure 32



Objective 5.2 - Broaden the responsibility for safe schools by employing more parent, community, and business volunteer resources.

The use of volunteers is one of the most cost-effective strategies that the District can employ to accomplish its goals. The District should explore mechanisms to leverage its existing security resources by adding volunteer resources, especially inside of DPS buildings.

Measurable Outcomes

- Volunteers engaged
- Reduced crime statistics

Funding Sources

- General Fund
- Corporate and Other Donors
- Volunteer Services

Objective 5.3 - Change school culture to respect consistent standards and reinforce zero tolerance for inappropriate behaviors.

Consistently enforcing dress code and cell phone usage in school buildings could be accomplished via a variety of mechanisms focusing on internal policy application and volunteers.

Measurable Outcomes

- Policies enforced
- More consistent dress code adherence and dress-related discipline problems

Funding Sources

- Volunteer Services and Changes to Building Policies



Work Smarter

DPS will transform central and school-based services to reduce cost, better serve customers, improve technology and minimize the negative effects of change. The District will combine the expertise of specialists from the business world with its own expert staff to identify more effective strategies to deliver services to its clients. In an atmosphere of declining enrollment and growing responsibility, this effort must be realistic, but represent a tangible and meaningful change to a new structure. New management structures including software-based systems, out-sourcing and enterprise operation (selling our central services to other education and human service providers) will allow DPS to lead innovation in the area of school operations.

Goal 6 - Transform Central and School-Based Services to Better Serve Customers

Objective 6.1 - Survey customer needs and evaluate current services centrally and within the school buildings for all service areas.

This would require management consulting resources to conduct this needs assessment and determine best practices. It is generally the first step in conducting a central and building-based labor force study. In a declining enrollment environment, this type of study can be very effective and DPS has not recently conducted one. Chicago and Atlanta Public Schools have recently conducted re-organizations and adjusted staffing levels accordingly.

Measurable Outcomes

- Labor cost reduction
- Better service provision
- More efficient human resources

Funding Sources

- General Fund
- Corporate and Other Donors

Objective 6.2 - Conduct a management study of central office functions and evaluation of human resource placement between central and school-based assignments.

This would require management consulting resources to conduct this evaluation, reconfigure staffing levels and assignments and redesign job descriptions. Central office manpower evaluations are a common management consulting exercise and tend to be effective. Given the two-thirds reduction in enrollment, a workforce study could be effective in DPS.

Measurable Outcomes

- More efficient human resource strategy
- Better service provision
- Reduced cost

Funding Sources

- General Fund
- Corporate and Other Donors

Objective 6.3 - Establish a realistic plan for change that reflects future enrollment changes, designs new programs, considers further outsourcing and proposes a sustainable implementation that is fiscally viable.

DPS has already engaged in outsourcing in several functional areas. Additional approaches to creative service delivery strategies should be considered as part of this process.

Measurable Outcomes

- More efficient human resource strategy
- Better service provision
- Reduced cost

Funding Sources

- General Fund
- Corporate and Other Donors

Goal 7 - Improve Technology

Objective 7.1 - Complete the upgrade of Human Resources and Finance Enterprise Resource Planning System (PeopleSoft)

DPS is engaged in this effort now and it should result in a more efficient operation. Paper form-based processes will be eliminated to the extent possible. Staff distributed in buildings throughout the City will be able to be more effectively networked to central resources.

Measurable Outcomes

- More efficient central operation
- Better service provision
- Reduced cost

Funding Sources

- General Fund

Objective 7.2 - Upgrade technology infrastructure in schools to a consistent standard that facilitates online testing and other services and includes parent access and steps to address the "digital divide" when possible.



Most focus group participants tended to rate DPS technology resources as inadequate. Students, however, gave DPS technology higher marks than adults did.

Figure 33

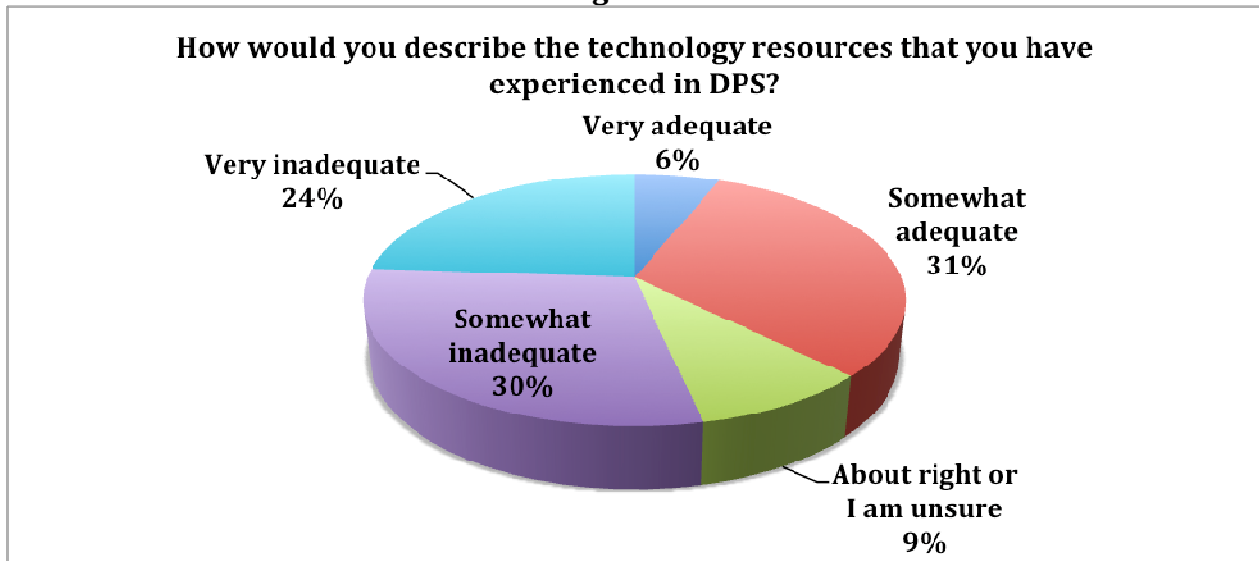
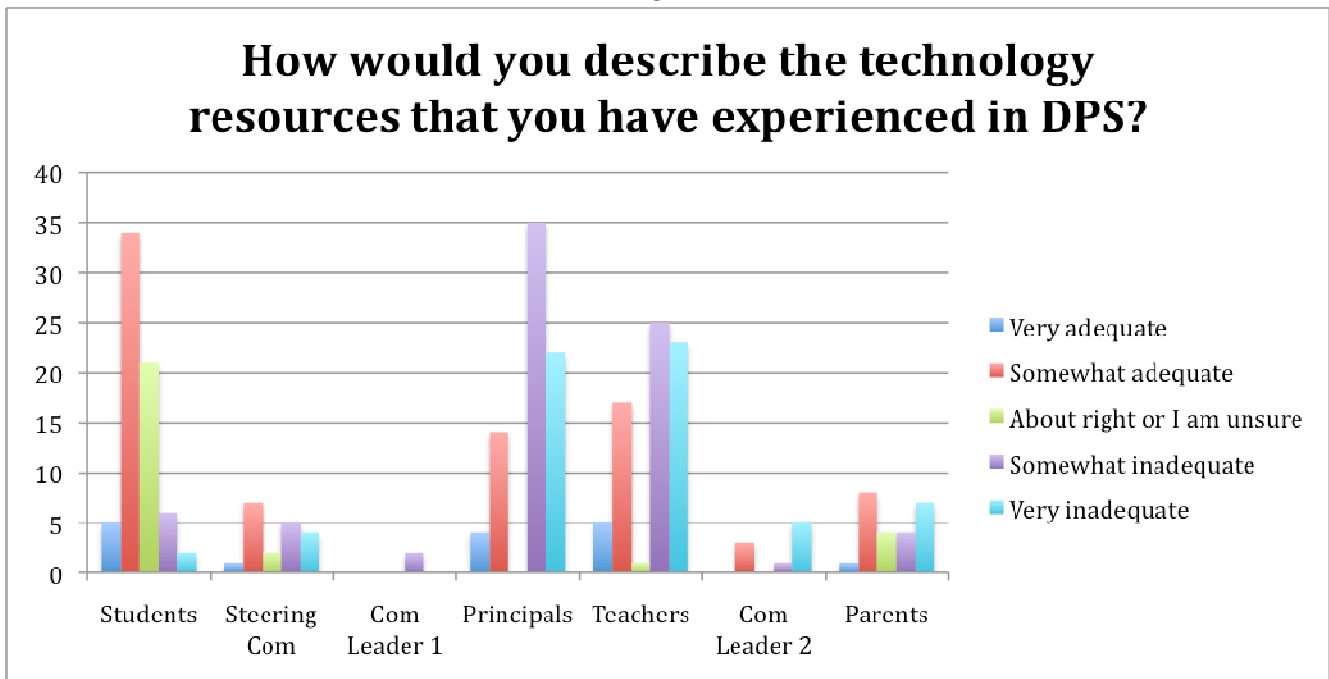


