

**City of Detroit
Kwame M. Kilpatrick, Mayor**

**2005-2010
HUD Consolidated Plan**

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City of Detroit
2005-2010 Consolidated Plan
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Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

The underlying theme of the 2005-2010 Consolidated Plan is the strategic allocation of resources in a city with many needs. The numerous programs funded with government dollars, including homeless programs such as Emergency Shelter Grants; rental programs such as Tenant Based Rental Assistance Vouchers; Community Development Block Grant funds; HOME funded new housing construction projects and the Housing Opportunities for Persons with AIDS Program are all key to improving life for the citizens of the City of Detroit.

A reduction in government dollars has highlighted the need to focus these minimal resources geographically to achieve maximum results. The City of Detroit subscribes to the belief that change happens on a neighborhood level. The goal is to focus limited resources within neighborhoods to improve conditions on a parcel by parcel basis, where investment will have the most impact on the condition of surrounding parcels. One of the more effective tools to implementing geographic based resource allocation is a Neighborhood Indicators System (NIS). A Neighborhood Indicators System is an information-sharing system that contains a broad variety of data on conditions and trends at the neighborhood level. The City of Detroit has been collaborating with the University of Michigan to develop a NIS for use in assessing neighborhood health. This strategy dovetails with the overarching neighborhood goals listed in the 2004 Revised Master Plan of Policies. Specifically, the City of Detroit establishes three neighborhood priorities:

- **Preserve sound neighborhoods** through improved code enforcement, minor rehabilitation and repair programs and scattered site infill development
- **Revitalize neighborhoods with poor housing conditions**, through more substantial rehabilitation and repair programs and medium to large scale infill development in areas with contiguous vacant parcels
- **Rebuild neighborhoods** with a mix of market rate and affordable housing in areas with large amounts of vacant land

Development of these priorities and the strategies outlined in the 2005-2010 Consolidated Plan was done in collaboration with key stakeholders. The City of Detroit implemented a comprehensive process for gathering information and writing the 2005-2010 Consolidated Plan. Citizen participation was garnered through community meetings in each of the ten clusters, from three Community Partner Committees (Decent Housing, Suitable Living Environments and Expanded Economic Opportunities) and an online survey form. In addition, the Planning and Development Department consulted a wide

range of agencies responsible for implementing the programs funded with CDBG, HOME, ESG and HOPWA funds.

The goals, objectives and strategies within this plan are aimed at alleviating the housing and supportive services needs of many of the residents of Detroit, including those in poverty, at risk of becoming homeless or are homeless and those with special needs, including the elderly, disabled and persons with HIV/AIDS. A comprehensive review of the programs in place and suggested strategic improvements are highlights of this plan.

Finally, the policies outlined in this plan are in alignment with the goals and objectives of the City of Detroit's 2004 Revised Master Plan of Policies, the 2005-2010 Capital Agenda, the City of Detroit's Ten Year Plan to End Homelessness and the Public Housing Agency's (Detroit Housing Commission) Five Year Plan.

(for the Citywide Goals Matrix from the 2004 Revised Master Plan of Policies, see Exhibit A; for the City of Detroit 2004-2005 Strategic Priorities, see Exhibit B, all in the section "Other Narrative" 91.200(b)1)

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The mission of the City of Detroit's 2005-2010 Consolidated Plan is to provide a strategic vision for the allocation of HUD resources over the next five years. The overarching goals of this plan are in alignment with the goals and objectives of the City of Detroit's 2004 Revised Master Plan of Policies, the 2005-2010 Capital Agenda, the City of Detroit's Ten Year Plan to End Homelessness and the Public Housing Agency's (Detroit Housing Commission) Five Year Plan.

General Questions

2. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

(for a map of Detroit and its 10 Planning Clusters, see Map 1 in "Other Narrative" 91.200(b)1)

The City of Detroit is a large jurisdiction, encompassing 139 square miles of land. For planning purposes, the City is divided into ten Planning Clusters. Each cluster is comprised of approximately 100,000 residents. As described in the table below,

City of Detroit	2000 Census
Percent Black	82
Percent White	12

Percent Hispanic	5
Total population	951,270
Median Income	\$ 29,526
Percent of households in poverty	24

the City of Detroit is a majority black city, with a high level of poverty and a low median income. The need for assistance is spread throughout the City, and is best identified on a neighborhood basis.

3. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

The City of Detroit subscribes to the belief that change happens on a neighborhood level. In the 2004 Revised Master Plan of Policies, the City of Detroit establishes its three neighborhood priorities:

- **Preserve sound neighborhoods** through improved code enforcement, minor rehabilitation and repair programs and scattered site infill development
- **Revitalize neighborhoods with poor housing conditions**, through more substantial rehabilitation and repair programs and medium to large scale infill development in areas with contiguous vacant parcels
- **Rebuild neighborhoods** with a mix of market rate and affordable housing in areas with large amounts of vacant land

The goal is to focus limited resources within neighborhoods to improve conditions on a parcel by parcel basis, where investment will have the most impact on the condition of surrounding parcels. This will assist in reinforcing and expanding the number of neighborhoods where residents remain and invest in their property. Over time, this approach will help to stabilize and enhance the quality of life. This strategy will also increase the City’s tax base and create the resources necessary to address the remaining neighborhoods where complete redevelopment is required.¹

A current example of geographically allocating resources is the Local Initiatives Support Corporation (LISC) Neighborhoods NOW: Making Healthy Neighborhoods Happen In Detroit! Campaign. This effort is a three-year (2005-2007) comprehensive \$40 million campaign that has identified ‘strategic investment areas’ within the City. In its description of the Neighborhoods NOW campaign, Detroit LISC explains that this program “embraces the importance of comprehensive and coordinated neighborhood planning to the creation of a greater sense of community and empowerment, which ultimately will reap long term benefits”.

¹ This neighborhood revitalization theory was first described by Anthony Downs of the Brookings Institute and has since gained supporters, such as Michael Porter of Harvard University’s Institute for a Competitive Inner City.

(for a map of LISC's Neighborhoods NOW!, see Map 2 in "Other Narrative" 91.200(b)1)

One of the more effective tools to implementing geographic based resource allocation is a Neighborhood Indicators System (NIS). A Neighborhood Indicators System is an information-sharing system that contains a broad variety of data on conditions and trends at the neighborhood level. The City of Detroit Planning and Development Department recently collaborated on a study with the University of Michigan to identify and plan a NIS for Detroit². This proposal for a Neighborhood Indicators System for Detroit grows out of the need to understand and analyze the condition of neighborhoods.

The goals for a NIS include:

- Maximize the potential of information to help Detroit's neighborhoods
- Inform resource allocation decisions across the city, especially decisions about the distribution of federal funds to neighborhoods, to ensure that those resources strengthen neighborhoods and combat blight
- Supply decision makers with accurate, balanced information for thoughtful and fair planning outcomes
- Empower organizations and individuals that work for Detroit's neighborhoods by providing a means to demonstrate their need for resources and their ability to strengthen neighborhoods

An important component of the Neighborhood Indicators System identified by the City of Detroit and the University of Michigan is an Early Detection System (EDS). This system component provides a way to identify trends in small areas of the city using a small amount of carefully selected data. More specifically, Early Detection Systems are data-driven information analysis tools designed to provide insight into the health of neighborhoods. Neighborhood health can be defined as the overall quality of life in an area. Factors considered in the analysis of neighborhood health may include social connectedness, housing stock quality, economic strength and public safety.

4. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

The primary obstacle to meeting underserved needs in the City of Detroit is the lack of resources available. The reduction in government dollars has highlighted the need to focus these minimal resources geographically to achieve maximum results.

Managing the Process (91.200 (b))

- 1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.**

² "A Neighborhood Indicator System for Detroit: Empowering Communities Through Information", The University of Michigan, (April, 2004)

The Planning and Development Department is responsible for overseeing the development of this plan. The major agencies responsible for administering programs include: the Planning and Development Department, the Detroit Housing Commission, the Detroit Department of Health and Wellness Promotion and the Department of Human Services. The Homeless Action Network assists in administering programs for the homeless, and the Southeast Michigan HIV/AIDS Council coordinates with the Department of Health and Wellness Promotion in delivering services for the Housing Opportunities for Persons With AIDS program. The Ryan White Program and Health Emergency Lifeline Program are also coordinating agencies for those impacted by HIV/AIDS.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

The City of Detroit implemented a comprehensive process for gathering information and writing the 2005-2010 Consolidated Plan. Citizen participation was garnered through community meetings in each of the ten clusters, from three Community Partner Committees (Decent Housing, Suitable Living Environments and Expanded Economic Opportunities) and an online survey form. In addition, the Planning and Development Department consulted a wide range of agencies responsible for implementing the programs funded with CDBG, HOME, ESG and HOPWA funds. Among the many agencies contacted were: the Detroit Housing Commission, the Detroit Department of Health and Wellness Promotion, the Department of Human Services, the Homeless Action Network, and the Southeast Michigan HIV/AIDS Council.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

(for a listing of agencies consulted see Exhibit C in "Other Narrative" 91.200(b)1)

As mentioned above, the 2005-2010 Consolidated Plan was written with the assistance of many different partners. The Planning and Development Department embraced a comprehensive approach to gathering information from the many agencies and organizations providing care and services to our populations in need. The following is a partial list of the providers contacted: the Detroit Housing Commission, the Detroit Department of Health and Wellness Promotion, the Department of Senior Citizens, the Detroit Workforce Development Department, the Department of Human Services, the Homeless Action Network, the Southeast Michigan HIV/AIDS Council, the Detroit Area Agency for the Aging and the St. Patrick Senior Center.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.

The Planning and Development Department (PDD) actively sought the input of Detroit residents, organizations, and service providers to identify the most pressing needs in Detroit's neighborhoods. The Planning and Development Department implemented a three pronged approach to gathering community related information: the Community Partners Committees; public meetings/hearings in each of the ten neighborhood cluster areas; and an online "Citizen Input Form". In addition, a public hearing was held on the draft HUD 2005-2010 Consolidated Plan. This meeting was conducted in conjunction with City Council and the City Planning Commission.

2. Provide a summary of citizen comments or views on the plan.

(for the complete listing of citizen comments see Exhibit D; for the organizational structure of the community partners committees see Exhibit E; complete listing of community partner comments see Exhibit F, all in "Other Narrative" 91.200(b)1)

Community Partners Committees

PDD invited over one hundred organizations and service providers to participate as "Community Partners" on three subcommittees: Decent Housing, Suitable Living Environments and Expanded Economic Opportunities. These committees were asked to assess issues and needs from a citywide perspective. Working within the HUD Consolidated Plan Guidelines, these committees took census demographics, City of Detroit Master Plan policies, and the collective knowledge of the community partners participants into account as each committee set their direction.

- **The Decent Housing Committee determined the following:**
 - Vulnerable populations: the need to understand the demographics of this subpopulation is vital to determining if more permanent housing for this group can be developed
 - Renter markets: income demographics indicate that more decent rental options need to be a priority. Focusing on improving rental options, rental education, and rental services in the city is key
 - Homeowner markets: a primary focus in Detroit where homeownership, historically, has been very high. In addition to building new homes Detroit needs to look at maintaining and stabilizing the existing housing stock predating 1950, by increasing home repair programs; preventing vacancy through foreclosure prevention; and innovative approaches controlling housing related costs of insurance, taxes, utilities and maintenance
 - Attract new city residents: to offset population loss and the resulting tax base erosion by attempting to compete with suburban destinations through promotion of desirable urban neighborhoods

- **The Suitable Living Environments Committee developed the goals listed below:**
 - Maintain the safety, health and livability of neighborhoods through a responsive community human service system that provides for basic

shelter and emergency needs for a diverse population including the youth, elderly disabled, homeless and persons with HIV/AIDS and their families

- Create and maintain safe, attractive, walk-able neighborhoods and business districts
 - Improve the quality of air and water for Detroit neighborhoods
 - Revitalize Detroit neighborhoods and main streets by converting vacant land and vacant structures into economic resources
 - Improve the conditions of low and moderate-income neighborhoods by encouraging public and private reinvestment strategies
 - Encourage energy and natural resource conservation in building and site design to promote sustainability
- **The Expanded Economic Development Committee discovered that:**
- Job creation and new job growth within the City of Detroit is an ongoing issue, partially due to the continuing effects of the lagging national economy
 - Business retention is vital to any economic development strategy for the City
 - Additional resources for job training are necessary to cope with the training demands in a changing economy
 - A community partners based network for job training and employment opportunities is one potential solution to communication needs
 - Additional supportive resources are necessary to attract new businesses to the City of Detroit

Community/Cluster Meetings

Each of the ten community meetings had the same format: educational information about the Consolidated Plan; cluster specific demographic information; breakout sessions to gather information on *Neighborhood Housing, Economic Development, Neighborhood Safety and Livability*; and a public hearing regarding the Consolidated Plan. The breakout sessions mirror the Community Partners committees but were renamed to be neighborhood friendly and to prompt residents to focus on their specific cluster. Many issues and concerns were cluster specific but some items were repeated citywide:

- Economic Development barriers: lack of decent reliable transportation, lack of education, and outsourcing. Residents want to see walkable, mixed-use, “Main Street” commercial districts serving their neighborhoods that include family restaurants and name brand retail
- Neighborhood Housing issues centered around: credit issues, high property taxes, and high insurance rates
- Neighborhood Safety and livability focused on the need for better code enforcement and public lighting

Online Participation

An online version of the breakout questions was made available on the City of Detroit website. The online responses echoed many of the sentiments expressed by the

Community Partners and the community meetings participants: transportation issues; taxes; insurance; need for neighborhood commercial districts that service the neighborhoods; lack of medical insurance/medical clinics; repair street lighting; marked bike paths; and code enforcement.