Figure 34



Measurable Outcomes

- Better resources for students
- Improved computer literacy

Funding Sources

- General Fund
- Corporate and Other Donors

Objective 7.3 - Utilize web-based tools to improve parent awareness, training and communication and promote and train parents to increase utilization of these tools.

DPS continues to work to provide web-based tools to parents. Parents and students have access to a variety of education resources, including online textbooks and class assignments, from anywhere with an Internet connection. Parents, teachers, and counselors in all schools also have access to unparalleled and immediate electronic communication about students’ progress tied to students’ grades, absences, and more. The system is connected to an online, password-protected electronic grade book.

Measurable Outcomes

- Development of computer literacy for parents
- Programs to develop computer literacy for parents

Funding Sources

- General Fund
- Corporate and Other Donors

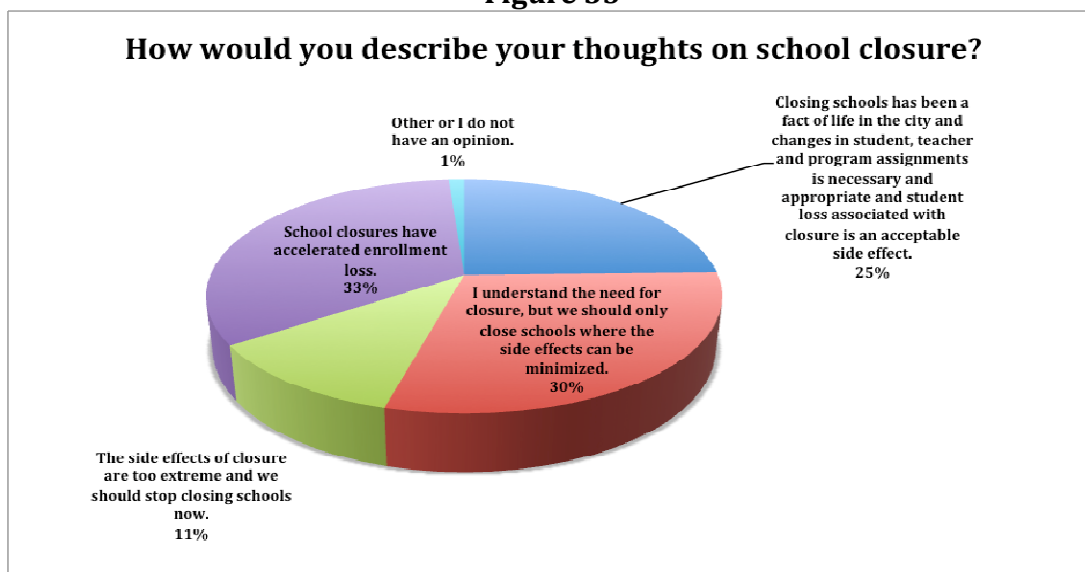
Goal 8 - Minimize the Impacts of Change

Objective 8.1 - Improve the stability and continuity of learning systems system-wide.

Stakeholders in the district have generally held that the 10-year cycle of enrollment decline and school closure has resulted in a lack of continuity in academic programs. The recent academic initiatives of the district have worked to restore continuity and test scores are beginning to indicate positive signs of improvement.

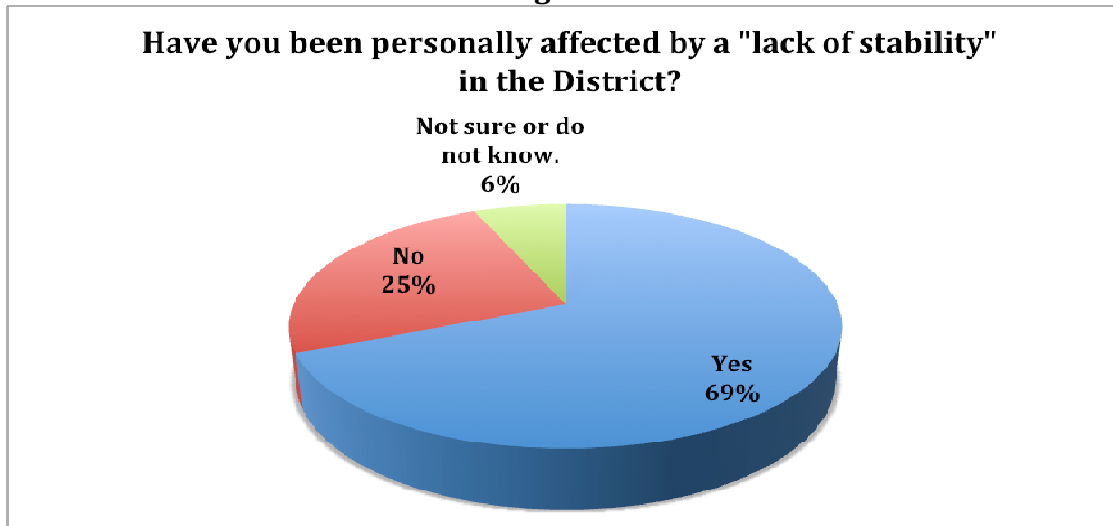
In general, focus group participants identified school closures as having unproductive effects on school stability and continuity. Teachers and principals tended to view school closures as having a negative effect. Participants in these roles held that closure tended to accelerate enrollment loss and that future closures should only be conducted when side effects can be minimized.

Figure 35



Many focus group participants were personally affected by a lack of stability in school programs or operations as a result of school closures or consolidations.

Figure 36



Objective 8.2 - Foster more stable and longer-term assignments for teachers by content area, grade level and location given potential closure and consolidation.

This objective requires leadership to address closure side effects when considering a change. The timing of teaching assignments according to contracts may restrict stability during larger scale closure cycles. Closing fewer schools tends to limit disruption more than larger closure cycles where dozens of schools are closed.

Most focus group participants agreed that stability and longer term assignments and planning time and resources would be positive for DPS.

Figure 37

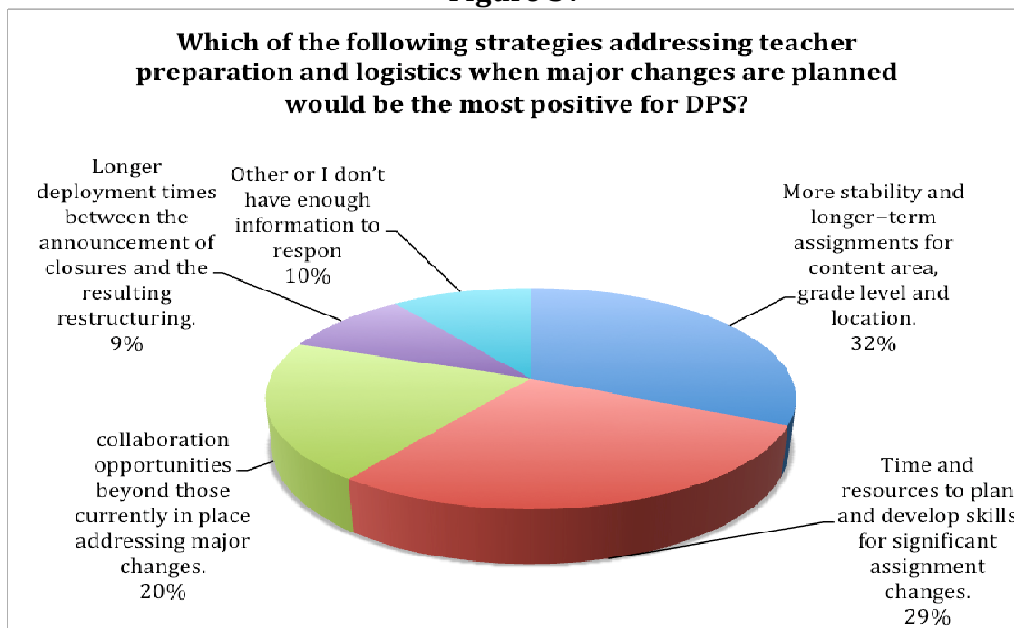
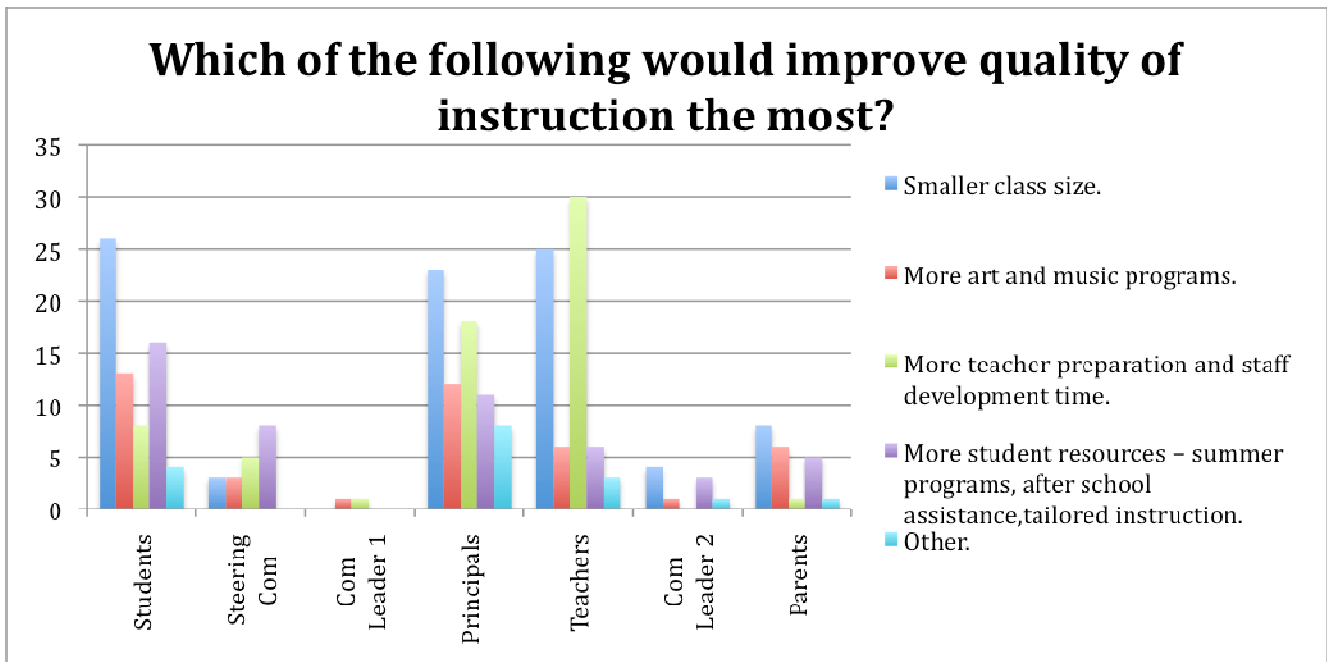


Figure 38



Objective 8.3 - Increase and promote planning time and teacher skill development in anticipation of significant assignment changes.

Measurable Outcomes

- Teacher Enrollment in Professional Development opportunities
- Improved teacher morale
- Improved teacher performance

Funding Sources

- General Fund
- Corporate and Other Donors

Join Together

The District will build strong relationships with students, families and the community to increase trust and shared responsibility. DPS will also form partnerships with other government agencies, corporations and others in the community to institute a collaborative approach to systemic problem-solving. Children in Detroit are faced with challenges beyond those related to school. A realistic, team approach to addressing these challenges is warranted. School autonomy and entrepreneurship concepts will be explored. Effective practices and behaviors will be celebrated and rewarded.

Goal 9 - Foster School-Based Leadership

Objective 9.1 - Develop and implement a hybrid between the Centrally-Supported and the DPS Self-Governing Model.