Public Hearing on Draft HUD 2005-2010 Consolidated Plan

A public hearing was held jointly by the City Planning Commission, the Detroit City Council and the Planning and Development Department to provide an opportunity for citizen input. There were five attendees who asked questions. Unfortunately, most of these questions did not relate to the Five Year Consolidated Plan. A request for HUD dollars for home repair for two family flats was noted, as well as a question regarding the CDBG cycle the City works under. It was also mentioned that seniors need housing rehabilitation dollars. Support for the draft plan was offered by the Faith Community Homebuyers program.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

(for complete copies of marketing and website materials see Exhibit G in "Other Narrative" 91.200(b)1)

In an effort to increase public participation and stimulate interest in the HUD Consolidated Plan process, PDD, with the assistance of the Communications and Creative Services Department came up with the slogan: "Plan Detroit, Your Choice, Your Change." This slogan appeared in press announcements, meeting literature, posters, FOX 2 News, Local Access Television, radio, and on the city's website (see "Other Narrative" 91.200(b)2). The cable commission recorded a meeting, interviewed planners involved in the process, and aired this several times with the meeting information so the public would have an understanding of the process and the importance of participating. Citizens were welcome to attend any or all of the meetings. An online "Citizen Input Form" was made available on the City's website at:

http://www.ci.detroit.mi.us/plandev1/conplansummary_2005.htm.

All ten meeting locations were chosen because they were handicapped accessible. Spanish language interpreters were available for the meeting held in the cluster with a large Spanish speaking population. The Planning and Development Department had a number listed to call for special accommodations and fulfilled a request for interpreters for the deaf available at the clusters 6 and 7 combined meeting.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Two comments were not accepted from community input because they were deemed inappropriate. These racially degrading comments had no relation to how CDBG dollars are allocated, and are therefore not included.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Institutional Structure (91.215 (i))

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

Pursuant to the provisions of the State Constitution, Detroit is a home rule city with significant independent powers. In accordance with the Charter, the governance of the City is organized in two branches: the executive branch, which is headed by the Mayor, and the legislative branch, which is composed of the City Council and its agencies. The Charter also provides for an independent City Clerk who serves as Clerk to the Council and Chairperson to the Elections Commission. The Mayor, City Council members and the Clerk are elected every four years. The next regular election for these positions will be in November 2005. There is no limit to the number of terms that may be served by elected officials. *(A 2004 City of Detroit Organization Chart can be found in the section "Other Narrative" 91.200(b)1 as Exhibit H).*

The Mayor as chief executive of the City has control of and is accountable for the executive branch of City government. The Charter grants the Mayor broad managerial powers, including appointment of most department directors and deputy directors. The Charter delegates solely to the executive branch the responsibility for implementation of most programs, services and activities. An Executive Organization Plan (EOP) must be on file setting forth all agencies of the executive branch and assigning authorized programs, services and activities to each, including the six staff departments, six operating departments and a variety of other specified functions. The proposed EOP calls for 29 operating and staff departments, including: Police, Fire (including Emergency Medical Service), Public Works, Health and Wellness Promotion, Recreation, Transportation, and Water and Sewerage.

The City Council, composed of nine members elected at large for 4-year terms, is the City's legislative body. Within the grant process utilized by the City for spending HUD dollars, the City Council reviews and approves all CDBG/HOME/ESG/HOPWA grant applications. One of City Council's support agencies, the City Planning Commission, is responsible for running HUD application workshops, reviewing and recommending funding amounts, and conducting site visits throughout the year.

The City is not responsible for traditional welfare programs; however, the City does administer a number of social assistance programs through its Human Services, Workforce Development and Senior Citizens Departments. Generally, these programs are funded from the Federal or State of Michigan grants or from funds received from the private sector.

The City of Detroit will implement the items in the 2005-2010 Consolidated Plan through various city departments and outside agencies, nonprofits and public institutions. The following city departments and public agencies are among the many responsible for delivering these services:

- Planning and Development Department
- Detroit Housing Commission
- Detroit Department of Health and Wellness Promotion and
- Department of Human Services.
- Department of Senior Citizens
- Homeless Action Network
- Southeast Michigan HIV/AIDS Council
- The Ryan White Program
- Health Emergency Lifeline Program
- Greater Detroit Area Health Council

For a listing of non-profit and agency grantees from the 2003-2004 fiscal year, see section "Other Narrative" 91.200(b)1), Exhibit I.

2. Assess the strengths and gaps in the delivery system.

The delivery system for housing and supportive services in the City of Detroit is complex and layered. Both City agencies and non-profits groups work to provide the services needed by various populations. One of the strengths in Detroit's delivery system is the institutional memory developed by City agencies and non-profits while working with those in need. This familiarity often results in the successful production of services. Another strength in the City of Detroit's delivery system is the number of outside agencies that are firmly committed to assisting as service providers. As a jurisdiction, Detroit is fortunate to have so many groups committed to assisting others.

In a geographic area so large and with so many needs, there are also gaps within the delivery system. The primary issue for Detroit is simple: too many needs being addressed with too few resources. A consistent issue raised in the community meetings is the lack of information for resources and programs offered by the City. No informational clearinghouse exists for City sponsored programs. While the City is beginning to roll out a comprehensive '3-1-1' system to residents, the current lack of accessible information is a gap in delivery. Additionally, as mentioned in the HUD 2003 Monitoring Report, the City of Detroit suffers from bureaucratic inefficiencies that reduce the effectiveness of HUD dollars. Fortunately, the City of Detroit has recently begun partnering with various non-profit agencies to address these bureaucratic inefficiencies. A perfect example of this approach is the partnership between the Local Initiatives Support Corporation (LISC) and the University of Michigan with the Planning and Development Department to create the Detroit Property Information System. This system will provide a cohesive view of the information necessary to sell city owned land, and reduce the time necessary to complete a land sales transaction. The City anticipates more housing construction as a result of this improved process.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding

hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

Pursuant to Public Act 18 of the state statute, the Detroit Housing Commission serves as the Public Housing Agency for the City of Detroit. In August of 2004, the Detroit Housing Commission separated from the City of Detroit Municipal government in accordance with state law, and became a special district government with the purpose of administering the low rent public housing and the housing choice voucher programs. The City of Detroit Municipal government lists the Detroit Housing Commission as a component unit of government and the Mayor of the City of Detroit appoints the Detroit Housing Commission's board of Commissioners. The City of Detroit and the Detroit Housing Commission work in conjunction to adequately plan for the housing needs of the citizens of Detroit. The Detroit Housing Commission has worked with the City of Detroit to ensure consistency across jurisdictional planning of individual agency housing plans. This was accomplished by ensuring that the Detroit Housing Commission's Annual and Five Year HA Plans were consistent with the City of Detroit's Consolidated Plan.

In addition, the Detroit Housing Commission submitted its five year environmental review of capital improvements for approval by the Mayor of the City of Detroit. Further, the Detroit Housing Commission ensures consistency with all City Ordinances by applying for all necessary and appropriate permits for any capital improvements proposed at any of the Detroit Housing Commission's developments. The Detroit Housing Commission addresses many gaps in the housing delivery system. The Detroit Housing Commission's greatest strength to the delivery system will be its implementation of the Detroit Housing Commission's Hope VI and Replacement Housing Factor Programs. The completion of these projects will begin to offset the approximately 5,000 low rent public housing units, which were lost over the last five years. However, the Detroit Housing Commission is not without its challenges. First, separation from the City of Detroit has caused unanticipated delays in accomplishing some projected timelines. The Detroit Housing Commission anticipates meeting these timelines in the next five years. In addition, the Detroit Housing Commission is coping with the reality of an older housing stock. This has resulted in a physical substandard rating by the Housing and Urban Development Department; however, the Detroit Housing Commission is currently in the process of correcting deficiencies in conjunction with the Department of Housing and Urban Development. The Detroit Housing Commission anticipates that all of these deficiencies will be corrected by the end of Fiscal Year 2005-2006.

Monitoring (91.230)

- 1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.**

The City of Detroit must meet federal, state and local requirements when public dollars are used. The City reports annually to HUD on project accomplishments funded through Community Development Block Grant (CDBG); Home Investment Partnerships (HOME); Emergency Shelter Grant (ESG) and Housing Opportunities for Persons With Aids (HOPWA) programs using the Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and the Integrated Disbursement and Information System (IDIS).

- The Annual Action Plan sets specific planned project goals for each year of the Consolidated Plan
- The CAPER report reflects the planned and actual accomplishments for each year of the consolidated plan and is designed to provide the reader with information on the specific goals and progress of the activities funded by these grants
- CDBG, HOME, ESG and HOPWA grants provide the largest share of housing, economic development, and human services funding for the City of Detroit
- IDIS is a nationwide database that provides HUD with current information regarding the program activities underway across the nation, including funding data. HUD uses this information to report to Congress and to monitor grantees. The system allows grantees to request their grant funding from HUD and report on what is accomplished with these funds

PDD is responsible for monitoring sub-recipients for their conformance to Federal monitoring requirements. The City of Detroit accomplishes this task through the City's Performance Monitoring and Labor Standards sections and project managers. Project managers are responsible for monitoring the actual project performance of the sub-recipient. They conduct periodic on-site monitoring visits to the sub-recipients, review payment documents and performance reports for CDBG, HOME, ESG, and HOPWA projects. A sub-recipient's regulatory obligations refer to their administrative, financial and programmatic operations being in compliance with federal and local regulations. Performance responsibilities refer to whether the sub-recipient is meeting its program goals of service or production. Compliance with Federal CDBG and City Neighborhood Opportunity Fund (NOF) regulations include:

- CDBG maximum gross income limits based on family size and the Statement of Eligibility of Race and Ethnicity definitions
- Oversight by the City of Detroit of the HUD Contract Compliance Manual (CCM)
- 24 Code of Federal Regulations (CFR) documentation relevant to NOF Grant and the Office of Management and Budget (OMB), specifically:
 - CFR Part 570:
 - Subpart C-eligible Activities, sections:

- 200 General Policies followed by Separation of Church and State
 - 201 Basic Eligible Activities (Public Services)
 - 207 Ineligible Activities
 - 208 Criteria for National Objectives
 - 500 Program Incomes
- Subpart J-Grants Administration, sections:
 - 502 Applicability of Uniform Administration
 - 506 Records to be maintained
- CFR Part 85 Subpart C: Post Award Requirements
 - Section 20: Standards for Financial Management
- OMB Circulars:
 - A-110 Federal Guidelines for Fiscal Control
 - A-122 Unallowable and Allowable Costs
 - A-133 Single Audit Requirements

The Detroit City Planning Commission (CPC) also receives information from the sub-recipients and conducts site visits to obtain outcome information and evaluation of CDBG projects.

Many of the individual programs, projects and services have specific reporting and auditing requirements, and the Planning and Development Department uses these monitoring devices as part of its overall monitoring effort.

Economic development programs are evaluated before renewing contracts. City staff regularly conduct site visits and review records and files of contracting agencies. Meetings are scheduled with program managers to discuss issues of concern, exchange information relevant to the program and to provide technical assistance.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

Prioritizing need is difficult: **every** housing need in Detroit is a priority. With twenty-four percent of all Detroit households in poverty and almost one-third (32%) of Detroit households facing cost burdens of 30% or more of their monthly income, providing safe, decent affordable housing is a necessity in the City of Detroit. All of the housing needs listed throughout this report represent a substantial community need that should be addressed, and are considered the most pressing. However, Detroit is limited in its ability to serve these needs because of the lack of resources available.

2. Identify any obstacles to meeting underserved needs.

There are many challenges to meeting the underserved housing needs of the City of Detroit. The most pervasive include:

- Reduction of Housing Choice Vouchers (Section 8)
- Continued decline in CDBG/HOME funds
- Aging of housing stock
- Lack of maintenance
- Lack of information regarding available resources
- Lack of a coordinated housing strategy
- Lack of coordination between various City agencies regarding housing

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

According to research conducted by the Centers for Disease Control and Prevention (CDC), 56% of Detroit's residential units were built before 1950, making them prime locations for lead-based paint. There are roughly 188,400 household structures contained therein.

The housing status of the households considered extremely low income, low income and moderate income is as follows:

Household Economic Status	Renter Occupied	Owner Occupied	Totals
Extremely Low Income (0 – 30% MFI)	28,829	11,584	40,413
Low Income (31 – 50% MFI)	93,825	96,216	190,041
Moderate Income (51 – 80% MFI)	27,551	65,958	93,509
Total (0 – 80% MFI)	150,205	161,240	323,963

(Source: 2000 U.S. Census Data)

It is likely that lower income citizens would reside in older housing throughout the City. Of the 323,963 households at 80% of the MFI or lower, many of them would reside in the 188,400 dwelling units that are in need of lead paint abatement.

In addition, 70% of Detroit's 93,365 children under the age of five live in poverty (U.S. 2000 Census).

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

The need for reduction of health risks in young children is highlighted in the 2004 Revised Master Plan of Policies. Specifically, Policy 4.2 states the need to “*remove and mitigate the negative effects of environmental household contaminants such as lead paint, asbestos and others*”.

As part of the federal goal of eliminating childhood lead poisoning by the year 2010, HUD has selected Detroit as one of 25 cities to establish a Safe and Healthy Homes community. A Safe and Healthy Homes Community is one that, through the support of HUD, the Centers for Disease Control (CDC) and the Environmental Protection Agency (EPA), has established an infrastructure to identify and control housing-related health and safety concerns. The Planning and Development Department Housing Services Division will assist in this effort by eliminating lead-based paint hazards in approximately 500 units over the next five (5) years. This goal will be accomplished by remediating lead hazards in both single-family owner occupied and rental properties. The funding source will include the Lead Hazard Demonstration Grant Program and CDBG funds administered by the Housing Services Division. The Lead Hazard Demonstration Grant Program allows up to \$15,000 per structure to remediate lead-based paint hazards. The CDBG funds allows up to \$24,950 for other hazardous and safety repairs. The CDBG funded programs includes the City Wide Lead Reduction Program, CHILD-HELP Lead Hazard Reduction Program (a landlord rental program) and other single-family repair programs where the applicant meets the lead program qualifications.

In addition to the program administered by the Housing Services Division, the Planning and Development Department, Neighborhood Support Services Division currently administers the funding for three programs that use the Super Clean lead abatement process: Healthy Kids = Healthy Homes, the Greater Detroit Area Health Council, and Detroiters Working for Environmental Justice. These programs serve approximately 3,660 families throughout the City of Detroit, 51% of which are low to moderate income households.

HOUSING

Housing Needs (91.205)

- 1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly**

persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

*Please also refer to the Housing Needs Table in the Needs.xls workbook

The wide range of the housing needs of Detroit residents portrays the mix of incomes of its citizens. As noted in the 2004 Revised Master Plan of Policies as well as by key stakeholders, there is significant need for:

- Increases in affordable rental properties
- Increases in financing for affordable housing
- Increases in opportunities for homeownership
- Increases in services to keep growing number of seniors in homes
- Increases in supportive housing
- Increase in preservation of existing housing stock
- Increases in the number of housing units affordable to extremely low and low income persons

The primary issue underlying each of these needs is affordability. Resources are limited in a city that is faced with:

- A large population of households in poverty
- A significant portion of residents suffering from housing cost burdens
- A reduction in available public housing units
- An older housing stock that is decaying
- A shrinking tax base

Twenty-four percent of all Detroit households exist in poverty. Detroit residents with low incomes, particularly those earning \$15,000 per year or less, are unable to find affordable housing. According to the U.S. 2000 Census and 2000 Comprehensive Housing Affordability Strategy (CHAS) data, almost one-third (32%) of Detroit households faced cost burdens of 30% or more of their monthly income. Renters and owners both face affordability problems, but the problem is more pervasive for renters, no matter the income level. Large related households, though small in number, also face more housing affordability issues than small-related households.

(For a map of Median Household Income, see Map 3; for maps of Renters with 30% and 50% Cost Burdens see maps 4 and 5; for maps Homeowners with 30% and 50% Cost Burdens see maps 6 and 7, all in the section "Other Narrative" 91.200(b)1).

The programs offered to assist with the housing needs in Detroit are varied, but all are targeted to certain income groups. Below is a description of the programs the City has to offer:

Low Income Housing Tax Credit (LIHTC)

The LIHTC program gives the state of Michigan the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. In Detroit, this money is then matched with HOME funds.

- **Target:** 20% of the units are built for persons at or below 50% of AMI³, while 80% of the units are built at 60% or below of AMI
- **Tenure:** Renter
- **Program Operator:** Michigan State Housing Development Authority

HOME Funds

HOME Funds can be used for the acquisition, rehabilitation or new construction of affordable rental housing. These funds are also available to provide direction and assistance to low income households in the form of grants or loans to cover the costs of homeownership (down payment, closing costs, etc). Finally, HOME funds may be used to construct or rehabilitate single family homes.

- **Target:** Low and moderate-income persons (less than 80% of AMI)
- **Tenure:** Renters and Owners
- **Program Operator:** City of Detroit Housing Services Division

Community Housing Development Organization (CHDO) Financing

Officially designated by the City of Detroit, CHDO's are non-profit entities using federal funding to subsidize the cost of building new homes. Generally, the subsidy accounts for almost half of the construction cost. CHDO's serve as owners, developers, and sponsors of projects undertaken with funds from Detroit's required fifteen percent (15%) set-aside from HOME funds. In the City of Detroit, CHDO's most often participate in the new construction, acquisition and rehabilitation of residential property.

- **Target:** 20% of the units are built for persons at or below 50% of AMI, while 80% of the units are built at 60% or below of AMI
- **Tenure:** Owner
- **Program Operator:** City of Detroit Housing Services Division

On average \$10-11 million in HOME funds are used per year to assist developers in the creation of additional housing units for low-income residents; this money is designated to both LIHTC and CHDO projects.

Tenant Based Rental Assistance Program

This program is almost identical to the Section 8 Housing Choice Voucher Program, where households receive voucher subsidies to assist them in making their monthly housing payments. Unfortunately, the program was closed five years ago due to the exhaustion of funds. Currently, the program only renews housing assistance for the 77 households that began the group; no new applications have been accepted in the five years the program has been closed.

³ Area Median Income

- **Target:** 31-50% of AMI
- **Tenure:** Renter
- **Program Operator:** City of Detroit Housing Services Division

Pilot Homebuyer Investor Program

Households in this program were given up to a \$30,000 down payment subsidy to be used on the purchase of a new or existing home. In 2003, 25 households participated in the program and 10 households participated in 2004. Only one of these homes has been lost to foreclosure.

- **Target:** 31-50% of AMI
- **Tenure:** Owner
- **Program Operator:** City of Detroit Housing Services Division

American Dream Homeownership Program

The American Dream Homeownership Program is targeted to the 80% income bracket. This program provides funds for up to 6% of the purchase price (maximum \$7,000) and a five-year commitment to stay in the home.

- **Target:** 80% of AMI
- **Tenure:** Owner
- **Program Operator:** City of Detroit Housing Services Divisions

Minor and Senior Home Repair Programs

This program seeks to assist those who do not have the financial means to deal with housing problems that threaten the health and safety of the occupants of a home. These two programs primarily repair or replace roofs, furnaces, porches, steps and electrical problems. In addition, the program coordinates with the Lead Based Paint Removal program to treat lead based problems in the home. In the fiscal year 2004-2005, \$2 million was spent to make 175 repairs in the minor home repair program, and 3.2 million was spent to help seniors in the Senior Home Repair Program.

- **Target:** 31-50% of AMI for Minor Home Repair Program
- **Target:** 50% and below of AMI for Senior Home Repair Program
- **Tenure:** Owner
- **Program Operator:** City of Detroit Housing Services Division

Lead Based Paint

As part of the federal goal of eliminating childhood lead poisoning by the year 2010, HUD has selected Detroit as one of 25 cities to establish a Safe and Healthy Homes community. A Safe and Healthy Homes Community is one that, through the support of HUD, CDC, and EPA, has established an infrastructure to identify and control housing-related health and safety concerns. The Planning and Development Department, Housing Services Division will assist in this effort by eliminating lead-based paint hazards in approximately 100 units per year and approximately 500 units within five (5) years. This

goal will be accomplished by remediating lead hazards in both single-family, owner occupied and rental properties.

- **Tenure:** Owner
- **Program Operator:** City of Detroit Housing Services Division

The next section focuses on the housing needs of the City of Detroit, as determined by the 2000 CHAS data. In order to effectively describe the housing needs in the City of Detroit, the following section is formatted as follows:

Housing Needs by Income Category

- Extremely low income (0-30% of AMI)
- Low income (31-50% of AMI)
- Moderate income (51-80% of AMI)
- Middle income (80% of AMI)

Each section will review the needs of renters and owners, as well as small and large related households. A description of the programs applicable to the income group follows.

Additionally, the housing needs of each of these subpopulations is addressed.

- Section 8 Tenant Based Assistance
- Public Housing Waiting lists
- Elderly population
- Persons with Disabilities
 - Mentally Ill
 - Physically Disabled
- Persons with HIV/AIDS and their families

Extremely Low Income Housing (0-30% of AMI)

The City of Detroit housing affordability problem is most severe for the lowest income group (0-30% of AMI):

- 70.4% of those earning less than 30% of AMI incur a cost burden of 30% or more of their monthly income
- 50.9% of the lowest income group spends 50% or more of their monthly income in rent

According to the 2000 CHAS Data provided by HUD, 28.0% of all Detroit households qualify as extremely low-income households. In addition, 43% of Detroit households earn less than \$24,999/yr and 24% of Detroit households are in poverty. Finding affordable, decent, safe housing presents a significant challenge. Many must incur severe costs burdens⁴ to remain in their housing, and have limited options due to their low-income level. Housing affordability is a particularly serious

Income, Housing Problem, Cost Burden	Rental Households	Owner Occupied Households	Total Households
Extremely Low Income (0-30% AMI)	61,049	33,180	94,229
Percent of all households	18.15	9.87	28.0
Percent with Housing Problems	75.2	69.6	73.2
Cost burden greater than 30%	71.9	67.6	70.4
Cost burden greater than 50%	52.1	48.7	50.9

concern for those who earn 0-16% of AMI. This group does not maintain incomes high enough to qualify for fair market rents. This is a major issue in Detroit, given that 27.4% of the Detroit population (according to the 2000 Census) earns less than \$15,000 per year (0-16% of AMI).

Small Related Households

Renters: Small Related Renters in this income category number 22,660, and constitute 24% of extremely low-income households. These small related renters are Detroit's most vulnerable household type because of their extremely low income and the high cost burdens faced in obtaining decent, safe housing. The extremely low-income level of this group almost always ensures denial for qualification for homeownership. Within this population, 80.1% maintain a cost burden greater than 30%, meaning that their housing is not affordable. Of even greater concern is the 61.3% of small-related renters who pay 50% or more of their income in rent, therefore maintaining a severe cost burden. Lastly, 83.4% of this group reports some type of housing concern.