Self-Governing Model

In 2012, DPS converted nine DPS high schools into self-governing schools. This site-based management model provides school leaders with the autonomy to adopt the high expectations, high graduation, high college enrollment models that have emerged in high-poverty urban areas across the country. The features of the schools are as follows:

- Site-Based Management
- Governing Councils responsible (in partnership with the Detroit Rising Office) to hold schools accountable and to support their goals
- Achievement-oriented staff and schools
- Turnaround experience and support
- Focus on Human Capital Pipeline through structured comprehensive professional development

The nine schools using the self-governing model are:

- Osborn Math, Science and Technology (MST)
- Osborn Evergreen (Evergreen)
- Osborn College Prep (OCP)
- Detroit Institute of Technology at Cody (DIT)
- Academy of Medicine and Community Health at Cody (MCH)
- Academy of Public Leadership at Cody (APL)
- Detroit School of Arts (DSA)
- Benjamin Carson High School for Science and Medicine
- Detroit Collegiate Prep (DCP)

During the focus group meetings, participants were surveyed regarding choosing the standard Centrally-Supported Model and the Self-Governing Model. A hybrid of the two was also identified that was popular with participants.

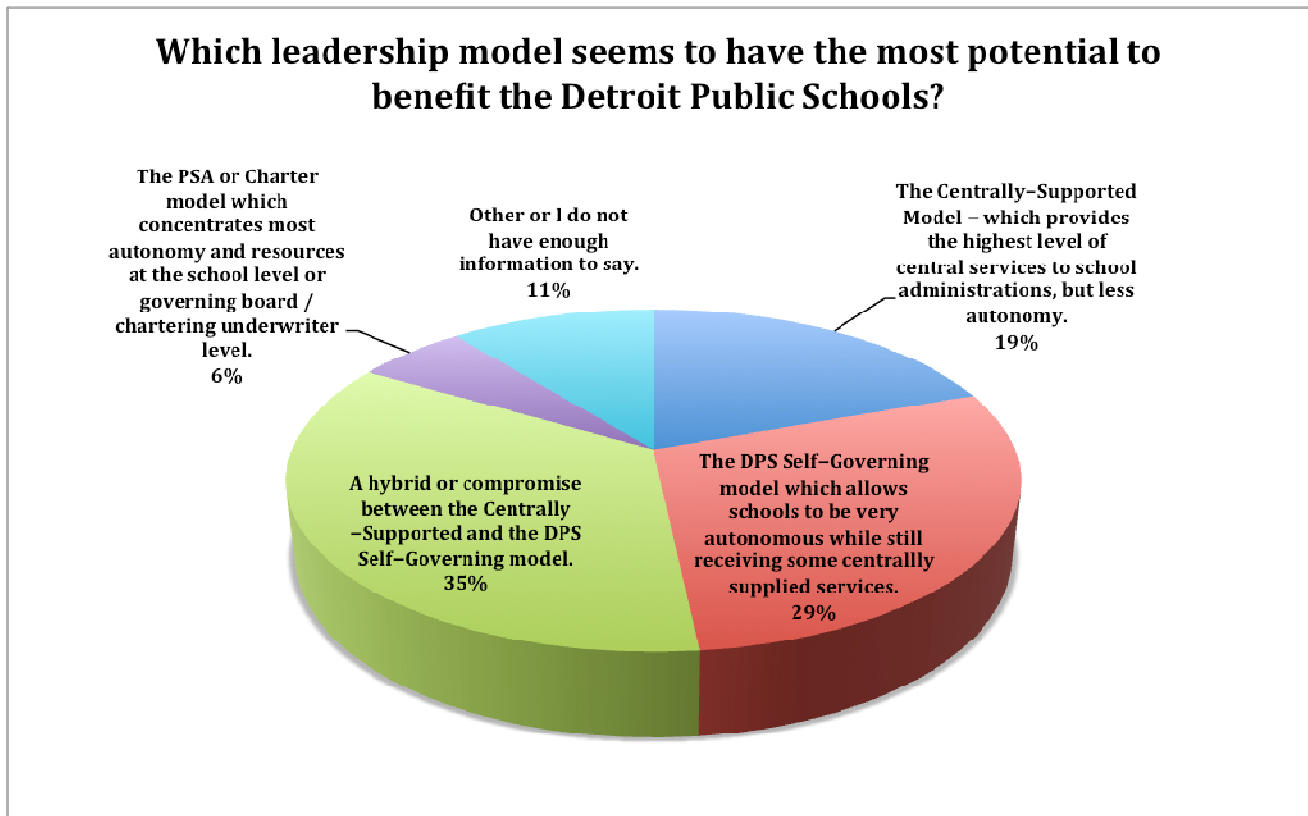
Measurable Outcomes

- Improved performance
- Moral and entrepreneurial behavior based on autonomy

Funding Sources

- General fund

Figure 39



Objective 9.2 - Develop and enhance personal leadership and technical management skills in school leaders.

This objective is designed to provide principals with more business-oriented skills that would allow them to run more effective organizations and be more competitive in the new multi-provider school services market.

Measurable Outcomes

- More effective principals
- Improved student performance
- Improved enrollment and market share

Funding Sources

- General fund
- Corporate and donor resources

Objective 9.3 - Develop entrepreneurial and marketing skills in Principals.

This objective is designed to provide principals with more business-oriented skills that would allow them to be more competitive in the new multi-provider school services market.

Measurable Outcomes

- More effective principals
- Improved student performance

- Improved enrollment and market share

Funding Sources

- General fund
- Corporate and donor resources

Goal 10 - Celebrate and Promote Success

Objective 10.1 - Celebrate and promote successes at the building and central levels using employee rewards and marketing.

Public schools nationally tend to fail to celebrate and promote successes at individual schools when they achieve positive test scores or have individual students, teachers or administrators that win awards or otherwise are recognized. In a more competitive environment, individual school promotion can have a significant effect on maintaining reputation and therefore better compete with other providers. A school with a strong reputation will be better able to maintain enrollment and market share.

Measurable Outcomes

- Improved school reputation
- Improved enrollment and market share

Funding Sources

- General fund
- Corporate and donor resources

Objective 10.2 - Develop marketing plans for each school, allowing principals and the community to promote their strengths.

Public schools nationally tend to fail to promote individual schools. In a more competitive environment, individual school promotion can have a significant effect on maintaining reputation and therefore better compete with other providers. A school with a strong reputation will be better able to maintain enrollment and market share. Involving principals and the community can improve the ownership of the marketing plan and contribute to an improved campaign.

Measurable Outcomes

- Improved school reputation
- Improved enrollment and market share

Funding Sources

- General fund
- Corporate and donor resources
- In-kind contributions

Objective 10.3 - Develop new branding and marketing to reinforce the District and building identities both centrally and at individual buildings; train staff for implementation.

As part of the District's new initiatives, a new marketing campaign will be necessary to communicate a new identity for the District.

Measurable Outcomes

- Improved district and individual school reputation
- Improved enrollment and market share

Funding Sources

- General fund
- Corporate and donor resources
- In-kind contributions

Expect More

DPS will align resources to accomplish priorities within a balanced budget. DPS must live within its means and expect more of staff, parents, teachers and students in order to be successful. Financial goals must be established and met. Student attendance and behavior must consistently improve. Security challenges and crime must be constructively addressed and reduced. DPS schools must be perceived as the safest place for children and youth to spend the day.