Owners: As mentioned previously, very few persons in this income group are able to maintain/obtain status as an owner. Small Related Owners constitute only 9.9% of all

⁴ According to HUD, a unit is considered affordable if it costs less than 30% of the renter's income; anything more is considered a cost burden.

extremely low-income households, in comparison with 24% for small-related renters. Of the small-related owners, 72.7% maintain a cost burden of 30% or more, and 56.9% maintain a severe cost burden (50% or more of monthly income). A fewer number of owners report any housing concern in comparison with small-related rental households (73.5% for owners v. 83.4% for renters).

Large Related Households

Renters: Large Related Renter households are a much smaller group than small-related households. In fact, large-related renters constitute only 9.5% of all extremely low-income households. Within this rental group, 81.0% maintain cost burdens of 30% or more, and 56.3% maintain severe cost burdens (50% or more of monthly income.) It should be noted that 90.1% of large related renters report some housing problem.

Owners: Large Related Owners constitute only 4.3% of extremely low-income households. This is likely due to the high costs of owning a large home. Additionally, large related households only compose 1.2% of all city households. Within this owner group, 72.4% maintain a cost burden of 30% or more of monthly income, and 51.5% maintain a cost burden of 50% or more. 83.8% of large related owners have some housing problem.

Renters (both large and small households) constitute 33.6% of all extremely low income housing, in comparison to 14.3% for owners. Due to the large number of residents in this category, affordable rental housing has been highlighted as a priority for the City of Detroit.

Programs

Currently, Detroit does not target the extremely low-income group for homeownership opportunities through the Low Income Housing Tax Credit, the CHDO financing or the American Dream Program. This is largely due to the fact that persons at this income level do not qualify to be approved for a mortgage, even with substantial subsidies. This group largely needs rental assistance to reduce its severe cost burden.

The City of Detroit has two programs, in addition to the public housing programs administered by the Detroit Housing Commission, which provide assistance to low income renters. The City of Detroit Housing Services Division works with the State of Michigan on the Low Income Housing Tax Credit program, as well as providing HOME dollars to assist in the development of some LIHTC projects. The City of Detroit Housing Services Division also operates the Tenant Based Rental Assistance Program. Unfortunately, new applications for the LIHTC programs have not been accepted for the past year because HOME funds have been exhausted on previous projects. Additionally, the Tenant Based Rental Assistance program has been closed for new applications for the past 5-6 years, and is only funding the initial applicants.

(For a map of Very Low Income Families, see Map 8 in the section "Other Narrative" 91.200(b)1).

Low Income Households (31-50% of AMI)

According to the 2000 CHAS Data provided by HUD, 16.26% of all Detroit households qualify as low-income households. 2000 Census data describes that 13% of Detroit households earn between \$25,000 and \$34,999. Though this group has a greater likelihood of finding affordable, decent and safe housing than extremely low-income households, the City of Detroit has instituted several programs that target this group of 50% of AMI and below.

Income, Housing Problem, Cost Burden	Rental Households	Owner Occupied Households	Total Households
Low Income (31-50% AMI)	28,124	26,552	54,676
Percent of all households	8.3	7.89	16.26
Percent with Housing Problems	50.2	46.0	48.1
Cost burden greater than 30%	41.5	40.9	41.2
Cost burden greater than 50%	6.2	14.7	10.3

Small Related Households

Renters: Small Related Renters constitute 7.98% of all renter households in the City of Detroit, but only 3.6% of all Detroit households. Within this population, 49.7% express that they have some housing concern, and 44.0% maintain a cost burden greater than 30%. Only 5.6% of renters in this category maintain a cost burden of 50% or more.

Owners: Small Related Owners constitute 5.0 % of all owner-occupied households, but only 2.76% of all households in the City of Detroit. Like low-income renters, 44.0% of low-income owners maintain a cost burden greater than 30%, however, 16.0% of low-income owners pay 50% or more of their monthly income in rent, which demonstrates their severe cost burden.

By comparing renters and owners in this category, we can establish that the higher costs of home ownership (property taxes, housing maintenance, and higher utilities) create a greater burden in this category. Many of the properties in this severe cost burden group are likely to be in disrepair, as home maintenance is often sacrificed when other needs are great.

Large Related Households

Renters: Large Related Renters constitute 3.3% of all Detroit renter households, and 9.6% of large related households. Though this group is a very small percentage of all Detroit households (1.49%), 60.0% of this group reports having some sort of housing issue. Additionally, 30.4% of this group maintains a cost burden of 30% or more, while only 2.5% of this group maintains a cost burden of 50% or more. Large Related Households in this income bracket fare better than their small-related comparison group, since it is possible that these households are residing in overcrowded units.

Owners: Large Related Owners constitute 2.4% of all owner households, and 1.33% of all households. Of this small population group, 60.1% report that they have some housing problem while 38.4% of them maintain a cost burden of 30% or more of their monthly income. However, only 9.3% of this group maintains a severe cost burden.

Programs

Though the 31-50% of AMI income group is not the City of Detroit's most vulnerable, it is an income group that needs significant housing assistance. The City of Detroit has several programs using both HOME funds and CDBG funds to attempt to meet the needs of this population group, including:

- Low Income Housing Tax Credit
- Pilot Homebuyer Assistance Program: due to the exhaustion of funds this program has been closed. Given the severe budget constraints facing the City of Detroit today, it is unclear if and when this program will be reopened
- Tenant Based Rental Assistance: this program has been closed for the past five years, but continues to assist the 77 persons who were original participants of the program)
- Minor Home Repair Program
- CHDO Financing

Budget constraints and a smaller HOME fund allocation have prevented the City from being able to do more.

(For a map of Low Income Families, see Map 9 in the section "Other Narrative" 91.200(b)1).

Moderate Income Households (51-80% of AMI)

According to the 2000 CHAS Data provided by HUD, 20% of all Detroit households fall within the 51-80% of AMI income bracket.

Income, Housing Problem, Cost Burden	Rental Households	Owner Occupied Households	Total Households
Percent of all households	8.8	11.3	20.1
Percent with Housing Problems	21.1	27.0	24.4
Cost burden greater than 30%	15.2	21.8	16.2
Cost burden greater than 50%	.9	4.3	2.8

Small Related

Renters: Small Related Renters account for 8.3% of all Detroit renter households. Only 16.3% of this demographic group reports any housing problems, only 8.0% of the group maintains a housing cost burden of 30% or more and only .4% of this group maintains a housing cost burden of 50% or more.

Owners: Small Related Owners account for 8.3% of all Detroit owner occupied households. Owners report a significantly greater percentage of housing problems (26.8%) than small-related renters in this income group. This could be due to the higher costs of maintaining home ownership (higher maintenance costs, property taxes, etc). Like the higher level of housing problems, small-related owners also report higher cost burdens at the 30% and 50% level (24.1% and 4.6% respectively). Owners in this category appear to be stretching themselves financially to maintain their homeownership.

Large Related

Renters: Large Related Renters account for 3.23% of all Detroit renter households. A large portion of this group (47%) report some type of housing problem, which is substantially larger than the percentage of small-related renters who report a housing problem. Of this group, only 4.0% report a cost burden of 30% or more, and only .4% report a housing cost burden of 50% or more. Clearly, the housing problem that this group faces is not the cost of their housing, but some other issue that needs further investigation.

Owners: Large Related Owners account for 3.4% of all owner households, and only 1.8% of all Detroit households. This group also maintains a significantly higher percentage of housing problems (37.0%) than its small-related counterpart (26.8%). Additionally, owners in this category report a higher cost burden than large-related renters at the 30% and 50% level (13.6% and 1.3% respectively.) Again, the higher cost burden for owners can be attributed to the higher costs of homeownership.

Programs

Unlike the 31-50% income bracket, the City of Detroit maintains only two programs that target the 51-80% income bracket. Although 80% of new and rehabilitated rental units supported by City of Detroit Housing Service dollars (HOME, CDBG) or State of Michigan dollars (LIHTC) are targeted to the 51-80% of AMI income bracket, this income group does not meet the threshold for home owner assistance, and is above the income threshold for home repair.

(For a map of Moderate Income Families, see Map 10 in the section "Other Narrative" 91.200(b)1).

Middle Income Households (80% of AMI)

Middle income households account for 35.6% of all Detroit households. Along with being the largest group, they are also the least vulnerable due to their comparably easy access to decent housing and the number of City of Detroit programs targeted to them.

Income, Housing Problem, Cost Burden	Rental Households	Owner Occupied Households	Total Households
Middle Income (80% AMI)	32,821	86,887	119,708
Percent of all households	9.76	25.8	35.6
Percent with Housing Problems	11.6	9.1	9.8
Cost burden greater than 30%	1.0	4.3	3.4
Cost burden greater than 50%	.1	.3	.2

Small Related

Renters: Small Related Renters in this income group account for 9.6% of all renter households. Of this group, 7.8% report some housing problem, yet only .5% reports a cost burden of 30% or more, and only .1% reports a cost burden of 50% or more. This group has many more affordable housing options than the other income groups.

Owners: Small Related Owners in this income bracket account for 24.9% of all owner households. This group has more choices than most, not only are there more affordable rental options, but their income often qualifies them to purchase a decent home as well. Only 5.8% of this group reports any housing problem; only 3.6% report a cost burden of 30% or more, and only .1% report a severe cost burden.

Large Related

Renters: Large Related Renters in this income bracket account for 3.0% of all renter households. Of this small group, 41.3% report some housing problem, with overcrowding the most probable cause. Affordability is not an issue with this group but housing problems for large related renters are consistently high across all income groups.

Owners: Large Related Owners in this income bracket account for 7.4% of all owner occupied households. Within this group, 24.4% report a housing problem, which is substantially less than Large Related Renters report. One potential explanation is that owners are able to address their housing problems with their own resources, where renters are often at the mercy of their landlord to address housing problems. Further investigation is necessary to determine why there is such a distinct difference between these two groups. Additionally, large related owners report a 3.0% high cost burden (30%), and .2% severe cost burden.

Programs

The CHDO Financing Program operated by the City of Detroit Housing Services Division is targeted towards this income group. This program, (of which 98% of the participants are at 80% of AMI) has two distinct ways to aid persons who are qualified to be homeowners. First, a loan is given to a non/for profit developer to build or rehabilitate low-income housing. Additionally, a loan is given to the low-income buyer to assist with closing costs or serve as down payment assistance. Both of these loans are forgiven if the unit remains affordable for the duration of the loan period. The buyer's loan is obtained from the private market, which is the reason this program is targeted to the highest of the low income groups; groups below the 80% level are not likely to qualify for a private market mortgage.

The American Dream Home Ownership Program is also targeted to the 80% income bracket. This program provides funds for up to 6% of the purchase price (maximum \$7,000) and a five-year commitment to stay in the home.

It should be noted that there are no rental assistance programs for this group. The City of Detroit has maintained a focus on homeownership, recognizing these individuals share responsibility in their neighborhoods: they have made an investment in an area and they want to be sure that investment does not lose its value because of crime, vandalism or abandonment. Owners are less transient and tend to stay in their homes longer than renters, and their continued residence creates a sense of stability in the neighborhood. To the extent that the City of Detroit can promote homeownership it seeks to do so, but is also reliant on banks to qualify persons for mortgages, generally not a possibility if they make less than 80% of AMI.

Needs of Families on the Detroit Housing Commission Wait List

The Detroit Housing Commission targets most of its resources to those earning 0-30% of AMI. Unfortunately, the waiting listing for housing subsidies (Section 8 and Public Housing) is 21,319 households, which is 23% of all extremely low-income households. The City of Detroit Housing Commission cannot meet this significant level of need, but no other housing program is currently targeted to this income group.

Housing Choice Voucher Program (Section 8) Waiting List

	# of families	% of total families
Waiting List Total	9,176	
Extremely Low Income (0%-30% of AMI)	7,764	84.61%
Families with Children	8,345	90.90%
Elderly Families	632	6.80%
Families with Disabilities	896	9.76%
Race/ethnicity Black	8,899	96.60%

As noted on the table above, the primary constituents of the Section 8 waiting list are families who earn 0-30% of AMI. These persons are unable to find safe, decent and affordable housing in the City of Detroit. For many of these persons, although there may be units that have very low rents in their areas, the cost is still above what these families can afford without being forced to maintain severe cost burdens.

Currently, the waiting list for Section 8 is closed, and has been closed for the past 36 months. The Detroit Housing Commission has no plans to reopen the list in the upcoming year. In fact, the Detroit Housing Commission is expecting to lose 735 Section 8 units this fiscal year.

Low Rent Developments (Public Housing) Waiting List

	# Of Families	% Of Total Families
Waiting List Total	12, 143	
Extremely Low Income (0-30% of AMI)	11,128	91.64%
Families with Children	882	74.05%
Elderly Families	193	4.72%
Families with Disabilities	2,101	17.37%
Race/Ethnicity Black	12,024	99.42%
Characteristics by bedroom size (public housing only)		
1 BR	3303	
2 BR	5324	
3 BR	2962	
4 BR	440	
5 BR	82	

As noted in the table above, the majority of households on the public housing waiting list are families. These persons are on the waiting list due to their inability to find safe, decent and affordable housing in the City of Detroit. Because the majority of these persons earn 30% of AMI or less, we know that they cannot afford fair market rents in the City of Detroit without some housing assistance.

In comparison with the Section 8 waiting list, there is a smaller percentage of families on the public housing list, and a significantly greater number of families with disabilities.

On both waiting lists, the majority of persons are black. Though Detroit is a black-majority city, the other racial groups: Asian, Native American and White each represent less than 2 percent of the public housing and Section 8 respectively. The public housing waiting list reflects the tremendous need for additional housing for persons earning less than 30% of AMI, and it also shows that in the City of Detroit, most of these extremely low income persons are black.

Needs of the Elderly

An important need of the elderly is safe, decent affordable housing. Senior care officials estimate that about 80% of Detroit seniors live in their own homes. While some seniors living in their own home are able to care for themselves, many cannot. According to Rene Rodriguez, Executive Director of the Miami-Dade Housing Agency in 2002, “There is a lack of affordable housing alternatives to meet the demand, and many...do not have options.” Seniors generally prefer to age in an environment that allows independence, comfort and health.

Below is a chart identifying households with seniors by cluster.

Cluster	Households With 1 or+ persons 60 yrs +	Living Alone	In 2 or+ Person household	Family House-Hold	Nonfam. House-hold	Living Alone %	In 2 or+ Person Household %	Family House-Hold	Nonfam. House-hold
1	9,848	3,444	6,404	6,037	367	35.0	65.0	61.3	3.7
2	6,549	1,966	4,583	4,324	259	30.0	70.0	66.0	4.0
3	12,550	5,367	7,183	6,631	552	42.8	57.2	52.8	4.4
4	10,130	6,284	3,846	3,355	491	62.0	38.0	33.1	4.8
5	8,233	3,106	5,127	4,763	364	37.7	62.3	57.9	4.4
6	12,544	5,078	7,466	6,944	522	40.5	59.5	55.4	4.2
7	10,772	3,795	6,977	6,627	350	35.2	64.8	61.5	3.2
8	6,945	2,494	4,451	4,199	252	35.9	64.1	60.5	3.6
9	10,710	3,373	7,337	6,987	350	31.5	68.5	65.2	3.3
10	9,444	2,967	6,477	6,231	246	31.4	68.6	66.0	2.6

Whether able bodied or not, low/moderate income seniors living in single-family dwellings are faced with the cost of maintenance and repairs on their homes. These

seniors must sometimes choose between survival and home maintenance. Inevitably the maintenance is neglected and eventually the homes fall into disrepair.

The findings in a report entitled, “Facing the Future: 2002 City of Detroit Needs Assessment of Older Adults,” indicated that of the 1,410 residents and 50 senior center participants aged 60 and older who participated in the survey, 34% of the respondents are considering moving to another location, and half of those (50.3%) prefer to move somewhere else in Detroit. The most highly ranked preferences were:

- Safer neighborhood
- Lower housing costs
- No stairs to climb

Other preferences included being close to family, and some, especially those over 75, would like services, meals and transportation available.

Although the majority express they are either somewhat or very satisfied with their current housing, 65% reported one or more problems with their housing. The top four problems are:

- Excessive noise
- Inadequate cooling
- Lack of fire extinguishers
- Insects/rodents

Respondents reported general satisfaction with their neighborhoods, but were clear in relating problems: The top four problems are:

- Streets/sidewalks need repair
- Lack of shopping
- Crime
- Inadequate street lighting

There was a strong correlation between housing and neighborhood satisfaction and the number of housing and neighborhood problems. Only 28% feel very safe in their neighborhood at night, while 57% feel very safe during the day⁵. It would seem that establishing block clubs, citizen’s patrols, police participation in home safety checks, increased neighborhood services, crime enforcement, adequate home care services would increase both the strength of the neighborhoods and the quality of life for seniors.

⁵ “Facing the Future: 2002 City of Detroit Needs Assessment of Older Adults,” pg. 2

Needs of the Mentally Ill

Housing has consistently been a major problem for this population. A lack of Section 8 certificates, long waiting lists for suitable housing and the lack of low cost rental units, which would allow these individuals to live independently, is at an all time low. The growth rate for this type of housing is expected to continue to rise. This has caused an increase of individuals requesting group home admissions. Without adequate care, these individuals end up in homeless shelters. A vast majority of the mentally ill have some sort of chemical dependency, therefore creating other problems in finding suitable housing.

The Detroit Wayne County Community Mental Health Agency has predicted a severe increase in the need of emergency services and clinical services for individuals with mental health problems. The agency also noted that an increase in alternative services would result in a decrease in the number of patients needing inpatient treatment.

Needs of the Physically Disabled

Housing is of primary importance for the physically disabled. This population needs access to housing that meets American With Disabilities Act (ADA) requirements. For instance, the physically disabled cannot adequately use stairs in an emergency. The deaf cannot hear an average smoke alarm and require specialized accommodations to alert them to emergency situations.

The cost of housing is often a significant burden for the physically disabled. Rental housing in particular is too expensive for many of the disabled. A Social Security Income (SSI) recipient receives average monthly payments of \$564 per month, while the fair market rents in Detroit are roughly \$587. Not only does this outpace the average SSI income of the disabled, it vastly exceeds the 30% cost burden threshold set by HUD. At that rate, no more than \$169 should be spent on rent.

In the Neighborhoods and Housing section, the 2004 Revised Master Plan of Policies includes strategies for providing supportive housing.

***Issues:** The current housing supply does not meet the housing and service needs of populations living with severe challenges to their mental or physical health. Coordination between developers and service providers and government agencies is limited.*

GOAL 5: Provide supportive housing

- ***Policy 5.1:** Promote the involvement of service providers in identifying and meeting supportive housing needs and priorities*

- ***Policy 5.2:** Assist the development of supportive housing by facilitating site selection, conducting community outreach and education, and identifying target groups*

Needs of Persons with HIV/AIDS

Housing continues to be one of the most challenging and pervasive problems faced by persons living with HIV/AIDS in the Detroit area. It is also one of the most difficult services to access. The Housing Opportunities for Persons with AIDS (HOPWA) program was established in 1992 to address the housing and supportive services needs of people with HIV/AIDS.

The HOPWA program includes the development of long-term housing strategies for persons living with HIV/AIDS that prevent them from becoming homeless and provide supportive medical and social services. Additionally, in recognizing that HIV/AIDS and access to health care are fundamentally interconnected with housing, the goal of the HOPWA program is to continually recruit landlords who are willing to take Section 8 vouchers.

Most people living with HIV/AIDS are unable to find affordable housing in an already stressed housing market. As the number of people living with AIDS continues to grow, the need for adequate housing is more urgent than ever. Therefore, HOPWA staff must continually look for landlords who will take subsidy rental payments, and offer housing that meet, if not exceed, the Housing Quality Standards mandated by HUD for all Section 8 programs.

HOPWA addresses the complex needs of persons living with HIV and AIDS by funding the following service activities:

- Housing Stability Program (Section 8 Tenant Based Rental Assistance Program)
 - Community Residences
 - Emergency and Transitional Housing Assistance
 - Supportive Services
 - Housing Needs Assessment
- 2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.**

Detroit is a unique city in many respects, but particularly in its racial composition. Due to various public policies including FHA and VA loans, redlining and discrimination in the housing markets of the 1950s and 1960s, as well as the impact of the 1967 Detroit

riot, metropolitan Detroit has become known as one of the nations most segregated cities. Therefore, Detroit does not demonstrate any disproportionately greater need by racial income, as according to the 2000 Census, 82% of the population is black. Whites and Hispanics do not bear any greater need in the City than of its majority population.

However, when one compares the City of Detroit to its neighboring suburbs, (which are primarily a white majority) the disproportionately greater need of the entire city becomes apparent.

	Detroit	Wayne County (excluding Detroit)	Oakland County	Macomb County
Percent Black	82	9	10	3
Percent White	12	86	83	93
Percent Hispanic	5	3	2	2
Total population	951,270	1,119,892	1,194,156	788,149
Median Income	\$29,526	\$50,848	\$61,907	\$52,102
Percent of households in poverty	24	8	5	6
Median housing value (2000 dollars)	\$63,600	\$125,797	\$181,200	\$139,200
Median contract rent (2000 dollars)	\$383	\$529	\$643	\$543
Percent that did not graduate High School	30	17	11	17
Percent w/ bachelor's degree	7	14	23	12
Percent with graduate or professional degree	4	8	15	6

Priority Housing Needs (91.215 (b))

- 1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.**

In order to insure that Detroit remains vital, diverse and inclusive, a variety of housing needs must be addressed. The list below outlines the City of Detroit's Priority Housing Needs, which are in agreement with those specified in the Housing Needs Table. These goals and strategies reflect the City of Detroit 2004 Revised Master Plan of Policies, as well as feedback provided by key stakeholders.

Issue: Federal policy has diminished the affordable rental housing stock by virtue of public housing demolition, expiry of subsidy contracts, and limited issuance of housing vouchers. Furthermore, deferred maintenance, poor relations between tenants and

landlords, and the costs of rehabilitation and renovation obstruct the revival and maintenance of the City's rental housing stock.

GOAL: Increase and improve rental opportunities

- **STRATEGY:** Work with other local governments toward a regional commitment to build rental housing in job-growth areas and ensure its accessibility to low/moderate-income workers
- **STRATEGY:** Work collaboratively with landlords, tenants, and the community to develop and enforce increased property maintenance standards and practices
- **STRATEGY:** Encourage sufficient and diverse rental opportunities to attract new residents to the city, especially students, young professionals and artists

Issue: Assembling funding for affordable housing projects requires collaboration among banks, philanthropic foundations, government, and non-profit financial intermediaries. The reliance upon multiple funding sources poses challenges to long-term funding, overall project viability, and affordability.

GOAL: Ensure financing for affordable housing

- **STRATEGY:** Work with financial institutions to secure appropriate finance mechanisms for all types of affordable housing
- **STRATEGY:** Assist developers to surmount barriers to affordability
- **STRATEGY:** Advocate for an expanded Federal and State role in financing affordable housing

Issue: Many neighborhoods in the City of Detroit are solid neighborhoods with concerned and dedicated homeowners. However, due to the low incomes of many residents, they are having difficulty maintaining their homes.

GOAL: Preserve existing housing stock

- **STRATEGY:** Continue the Home Repair Program
- **STRATEGY:** Support neighborhood cleanup programs
- **STRATEGY:** Assist the new Department of Administrative Hearings in prioritizing neighborhoods
- **STRATEGY:** Devise a preservation strategy for housing owned by the City of Detroit in order to expand affordable housing opportunities

Issue: Homeowners have a vested interest in the continued maintenance of their neighborhoods. They protect and maintain their properties, and work hard to maintain a high quality of life in their neighborhoods. Additionally, homeowners contribute to the stability of a neighborhood. Increasing homeownership will therefore increase the stability of Detroit neighborhoods.