Goal 11 - Ensure Fiscal Stability

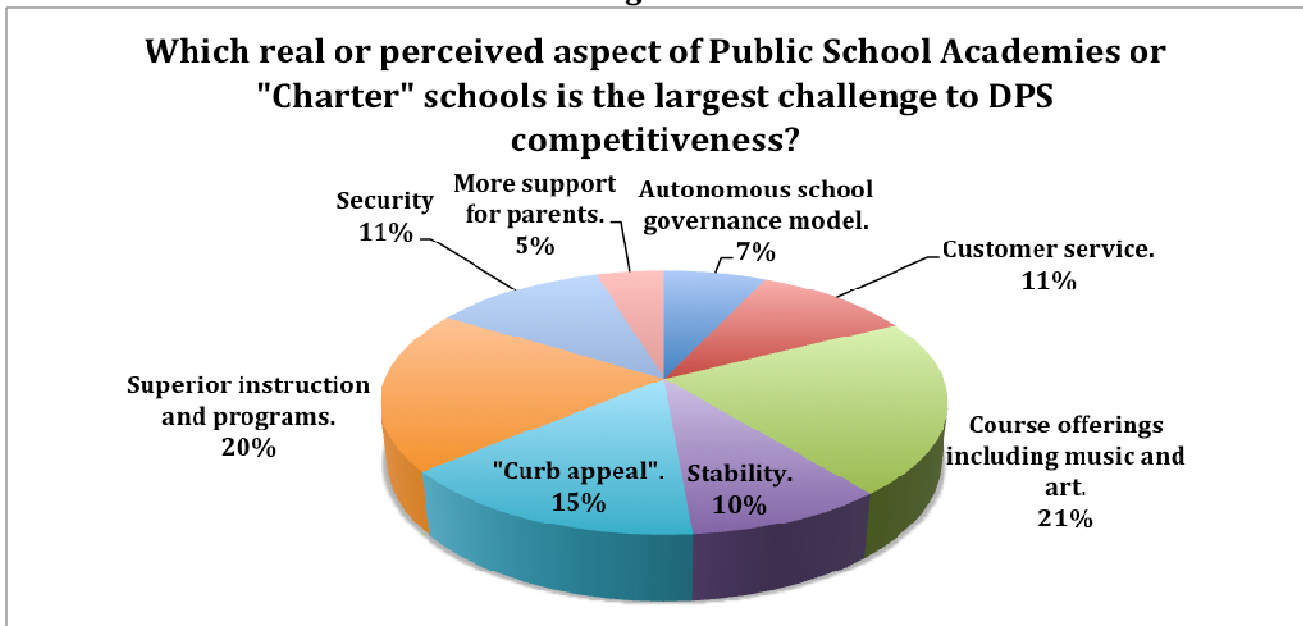
Objective 11.1 - Retain and increase enrollment and market share.

In order to maintain enrollment and the associated per pupil revenue that comes with students, the District must work to retain and increase enrollment and maintain its market share. The best ways to accomplish this in a declining total school-aged population environment are to become more competitive and recapture market share. Also, populations outside the normal student body typically served by DPS must also become a potential market for District programs.

DPS should identify successful programs that can be expanded and identify ways to attract more students. Providing enterprise services that other school providers can utilize is a potential opportunity for the District.

Focus groups identified course offerings and quality instruction as the major competitive advantages of Charter Schools. Addressing these aspects of DPS schools can help the district become more competitive and recapture market share.

Figure 40



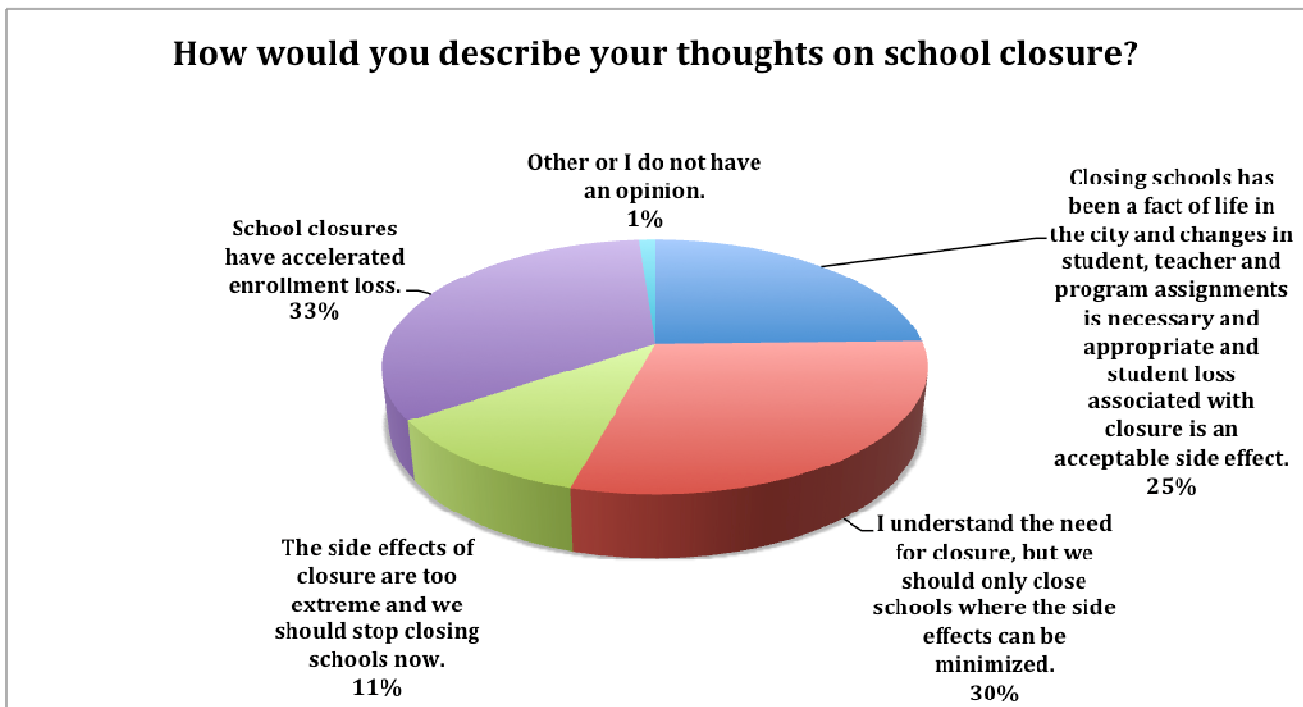
Measurable Outcomes

- Increased enrollment
- Increased market share

Funding Sources

- General fund
- Corporate and donor resources
- In-kind contributions

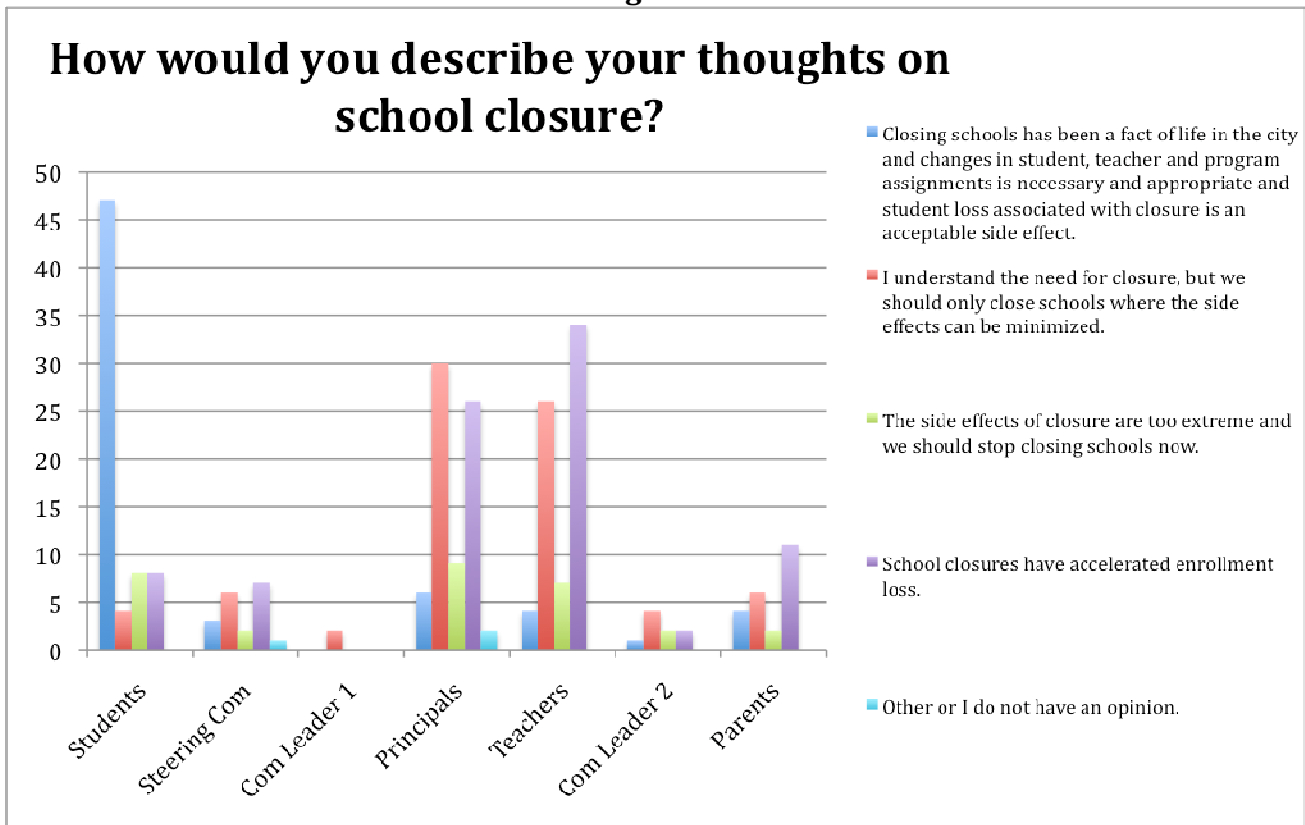
Figure 41



Objective 11.2 - Address budgetary realities and fiscal sustainability by continuing to close schools while strategically addressing the side effects.

Fiscal realities may require DPS to continue to close schools. In general, the side effects of closure seem to be the primary concern suggested by focus group participants. If the District could identify strategies that do not result in the typical disruption and churning associated with closure, budgetary goals may be more attainable without the associated impacts on the District. Getting assistance in researching this goal may be a reality.

Figure 42



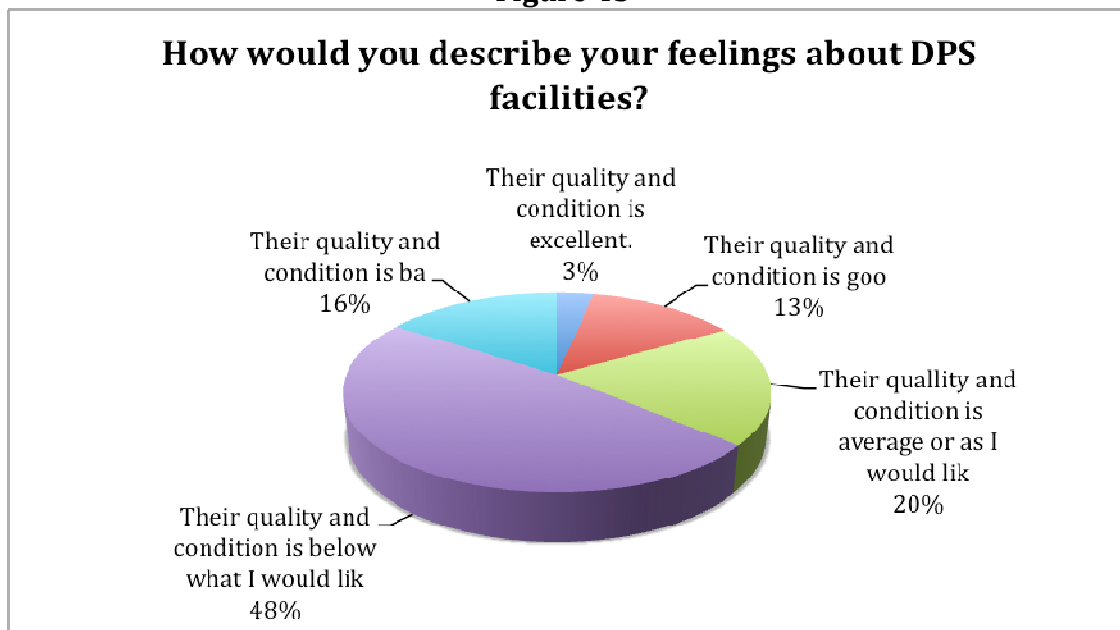
Measurable Outcomes

- Budgetary savings from closure
- Minimized side effects

Funding Sources

- General fund
- Corporate donations

Figure 43



Based on focus group surveys of participants in all roles, continued investment in District facilities would be welcomed.

Objective 11.3 - Develop grant funding/public, pro-bono services and private partnerships and work with the DPS Foundation and others to aggressively link resources to needs.

A more aggressive development department may assist the District in funding many of the initiatives described in this Strategic Plan.

Measurable Outcomes

- Facilitated programs
- Budgetary savings
- Improved organizational function

Funding Sources

- General fund
- Corporate donations

Goal 12 - Attendance and Discipline

Objective 12.1 - Implement a revised student attendance and code of conduct policy that establishes clear minimum levels of attendance and higher levels of appropriate behavior by students in school.

The District emphasizes the value of regular attendance in enabling students to benefit from its educational programs. Michigan law places responsibility on students to attend school and on parents or guardians to send their children to school on a daily basis. Regular and punctual attendance is very important to the student’s scholastic achievement and the student’s participation in class contributes to the education of others. Frequent absences and tardiness for any reason adversely affect the student’s schoolwork, diminish a student’s educational experiences and are disruptive to other students, classes,

teachers and the entire school community. Unproductive student behavior can further disrupt instructional environments and limit performance.

Measurable Outcomes

- Improved attendance
- Reduced tardiness
- Improved student behavior
- Improved academic environments and student performance

Funding Sources

- General fund

Objective 12.2 - Improve attendance in all program areas.

DPS could benefit from improved student attendance. The District will enforce its new attendance policy.

Measurable Outcomes

- Improved attendance.
- Reduced tardiness.
- Improved academic environments and student performance.