GOAL: Increase opportunities for homeownership

- **STRATEGY:** Promote the benefits of homeownership
- **STRATEGY:** Promote the American Dream homeownership program
- **STRATEGY:** Encourage residents to participate in the Fannie Mae “With Ownership Wealth” Program
- **STRATEGY:** Promote preservation of existing housing stock, including consideration of programs to sell city owned housing to families for affordable prices

GOAL: Expand housing opportunities affordable to extremely low and low-income persons

- **STRATEGY:** Look at alternatives to traditionally financed affordable housing developments, such as land trusts, as a way to increase the number of affordable housing units that are available to very low and low-income families on a permanent basis

Issue: While aggregate minority homeownership rates have increased over the past decade, minority applicants are typically denied mortgages at a higher rate than whites. Low-income and minority applicants also face higher costs for credit, due to predatory lending practices and sub-prime rates, and are at a greater risk of foreclosure.

GOAL: Ensure fair lending for low-income and minority homebuyers

- **STRATEGY:** Encourage the federal government to improve the purview and enforcement of the regulations and legislation (such as the Community Reinvestment Act) that govern lending
- **STRATEGY:** Work with housing advocates to maintain an interface with financial institutions to address local lending risk and the extension of credit to minority buyers
- **STRATEGY:** Cooperate with non-profits and financial institutions to improve and expand programs that assist first-time homebuyers

- **STRATEGY:** Encourage the federal government to maintain the Department of Housing and Urban Development (HUD) and increase its allocation to local governments
- **STRATEGY:** Encourage the federal government to increase flexibility of HUD dollars so that they match the needs of the community, and provide local governments with adequate funds to serve the population
- **STRATEGY:** Increase credit counseling and homebuyer education.

Issue: Many of the elderly in Detroit have made a decision to continue to live in their homes. Due to their low incomes, and the demand on these incomes from other sources including their health care, seniors often have a difficult time maintaining their homes. Because such a large percentage of our homeowners are seniors, it is important to assist these persons in maintaining their homes.

GOAL: Continue assistance to seniors

- **STRATEGY:** Provide programs that assist elderly persons with home repair and maintenance services
- **STRATEGY:** Encourage services that allow seniors to maintain their independence, such as part-time care or transportation assistance

Issue: The current housing supply does not meet the housing and service needs of populations living with severe challenges to their mental or physical health. Coordination between the developers and service providers and government agencies is limited.

GOAL: Provide supportive housing

- **STRATEGY:** Promote the involvement of service providers in identifying and meeting supportive housing needs and priorities
- **STRATEGY:** Assist the development of supportive housing by facilitating site selection, conducting community outreach and education, and identifying target groups

Issue: Various personal or economic crises can result in a permanent or temporary lack of shelter. Individuals or families with transitional housing needs are often also in need of support services.

GOAL: Provide transitional housing

- **STRATEGY:** Encourage the development of transitional housing units in areas with transportation access and supportive services

- **STRATEGY:** Collaborate with social-service providers and other organizations to support progression from homelessness or dependence on emergency shelters to transitional and, eventually, permanent residences

Issue: A poor grasp of the fiscal and economic consequences of tax incentives may spawn inefficient or even counterproductive allocations of public resources. Failure to use housing incentives strategically risks draining city resources and stymieing development potential.

GOAL: Strategically target tax incentives

- **STRATEGY:** Research and develop a sound strategy for the use of tax incentives for housing, with due regard for the actual benefits and costs citywide
- **STRATEGY:** Continue to use tax credits (Low Income Housing Tax Credit and Historic Preservation Tax Credits) to increase construction and rehabilitation of existing housing stock

Issue: Various agencies are working on the City of Detroit’s affordable housing problem. In order to be more successful and increase efficiency, there should be a coordinated housing strategy.

GOAL: Increase coordination among various agencies

- **STRATEGY:** Increase communication between the various agencies responsible for servicing housing needs
- **STRATEGY:** Develop a comprehensive housing strategy for the City of Detroit

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Extremely Low Income Renters and Owners

Recognizing that 28% of all Detroit households qualify as extremely low-income households (according to the 2000 CHAS data) and 43% of Detroit households earn less than \$24,999, (according to the 2000 Census) this group has the greatest housing affordability issues in the City of Detroit. The majority of these individuals earn less than \$15,000 per year, and cannot afford the lowest rents in Detroit without substantial subsidies. Unfortunately, it is incredibly difficult for nonprofit and for profit developers to construct and maintain apartments at the needed price point. As the number of Public Housing vouchers decreases while the waiting list increases per year, the City of Detroit is constrained by limited resources from offering more assistance.

Low Income Renters and Owners (31-50% of AMI)

While this population group is not as vulnerable as the extremely low-income renters and owners, their housing problems and housing affordability issues are a priority for the City of Detroit. This income group can afford rents in many areas of Detroit, but they are largely unable to purchase homes because of their low income. In addition, several programs are currently in existence to assist this income group. Unfortunately, budget constraints have forced many of these programs to close their application lists.

Extremely Low Income and Low Income Elderly (0-50% of AMI)

Eighty percent of Detroit seniors reside in their own homes, and sixty-five percent of those persons express that they have some housing problem. For the extremely low-income elderly households, 59.6% have a cost burden of 30% or more, and 35.8% have a cost burden of 50% or more. When considering the housing affordability issues of this group it is important to recognize that senior owners are often faced with choosing between survival and home maintenance. When maintenance is neglected and the homes fall into despair, the seniors are no longer safe, and the home may become a problem for the neighborhood.

Moderate and Middle Income Renters and Owners (51-80% of AMI)

The loss of population and housing stock in Detroit has had a tremendous impact on the City. By creating housing programs and using tax incentives to assist moderate and middle income groups in their housing costs, the City of Detroit hopes the residents of this income group will remain in the City or move from other parts of the surrounding counties to take advantage of these programs. The City of Detroit is also lessening the decay and abandonment taking place in the neighborhoods by promoting homeownership and providing stability. Lastly, the use of HOME Funds and the LIHTC have persuaded many private and nonprofit developers to building housing in Detroit, in fact from 2000-2003, the number of building permits increased by 265%, and in 2003 this corresponded to 872 new units.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.

Prioritizing need is difficult: **every** housing need in Detroit is a priority. With twenty-four percent of all Detroit households in poverty and almost one-third (32%) of Detroit households facing cost burdens of 30% or more of their monthly income, providing safe, decent affordable housing is a necessity in the City of Detroit. All of the housing needs listed above represent a substantial community need that should be addressed, and are considered the most pressing. However, Detroit is limited in its ability to serve these needs because of the lack of resources available.

4. Identify any obstacles to meeting underserved needs.

There are many challenges to meeting the underserved housing needs of the City of Detroit. The most pervasive include:

- Reduction of Housing Choice Vouchers (Section 8)
- Continued decline in CDBG/HOME funds
- Aging of housing stock
- Lack of maintenance
- Lack of information regarding available resources
- Lack of a coordinated housing strategy
- Lack of coordination between various City agencies regarding housing

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. **Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.**

The population of the City of Detroit has declined over the past three decades, from 1.514 million in 1970 to 931,569 in 2000. In addition to losing a significant portion of the population, the housing stock has also declined. According to the 1990 Census, there were 410,027 units, and now there are 375,096, equaling a loss of 34,931 units within the past 10 years.

The loss of population and housing stock in Detroit has impacted the City tremendously. Most of the flight has been of the middle class, leaving behind the city's most vulnerable population group (low income households and their children) with a significantly smaller tax base to meet their growing needs. The housing stock of the city has been vacated as these middle class persons flee, resulting in an increase in vacant units from 35,970 in 1990 to 38,668 in 2000. Therefore, the City of Detroit not only faces the strain of dealing with the socioeconomic needs of the population, but also the physical burden of decay and abandonment in neighborhoods.

(For a map of the Housing Unit Vacancy Rate, see Map 11 in the section "Other Narrative" 91.200(b)1).

Condition of Housing

Although the condition of the housing stock varied widely throughout Detroit, the age of the housing stock does not. According to the 2000 Census, 51.5% of the Detroit housing stock was built between 1940 and 1959, and 29.9% of the housing stock was built before 1939. Given the age of the housing stock, there are many abandoned structures and units in need of serious repair in concentrated low-income areas. In order to combat the

continued decay of the City's housing stock, the City of Detroit offers housing repair assistance to owners whose housing is a threat to their health and safety.

(For a map of Median Year Built, see Map 12 in the section "Other Narrative" 91.200(b)1).

Last year, the minor home repair program provided home repair assistance to 175 units. These units received repairs to their furnaces, porches, roofs, electrical systems and plumbing systems. The City of Detroit allocates up to \$24,950 per unit for homes that do not need lead cleanup, and additional \$12,000 for lead cleanup. Due to the age of Detroit's housing stock, most of the homes in need of minor home repair also have substantial lead issues that must also be addressed.

Housing Demand and Supply

According to the 2000 Census, the City of Detroit has 375,093 housing units, of which 63.2% are single-family units, 10.8% are duplexes and 10.9% are multifamily units. Of these units, 40.2% are specified renter occupied units, and 43.7% are specified owner occupied units. The housing supply in Detroit also includes 38,668 vacant units. Of these vacant units, 35% (13,696) are for rent, while only 7% are for sale.

The large number of vacant units is also reflected in the 2000 CHAS data on housing affordability. The majority of the vacant units are targeted to the 0-30% AMI income group. As mentioned previously, many of the renters in this income group are unable to afford these rents, resulting in empty units while households share apartments or find other means of housing (living with family, homelessness, shelters, etc).

(For a map of Average Household Size, see Map 13 in the section "Other Narrative" 91.200(b)1).

There is a very different story unfolding in Detroit for higher-level incomes (51- 100% of AMI). At these income levels, there are very few vacant units for rent or for sale. Persons in these income groups can afford most of the Detroit housing stock, and therefore are in possession of a home or apartment.

(For a map of Single Family Home Median Value, see Map 14 in the section "Other Narrative" 91.200(b)1).

Current housing and demand also reflect the fact that the City of Detroit has lost population for the past 10 years, and continues to lose population. As persons leave the City of Detroit to move to other areas, the housing stock remains, and becomes vacant, reflecting the greater supply of units than the demand.

This however, should not diminish the fact that housing construction has been increasing for the City of Detroit for the past several years. Both private developers and nonprofit housing corporations are building housing, and many of the projects are subsidized by City of Detroit HOME dollars. The number of building permits issued for new construction increased by 265 percent between 2000 and 2003. In 2003, the building permits corresponded to 872 new units, which made Detroit the third highest in new

construction in the Southeastern Metro Region.⁶ The majority of these units are being constructed in the downtown and near downtown areas.

- 2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).**

Affordable Housing Targeting and Production⁷

	0-30% AMI	30-50% AMI	50-60% AMI	60-80% AMI
Rental Completed Units⁸	103	120	141	2
Rental Closed Units⁹	64	268	495	16
Tenant Based Rental Assistance	77			
Owner Occupied Assisted Units	3	12	4	1

During the fiscal year of July 1, 2003 to June 30, 2005, the above table illustrates the units that were closed and completed for the various income groups.

From this table, we can see that the City of Detroit created many new affordable housing units during the 2003-2004 fiscal year. However, the current budget crisis in Detroit will have a tremendous impact on the ability of the Housing Services Division to produce units at the same level as it did in the 2003-2004 fiscal year. Any decrease in the HOME allocation will also decrease the number of units that can be produced.

The majority of closed and completed units were targeted to those earning 30-60% of AMI, which has a positive impact on the housing affordability issues for this income group. The income group facing the greatest housing needs in the City of Detroit is the 0-30% AMI group, which received substantially fewer units.

- 3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.**

⁶ Dale Thompson. "Detroit Residential Building Permit Activity from 2000-2003. Wayne State University: Center for Urban Studies. 30 July 2004.

⁷ This table is the completed and closed units (rental and owner) for the fiscal year of July 1, 2003 to June 30, 2004. This is the latest complete fiscal year information available. Data from five sites was not included.

⁸ Rental Completed Units are units in which construction has been completed

⁹ Rental Closed Units are units in which financing has been closed, but construction had not started

The greatest need for affordable units is for persons earning 0-15% of AMI, it is highly unlikely that private and nonprofit developers will begin production of these units. Because the rents for these persons are so far below the fair market rents, it is difficult to construct and maintain units with such low rents. Currently, the Detroit Housing Commission is expecting to lose 735 Section 8 vouchers, which are targeted to this income group. The Detroit Housing Commission has outlined (in its five year plan) several ways it will seek to address its waiting list and increase the supply of assisted housing. This includes:

- applying for additional rental vouchers
- reducing public housing vacancies
- leveraging private or other public funds to create additional housing opportunities

The City of Detroit Housing Service Division is working with nonprofit developers and private developers to increase affordable units from 31-80% of AMI. As mentioned in the housing needs section the City of Detroit Housing Services Division has programs targeted to both renters and owners, and is working to complete many projects that are underway.

The housing market is relatively strong for those who are living within the City of Detroit, and earning 50-100% of AMI, the City of Detroit Planning and Development Department is also working to decrease the population exodus and encourage those who are currently living in Detroit to continue living here, while trying to attract new middle class households to the City. In order to achieve this goal, the City of Detroit has begun the “Grow Detroit” plan, which aims to create or rehab between 3,000 and 4,000 units of market rate and affordable housing throughout the City of Detroit. The locations will be strategically placed so that they can be used to leverage private investment in the area as well.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

The City of Detroit recognizes the importance of a multi-faceted approach to addressing citywide housing needs. In response to these complex needs, the 2004 Revised Master Plan of Policies prioritizes the following neighborhood goals:

- **Preserve sound neighborhoods** through improved code enforcement, minor rehabilitation and repair programs and scattered site infill development
- **Revitalize neighborhoods with poor housing conditions**, through more substantial rehabilitation and repair programs and medium to large-scale infill development in areas with contiguous vacant parcels

- **Rebuild neighborhoods** with a mix of market rate and affordable housing in areas with large amounts of vacant land

To more effectively achieve these goals, the City of Detroit is focused on the following:

- Developing a comprehensive housing strategy that will address all of the housing needs in the city, to be completed in August of 2005
- The implementation of the Department of Administrative Hearings is a major process improvement, allowing for the consistent code enforcement in Detroit's neighborhoods
- The Grow Detroit initiative, which is focused on increasing new housing starts within clusters
- Implementing the Detroit Property Information System, which will provide a cohesive view of the information necessary to sell city owned land, and reduce the time necessary to complete a land sales transaction

The combination of these enhancements will provide the City with the tools necessary to successfully preserve, revitalize and rebuild Detroit.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

The majority of resources available to the City of Detroit are in the form of tax incentives and abatements. Among the most used are: Low Income Housing Tax Credits, Neighborhood Enterprise Zones, Michigan Historic Tax Credits and Obsolete Property Tax Credits. In addition, CDBG and HOME funds are available to be combined with private investments.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

The Detroit Housing Commission (DHC) is the primary Public Housing Authority (PHA) for the City of Detroit and serves residents with income levels at or below 80% of AMI. The DHC operates two programs: Low Rent Developments and the Housing Choice Voucher Program (Section 8). The table below indicates the number of available units in the Detroit Housing Commissions’ portfolio and the number of families on the waiting lists:

Program Name	Existing Units	Expected Unit Reduction	Waiting List (Families)
Public Housing	3,888	0	12,143
Section 8 Programs	5,635	735	9,176

The waiting list has been closed for thirty-six months with no set date to reopen the list.

The physical conditions of the units are currently being assessed for restoration and revitalization. The DHC is committed to maintaining its existing public housing stock and will be undertaking major renovations based upon the outcome of the needs analysis and funding availability, which includes results for Section 504 needs.

Public Housing Strategy (91.210)

- 1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency’s strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency’s strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.**

The Detroit Housing Commission has developed a series of goals and implementation strategies to serve the various needs listed in question 91.210. In accordance with DHC’s overarching responsibility, *to serve residents at 80% or below AMI*, these goals address the needs of extremely low-income, low-income and moderate-income families, as well as outlining the revitalization and restoration scenarios of public housing projects within the city. Improving the management and operation of public housing, and DHC’s strategy for improving the living environment of its’ resident populations is also discussed.

GOAL: Developing up to 1200 additional units of affordable housing, which includes rental and homeownership opportunities.

- **STRATEGY:** *By creating public/private partnerships of new construction or existing units; apply for additional rental vouchers where possible; and reduce the public housing vacancies to a 97% occupancy rate over the next five years*

GOAL: *Improve the quality of assisted housing through improved public housing management to a “high performer” level; improve voucher management to the “standard performer” level; increase customer satisfaction to 70% in each category of the Resident Assessment and Satisfaction Survey (RASS).*

- **STRATEGY:** *By renovating or modernizing public housing units based upon the outcome of the needs assessment survey; demolish or dispose of obsolete public housing; provide replacement of five-hundred public housing units through acquisition, joint development and DHC sponsored development; and provide replacement vouchers for displaced residents*

GOAL: *Increase assisted housing choices through voucher mobility counseling for all resident moves.*

- **STRATEGY:** *By conducting on-going outreach efforts to potential voucher landlords; increase voucher payment standards; implement voucher homeownership program with a goal of fifty-five participants; implement public housing or other homeownership programs; and move the family developments to a site based waiting list*

GOAL: *Improve community quality of life and economic vitality of the living environment through deconcentration of poverty by bringing higher income public housing households into lower income developments.*

- **STRATEGY:** *By promoting income mixing in public housing by assuring access for lower income families into higher income developments; implement public housing security protection in a state of the art control center; and designate developments or buildings for particular resident groups like the elderly or persons with disabilities*

GOAL: *Promote self-sufficiency and asset development of families and individuals through increasing employed persons in assisted families.*

- **STRATEGY:** *By offering services, literacy programs, partnerships with educational facilities, and financial planning; Provide or attract supportive services to improve assistance employability; increase the number of residents in the Family Self Sufficiency (FSS) program from 150 to 340 persons; assisted housing and resident services are making residents aware of other human and social service agencies that offer free service to residents of the City of Detroit; and provided/attract services to increase independence for elderly or families with disabilities like the Hope VI Woodbridge development that includes the*

construction of assisted living facility along with transitional programs from assisted living to permanent nursing homes

GOAL: *Ensure equal opportunity in housing for all Americans by undertaking affirmative measures to ensure a suitable living environment and access to assisted housing regardless of race, color, religion, national origin, sex, familial status or disability.*

- **STRATEGY:** *By using a marketing strategy that includes outreach in various communities as well as future modernization of the DHC housing units that will be accessible to a variety of persons with disabilities regardless of unit size*

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

The Detroit Housing Commission is committed to resident input in the development of its' plans.

- The DHC has a resident advisory board whose primary responsibility is to assist the DHC in developing their PHA Plan. The advisory board has an opportunity to review and comment on a majority of DHC policy changes before they are adopted and implemented
- The DHC has resident councils at each of their communities and DHC staff is directly involved with the councils to ensure that the DHC is aware of community concerns

The Detroit Housing Commission is engaged in activities to encourage residents to participate in homeownership.

- The DHC offers two homeownership programs: the Section 8 homeownership program participants have the ability to purchase a home using their Section 8 voucher as a portion of the mortgage payment; and 5(h) homeownership program offers the Public Housing residents the opportunity to purchase DHC scattered site homes through one of their economic self sufficiency programs

3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

HUD does not designate the Detroit Housing Commission as "troubled" or otherwise performing poorly.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

- 1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.**

The housing market and the incentives associated with it are affected by public policies in the City of Detroit. The City has several tax incentives that can be taken advantage of, including Neighborhood Enterprise Zones (NEZ), Low Income Housing Tax Credits (LIHTC), Historic Tax Credits, Renewal Communities (RC), and Obsolete Property Tax Credits.

- *Neighborhood Enterprise Zones:* A property tax abatement for new housing or improvements to residential property for twelve years after completion. New housing units receive half the average property tax rate prevailing in the state and improvements on rehabilitated housing are untaxed
- *Low Income Housing Tax Credits:* Ten year credit against federal taxes for owners of newly constructed or renovated rental housing that sets aside a specific percentage of units for low-income persons for a minimum of fifteen years. The credit varies for new construction and renovation
- *Michigan Historic Preservation Tax Credits:* A state income tax credit of up to 25 percent of the qualified rehabilitation expenditures. The homeowner must maintain possession of the home for five years after the tax credit is initially claimed. The structure must be located within a locally designated historic district
- *Renewal Communities:* The City of Detroit received an eight-year Renewal Community designation (January 1, 2002-December 31, 2009) for a 25-acre area. Most of the benefits of this program go to businesses but also included is an expansion of the LIHTC by 40 percent within the RC area
- *Obsolete Properties (aka-PA146):* A tax-credit program targeted specifically at the rehabilitation and reuse of obsolete structures. To qualify, the property must be commercial property or commercial housing property that is a “facility” (contaminated), “blighted”, or “functionally obsolete.” Qualified structures in approved obsolete property rehabilitation districts can receive significant property tax breaks on the improved value of the rehabilitated. Qualified obsolete property rehabilitation projects in qualified local units of government are eligible for a 1 to 12 year tax exemption certificate that would freeze the property at its pre-rehabilitated value, effectively allowing the rehabilitation to be property tax-free

- *Brownfield Redevelopment Credit (aka-PA249)*: Qualified taxpayers receive special tax credits for redeveloping certain types of land and facilities in the state. Priority consideration will be given to projects on a facility (contaminated). The credit is equal to 10% of eligible investment. Eligible investment includes the demolition, construction, restoration, alteration, renovation, or improvement of buildings, or site improvements, on eligible property and the addition of machinery, equipment and fixtures to eligible property

Certain policies and regulation are considered barriers to the development of affordable housing. These include:

- *Proposal A*: In 1994 the State of Michigan changed the way public schools would be funded by transferring the control of school funding from local property taxes to the state level, therefore reducing property taxes
- *Zoning Ordinances*: Overlay districts and any specially designated districts that are set up to encourage market rate development in the downtown or riverfront areas may have certain requirements that impact the financial cost burden to the project, and the cost(s) would be passed on to the owner/renter. For example some of these developments are required to use specific materials on the façade that could increase the building/renovation costs
- *City Owned Property Disposition*: The lack of a clear policy, process, and disposition of City owned property creates a long process for non-profits to obtain property to develop.

Some of the projects built with the incentives mentioned above are just beginning to expire, and the City is looking at the impact this will have on housing affordability. (This issue will be discussed more in depth in the City’s Housing Strategy, set for August 2005). For instance, the City is unsure if homes will still be affordable when the Neighborhood Enterprise Zones expire, and the taxes become uncapped.

This is a significant issue now, however, with the effects of Proposal A. After twelve years Proposal A, is causing difficulties, because when a property is sold the taxes become uncapped and are re-evaluated at the current sale price causing a “pop-up” effect to the new owner. Under this plan, school operating funds are tied to each pupil, and in a city of declining population and students are choosing to go elsewhere.

Some residents, during the public meetings, expressed concerns related to the housing values in the City being depressed compared to the surrounding metropolitan area and worried that improvements could “over-improve” their property. Some residents felt that the price of permits and fees were higher than the surrounding area and caused an undue burden for residents who wanted to make improvements on their homes.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier

assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

The City was built and supported by a population of nearly two million at one time and is now hovering just under 950,000 people. The population in the City of Detroit is not increasing due to many reasons or combination of reasons: high tax rate, high insurance rates/redlining, problems with the Detroit Public Schools, predatory lending, lack of services, crime/perceived crime, just to name a few. Therefore the tax burden for maintaining a city with an antiquated infrastructure that could handle two million people falls on the property owners. The needs far outweigh the resources. The City of Detroit is implementing policies aimed at ameliorating the negative effects of some public policies. In its 2004 Revised Master Plan of Policies, the City of Detroit outlines the following strategic goals:

***Issues:** Assembling funding for affordable housing projects requires collaboration among banks, philanthropic foundations, government, and non-profit financial intermediaries. The reliance upon multiple funding sources poses challenges to long-term funding, overall project viability, and affordability.*

GOAL: Ensure financing for affordable housing

- ***Policy 1.1:*** Work with financial institutions to secure appropriate finance mechanisms for all types of affordable housing
- ***Policy 1.2:*** Assist developers to surmount barriers to affordability
- ***Policy 1.3:*** Advocate for an expanded Federal and State role in financing affordable housing

***Issues:** A poor grasp of the fiscal and economic consequences of tax incentives may spawn inefficient or even counterproductive allocations of public resources. Failure to use housing incentives strategically risks draining city resources and stymieing development potential.*

GOAL: Strategically target tax incentives

- ***Policy 2.1:*** Research and develop a sound strategy for the use of tax incentives for housing, with due regard for the actual benefits and costs citywide

***Issues:** While aggregate minority homeownership rates have increased over the past decade, minority applicants are typically denied mortgages at a higher rate than whites. Low-income and minority applicants also face higher costs for credit, due to predatory lending practices and sub-prime rates, and are at a greater risk of foreclosure.*

GOAL: Ensure fair lending for low-income and minority homebuyers

- **Policy 3.1:** Encourage the federal government to improve the purview and enforcement of the regulations and legislation (such as the Community Reinvestment Act) that govern lending
- **Policy 3.2:** Work with housing advocates to maintain an interface with financial institutions to address local lending risk and the extension of credit to minority buyers
- **Policy 3.3:** Cooperate with non-profits and financial institutions to improve and expand programs that assist first-time homebuyers

Issues: Federal policy has diminished the affordable rental housing stock by virtue of public-housing demolition, expiry of subsidy contracts, and limited issuance of housing vouchers. Furthermore, deferred maintenance, poor relations between tenants and landlords, and the costs of rehabilitation and renovation obstruct the revival and maintenance of the city's rental housing stock.