Funding Sources

- General fund.

Objective 12.3 - Improve student behavior in all schools.

Unproductive student behavior can further disrupt instructional environments, limit performance and cause parents to remove children to other districts with lower behavior issues. The District should develop a new and innovative behavior policy that curbs negative behavior through in-school suspension and non-traditional service requirements. Ultimately, though, expulsions may be needed for students who fail to meet such requirements.

Measurable Outcomes

- Improved academic environments and student performance.
- Improved student behavior.

Funding Sources

- General fund.

Conclusion

This Strategic Plan suggests significant major changes that will drastically affect the future of the Detroit Public Schools if implemented fully. The primary outcomes of improved academic performance, higher quality schools, more opportunities for students, improved market share and bolstered enrollment will contribute to the evolution of DPS into the schools of first choice for students and parents. The District invites its many partners to join in as we move forward with quality.

Focus Group Results (see graphs to follow)

Detroit Public Schools - Strategic Planning Focus Groups - Final Results - 3/20/13

Question	Response Options	Students	Steering Com	Community Leader 1	Principals	Teachers	Community Leader 2	Parents	Total
1) How would you describe your role in Detroit Public Schools?	A. Student	53			1	1		1	56
	B. Parent	3				1	1	17	22
	C. Teacher	11			2	68	1		82
	D. Principal or Academic Administrator		5		65	1			71
	E. Business Leader, Community Leader, Board Member, Clergy, Administrator or		15	2	1		5	7	30
2) Are you directly involved in DPS schools at one of these levels? (student, parent, grand parent, teacher, principal academic administrator or otherwise directly involved with students and schools)	A. Yes – Elementary school.	1	1		14	28		5	49
	B. Yes – Middle school.	1	1		5	14			21
	C. Yes – High school.	64	1		15	11	3	4	98
	D. Yes – Multiple levels.	1	13	1	37	14	4	14	84
	E. No – I am not directly involved.	2	4	1		2		2	11
3) What type of school are you involved in?	A. A neighborhood attendance area school.	21	4	1	32	47	3	12	120
	B. An application school.	26	2		15	15	3	1	62
	C. A charter school or public school academy.	20						2	22
	D. Another category of school.	3	2		17	7	1	6	36
	E. No or does not apply to me.		12	1	7	1		4	25
4&5) Of these challenges to public education in Detroit, which would you rank highest?	A – Quality of instruction.	18	6	1	12	3	1	4	45
	B – Customer service.	7	2		4	4		3	20
	C – Safety.	35	6	1	22	3	2	7	76
	D – Change and movement of students, staff & resources due to school	4	3		16	17	1	1	42
	A – Class size.	16			5	5	3	5	34
	B – Teacher support – Stability, respect, compensation, collaboration.	17		1	12	29	1	3	63
	C – Parent support – Child development, health care, nutrition & economic assistance.	10	5	1	13	7		4	40
	D – Technology.	12			1	3	1	12	29
6&7) Of these challenges to public education in Detroit, which would you rank SECOND highest?	A – Quality of instruction.	10	5		15	2	2	5	39
	B – Customer service.	5	2	1	4	2	1	1	16
	C – Safety.	24	3	1	7	2	1	4	42
	D – Change and movement of students, staff & resources due to school	10	4		18	13	1	4	50
	A – Class size.	15	2		6	10		4	37
	B – Teacher support – Stability, respect, compensation, collaboration.	9	1		13	25	1	5	54
	C – Parent support – Child development, health care, nutrition & economic assistance.	18	4		8	13	3	3	49
	D – Technology.	13	1	1	6	4		4	29
8) Which of the following would improve quality of instruction the most.	A. Smaller class size.	26	3		23	25	4	8	89
	B. More art and music programs.	13	3	1	12	6	1	6	42
	C. More teacher preparation and staff development time.	8	5	1	18	30		1	63
	D. More student resources – summer programs, after school assistance, tailored instruction.	16	8		11	6	3	5	49
	E. Other.	4			8	3	1	1	17

Detroit Public Schools - Strategic Planning Focus Groups - Final Results - 3/20/13

Question	Response Options	Students	Steering Com	Community Leader 1	Principals	Teachers	Community Leader 2	Parents	Total
9) How do you feel about customer service in DPS school buildings?	A. I feel we are communicative, helpful and friendly toward our students and parents well in our school buildings.	24	1		51	50	4	6	136
	B. I feel we are NOT communicative, helpful and friendly toward our students and parents in our school buildings.	39	16	2	16	18	3	15	109
	C. I do not know or other.	5	2		4	2	2		15
10) How do you feel about customer service in DPS central facilities?	A. We are communicative, helpful and friendly toward our students and parents in DPS central facilities.	12	4		22	8	5	3	54
	B. We are NOT communicative, helpful and friendly toward our students and parents in DPS central facilities.	38	11	2	45	57	4	13	170
	C. Not sure or other.	9	4		5	6		8	32
11) Do Public School Academies (PSA's or Charter Schools) have better customer service than DPS schools?	A. Yes	17	7		14	7	2	6	53
	B. No	22	2	1	29	29	5	13	101
	C. Do not know or unsure.	13	9	1	30	34	1	4	92
12) Which of the following concerns you the most about student security?	A. Student safety walking to and from school.	9	13		21	30	3	6	82
	B. Student safety riding the bus.	32			6	2	1	3	44
	C. Students as a risk to each other once inside DPS buildings.	20	4	1	20	19	2	11	77
	D. Vacant buildings around schools.		1	1	22	16	3	3	46
	E. Other.		1		4	4			9
13) How do you feel about DPS security efforts?	A. DPS police force is adequate.	26	5	1	21	15	2	3	73
	B. DPS police force is inadequate.	23	3		43	26	2	14	111
	C. DPS efforts are secondary to overall crime issues in the City.	19	10	1	6	18	4	6	64
	D. Other.		1		4	10	1		16
14) What staffing level of DPS security officers on patrol at schools and in school neighborhoods would you recommend?	A. More officers.	37	9	1	73	49	6	21	196
	B. Less officers.	5	3			1		1	10
	C. Staffing levels are about right.	9	4			5	1		19
	D. Not sure or other.	14	4	1	1	14	2	2	38
15) Do Public School Academies (PSA's or Charter Schools) have better security than DPS schools?	A. Yes	18	2		10	2		2	34
	B. No	39	10	2	9	15	6	16	97
	C. Do not know or unsure.	6	7		56	52	3	7	131
16) Over the past 13 years, DPS has lost 2/3's of its enrollment and has closed 201 schools. 80 percent or less of the students involved in a typical closure have remained with DPS. Closure requires	A. Closing schools has been a fact of life in the city and changes in student, teacher and program assignments is necessary and appropriate and student loss associated with closure is an acceptable side effect.	47	3		6	4	1	4	65
	B. I understand the need for closure, but we should only close schools where the side effects can be minimized.	4	6	2	30	26	4	6	78

Detroit Public Schools - Strategic Planning Focus Groups - Final Results - 3/20/13

Question	Response Options	Students	Steering Com	Community Leader 1	Principals	Teachers	Community Leader 2	Parents	Total
relocation of students, teachers, principals and programs. How would you describe your thoughts on school closure?	C. The side effects of closure are too extreme and we should stop closing schools now.	8	2		9	7	2	2	30
	D. School closures have accelerated enrollment loss.	8	7		26	34	2	11	88
17) Have you been personally affected by an event or situation that you felt was the result of a "lack of stability" with your school assignment, job assignment, instructional leadership or other circumstance?	A. Yes	17	13	1	67	62	5	17	182
	B. No	34	5	1	8	9	4	5	66
	C. Not sure or do not know.	16	1					1	18
18) How would you describe the technology resources that you have experienced in DPS?	A. Very adequate	5	1		4	5		1	16
	B. Somewhat adequate	34	7		14	17	3	8	83
	C. About right or I am unsure	21	2			1		4	28
	D. Somewhat inadequate	6	5	2	35	25	1	4	78
	E. Very inadequate	2	4		22	23	5	7	63
19) What has been your understanding or experience with class sizes in DPS?	A. Significantly larger than I would like or expect.	35	3	1	19	29	7	10	104
	B. Larger than I would like or expect.	27	12	1	44	26	1	10	121
	C. About right or I do not know or have an opinion.	4	4		7	13	1	2	31
	D. Smaller than I would like or expect.				3			1	4
	E. Significantly smaller than I would like or expect.				1				1
20&21) Which of the following parent support services would you MOST like to see offered at neighborhood schools. (You will have an opportunity to make a second choice.)	A – After school and weekend student skill development programs focusing on literacy.	4	8	1	9	7	1	5	35
	B – Extended summer school programs, well-timed with testing and the academic year.	11	1	1	8	4	2	4	31
	C – Life skill and job skill training opportunities for parents.	6	1		13	3	1	8	32
	D – Parenting skills training programs to help manage student discipline and homework tasks.	9	3		28	43	2	5	90
	A – Availability of independent social workers / human services professionals not affiliated with Child Welfare.	28	2		6	12		3	51
	B – Weekend food programs for families with significant economic challenges.	21	3		3	3	2	5	37
	C – Access to City of Detroit and State of Michigan service professionals at the school.	12	2	1	2	3		4	24
	D – Referrals to services provided by churches for families electing to participate.	6				2	1	3	12
	A – After school and weekend student skill development programs focusing on literacy.	14	3	1	13	8	3	5	47
	B – Extended summer school programs, well-timed with testing and the academic year.	11	2		4	4		4	25

Detroit Public Schools - Strategic Planning Focus Groups - Final Results - 3/20/13

Question	Response Options	Students	Steering Com	Community Leader 1	Principals	Teachers	Community Leader 2	Parents	Total
22&23) Which of the following parent support services would you ALSO like to see offered at neighborhood schools. (Second Choice)	C – Life skill and job skill training opportunities for parents.	28	5	1	12	13	5	3	67
	D – Parenting skills training programs to help manage student discipline and homework tasks.	14	2		17	10		8	51
	A – Availability of independent social workers / human services professionals not affiliated with Child Welfare.	13	3		6	26		4	52
	B – Weekend food programs for families with significant economic challenges.	24	2		4	4	3	5	42
	C – Access to City of Detroit and State of Michigan service professionals at the school.	15	4	1	6	3			29
	D – Referrals to services provided by churches for families electing to participate.	3	1		4	1		3	12
24) Which of the following strategies addressing teacher preparation and logistics when major changes are planned would be the most positive for DPS?	A. More stability and longer–term assignments for content area, grade level and location.	5	9		19	35	4	6	78
	B. Time and resources to plan and develop skills for significant assignment changes.	11	5	1	26	16	2	9	70
	C. collaboration opportunities beyond those currently in place addressing major changes.	30	1	1	10	2	2	4	50
	D. Longer deployment times between the announcement of closures and the resulting restructuring.	5	2		10	4		2	23
	E. Other or I don't have enough information to respond.	3	1		6	11	1	3	25
25) Which leadership model seems to have the most potential to benefit the Detroit Public Schools?	A. The Centrally–Supported Model – which provides the highest level of central services to school administrations, but less autonomy.	4	5		20	13	3	2	47
	B. The DPS Self–Governing model which allows schools to be very autonomous while still receiving some centrally supplied services.	23	2	1	19	15	2	8	70
	C. A hybrid or compromise between the Centrally–Supported and the DPS Self–Governing model.	18	8	1	22	26	3	7	85
	D. The PSA or Charter model which concentrates most autonomy and resources at the school level or governing board / chartering underwriter level.	3	1		4	3		3	14
	E. Other or I do not have enough information to say.	2	3		5	10	1	5	26
26&27) Which real or perceived aspect of Public School Academies or "Charter" schools is the largest challenge to DPS competitiveness? (You will have an opportunity to make a second choice)	A – Autonomous school governance model.	9	2		7	3			21
	B – Customer service.	20	3	1	4		1	3	32
	C – Course offerings including music and art.	6	3		21	26	2	7	65
	D – Stability.	6	3		7	5	2	6	29
	A – "Curb appeal".	11	2		15	13	2	3	46
	B – Superior Instruction and programs.	37	4	1	5	10	1	2	60
	C – Security	8	3	1	13	4		6	35
	D – More support for parents.	4	2			4	3	1	14
A – Autonomous school governance model.	9			7	11		2	29	

Detroit Public Schools - Strategic Planning Focus Groups - Final Results - 3/20/13

Question	Response Options	Students	Steering Com	Community Leader 1	Principals	Teachers	Community Leader 2	Parents	Total
28&29) Which real or perceived aspect of Public School Academies or "Charter" schools is the SECOND largest challenge to DPS competitiveness?	B – Customer service.	10	2		3	6		5	26
	C – Course offerings including music and art.	15	5	2	17	16	3	7	65
	D – Stability.	26	1		15	7	1	5	55
	A – "Curb appeal".	12		1	5	5	1	2	26
	B – Superior instruction and programs.	22	7		3	7	2	3	44
	C – Security	12	2		8	5	2	5	34
	D – More support for parents.	9	1		5	4			19
30) How would you describe your feelings about DPS facilities?	A. Their quality and condition is excellent.	6						2	8
	B. Their quality and condition is good.	17		1	6	5	2	1	32
	C. Their quality and condition is average or as I would like.	13	5	1	7	16	3	2	47
	D. Their quality and condition is below what I would like.	11	14		36	37	3	14	115
	E. Their quality and condition is bad.	4			21	8	1	4	38
31) How do you feel about the amount of preschool programs available in DPS?	A. Very adequate.	8	1		4	11	1	1	26
	B. Adequate.	18	5		15	11	2	6	57
	C. About right or no opinion.	14	3		27	23	1	6	74
	D. Inadequate	5	6	1	16	20	4	6	58
	E. Very inadequate.	4	4	1	4	1	1	5	20
32) What does DPS do well?	A. General education academics.	8	1		20	15	1	3	48
	B. Special education.	11	8		15	8	3	6	51
	C. Application and magnet schools.	24	8	2	32	28	3	7	104
	D. Facilities.	14				2	2		18
	E. Security.	10	2			1			13