GOAL: Increase and improve rental opportunities

- **Policy 4.1:** Work with other local governments toward a regional commitment to build rental housing in job-growth areas and ensure its accessibility to low/moderate-income workers
- **Policy 4.2:** Work collaboratively with landlords, tenants, and the community to develop and enforce increased property maintenance standards and practices
- **Policy 4.3:** Encourage sufficient and diverse rental opportunities to attract new residents to the city, especially students, young professionals and artists

Issues: The current housing supply does not meet the housing and service needs of populations living with severe challenges to their mental or physical health. Coordination between the developers and service providers and government agencies is limited.

GOAL: Provide supportive housing

- **Policy 5.1:** Promote the involvement of service providers in identifying and meeting supportive housing needs and priorities
- **Policy 5.2:** Assist the development of supportive housing by facilitating site selection, conducting community outreach and education, and identifying target groups

Issues: The quality of life in the City’s neighborhoods is determined in large part by nearby amenities. Insufficient coordination exists among local government, the housing industry, the education system, and advocates for the region’s transportation and recreation systems.

GOAL: Coordinate community development efforts

- *Policy 7.1: Work with other local governments and housing professionals to coordinate housing and transportation opportunities*
- *Policy 7.2: Encourage planners, developers and retailers to work together to strengthen retail nodes by expanding housing opportunities in targeted areas*
- *Policy 7.3: Ensure the provision of sufficient neighborhood parks and green spaces in residential developments*
- *Policy 7.4: Work with school systems to ensure proper forecasting and accounting of housing needs associated with enrollment growth*

Issues: The current resources dedicated to automobile travel limits the potential of alternate modes of transportation. Mobility is restricted without diverse modes of transportation, thereby limiting connections between people and places.

GOAL: Increase the diversity of transportation options

- *Policy 3.1: Provide and maintain sufficient infrastructure to support multiple modes of transportation, including greenways, sidewalks and bike paths*
- *Policy 3.2: Consider various modes in all transportation proposals and projects*
- *Policy 3.3: Examine policies to improve connections between different modes of transportation, ranging from bike racks on buses to intermodal facilities for freight transportation*

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are

at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

In the past year, the City of Detroit has seen an increase in the number of homeless persons, not only men but also women with children and elderly. There are many reasons for this increase, but substance abuse, lack of affordable housing, inadequate income, chronic mental illness and unemployment are the primary culprits. The individuals and families most likely to be homeless are single black males and females with children with little or no income and in some instances, substance abusers. It is estimated that approximately 90% of the homeless population is black.

Homeless Needs Individuals	Needs	Currently Available	Gap
Emergency Shelter	3,174	2,374	800
Transitional Housing	2,048	1,240	808
Permanent Supportive Housing	6,363	1,149	5,214
Total	11,585	4,763	6,822

Homeless Needs Families	Needs	Currently Available	Gap
Emergency Shelter	1,325	1,325	0
Transitional Housing	1,212	992	220
Permanent Supportive Housing	4,511	677	3,834
Total	7,048	2,994	4,054

A point in time survey completed on January 29, 2004 revealed the need for an additional 800 emergency shelter beds, 808 transitional housing beds, and 5,214 permanent supportive housing beds for homeless individuals. Additionally, it revealed the need for an additional 220 transitional housing beds, and 3,834 permanent supportive housing beds for extremely low or low-income families with children. As a result of a lack of affordable housing, inadequate income, unemployment and substance abuse, individuals and families may be at imminent risk of either residing in shelters or becoming unsheltered. Substance abuse is usually a contributing factor in the risk of either residing in shelters or becoming unsheltered.

Currently, 2,374 emergency shelter beds, 1,240 transitional housing beds and 1,149 permanent supportive housing beds exist for homeless individuals. The need in the City of Detroit exceeds capacity, resulting in a gap of 6,822 beds or unsheltered persons.

Priority Homeless Needs

- 1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.**

The City of Detroit is committed to addressing the needs of the homeless, which is reflected in both the 2004 Revised Master Plan of Policies and the Ten-Year Plan to End Chronic Homelessness. The 2004 Revised Master Plan of Policies correctly cites that a *“Lack of a family or similar support structure, and the insufficient supply of shelter are among the causes and continuing challenges to the City’s homeless population”*. As one of the goals to address this issue, the 2004 Revised Master Plan of Policies states that the City needs to *“Increase support services for the City’s homeless population”*. Implementation is to be achieved through the following policies:

- ***Policy 7.1:*** *Expand mobile health and food distribution teams to provide outreach to the homeless population*
- ***Policy 7.2:*** *Encourage the development of transitional housing units dedicated to homeless citizens and their families*
- ***Policy 7.3:*** *Increase accessibility and stability of educational and training opportunities for homeless children and adults*
- ***Policy 7.4:*** *Develop strategies to curb homelessness due to the de-institutionalization of mental health facilities*

Another issue cited in the 2004 Master Plan of Policies is that *“Various personal or economic crises can result in a permanent or temporary lack of shelter. Individuals or families with transitional housing needs are often also in need of support services”*. To combat this, a goal to *“Provide transitional housing”* has been recommended.

- ***Policy 6.1:*** *Encourage the development of transitional housing units in areas with transportation access and supportive services*
- ***Policy 6.2:*** *Collaborate with social-service providers and other organizations to support progression from homelessness or dependence on emergency shelters to transitional and, eventually, permanent residences*

The primary goal of the Ten-Year Plan to End Chronic Homelessness is to expand the supply of affordable, safe and permanent supportive housing for the homeless. Within that construct, the Detroit Continuum of Care and the Ten-Year Plan to End Chronic Homelessness Committee's top priority is to place chronically homeless individuals into permanent supportive housing. Adopting the "Housing First" concept, the chronically homeless individual will be placed in permanent supportive housing. Transitional housing will be needed to assist the individual in moving from emergency shelters to permanent housing. Currently, there are 1,149 permanent supportive housing beds for the chronically homeless, 334 beds are under development, and an additional 4,880 permanent supportive housing beds need to be developed.

The ten-year plan committee (which consist of service providers, homeless persons and concerned citizens) is determined to address the needs and develop a plan to insure that individuals who are severely mentally ill, have chronic substance abuse problems, are veterans, have HIV/AIDS or are victims of domestic violence reside in permanent supportive housing.

Prevention activities will be provided to stabilize the individual in permanent housing. This may include assistance with rental and mortgage payments, life skills training, mental health counseling and treatment, utilities assistance, etc.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

High priority is given to chronically homeless persons to assist them into being placed in permanent supportive housing. Currently, there are 1,250 sheltered chronically homeless individuals. These clients receive the supportive services necessary to assist them in becoming as independent as possible. An estimated 4,986 chronically homeless persons remain unsheltered, and seek shelter in abandoned buildings or under bridges.

As part of the ten-year plan to end chronic homelessness, the goal is to recruit private landlords and management agents to participate in a pilot program to rent their properties to chronically homeless individuals. Agreements will be established with landlords, identifying the supportive services, prevention and intervention program in place to assist the individuals and families in retaining their housing.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional

Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

A point-in-time survey conducted on January 29, 2004 revealed there are 16,807 homeless persons in Detroit, Hamtramck and Highland Park, Michigan. Tremendous efforts have been made to insure that an adequate number of facilities and services exist to assist homeless persons and families with children in Detroit. Nevertheless, the need exceeds the number of beds available for the homeless.

In the cities of Detroit, Highland Park and Hamtramck, Michigan, there are thirty-five emergency shelter and services providers, fourteen supportive services only providers, twelve transitional facilities and two permanent supportive housing providers that provide services to homeless individuals and families.

Some providers provide shelter and services to specific sub-populations. For example, Women’s Justice Center (My Sister’s House) and YWCA of Metropolitan Detroit (Interim House) are specifically for victims of domestic violence. Simon House and Wellness House provide shelter and services to persons with HIV/AIDS. Michigan Veterans Foundation offers emergency/transitional housing for veterans. Alternatives for Girls and Matrix Human Services (Off the Streets) provide shelter and services for runaway youth under 18 years old. Covenant House provides shelter and services for youth between the ages of 16 and 21. Detroit Central City and Cass Community Social Services provide shelter and services for the severely mentally ill. Mariners Inn provides substance abuse treatment for homeless men, and Genesis House 2 and 3 provide substance abuse treatment for women. All of the emergency/transitional housing providers funded through the City of Detroit have indicated that they provide services to the chronically homeless.

The following is a brief inventory of emergency shelters, transitional housing, permanent supportive housing and supportive services projects funded by the City of Detroit.

EMERGENCY SHELTERS AND SUPPORTIVE SERVICES ONLY PROVIDERS

ORGANIZATION	ADDRESS	ZIP CODE	TYPE OF SERVICE
Alternatives for Girls	908 W. Grand Blvd.	48208	Emergency Shelter
Black Family Development	15231 W. McNichols	48235	Supportive Services
Care Givers	2111 Woodward, Ste. 700	48201	Supportive Services
Cass Community Social Services	11850 Woodrow Wilson	48206	Emergency Shelter
Coalition on Temporary Shelter	26 Peterboro	48201	Emergency Shelter
Covenant House	2959 M.L. King Blvd.	48208	Transitional and Emergency Shelter
Detroit Central City CMH	10 Peterboro	48201	Emergency Shelter
Detroit Health Care for the Homeless	2395 W. Grand Blvd.	48208	Supportive Services
Detroit Rescue Mission Ministries	3535 Third	48231	Emergency Shelter

Eastside Emergency Center	5075 Chalmers	48215	Emergency Shelter
Emmanuel House Recovery	18570 Fitzpatrick	48228	Emergency Shelter
Federation of Youth Services	E. Grand Blvd.		Emergency Shelter
Fort Street Presbyterian Church	601 W. Fort	48226	Supportive Services
Freedom House	2630 W. Lafayette	48216	Emergency Shelter
Genesis House 1	150 Stimson	48231	Emergency Shelter
Genesis House 2	2015 Webb	48231	Emergency Shelter
Genesis House 3	3840 Fairview	48213	Emergency Shelter
L.I.F.T. Women Resource Center	16180 Meyers	48221	Supportive Services
Legal Aid and Defenders Association	645 Griswold, Ste. 3466	48226	Supportive Services
Mariners Inn	445 Ledyard	48201	Emergency Shelter
Michigan Legal Services	220 Bagley, Ste. 900	48226	Supportive Services
Michigan Veterans Foundation	2770 Park	48201	Emergency Housing
Muslim Family Services	12346 McDougall Street	48212	Emergency Shelter
Neighborhood Service Organization – 24 Hour Walk In Center	3520 Third	48231	Walk-In Center
NSO Emergency Telephone Hotline	220 Bagley, Ste. 1200	48201	Supportive Services
Off the Streets	10612 E. Jefferson	48214	Emergency Shelter
Off the Street	680 Virginia Park	48202	Emergency Shelter
Operation Get Down	10100 Harper	48213	Emergency Shelter
People United As One	660 M. L. King Blvd.	48201	Transitional and Emergency Shelter
Simon House	17300 Burgess	48219	Emergency/Transitional Housing
T.C. Simmons Visiting Ministries	10501 Orangelawn	48204	Emergency Shelter
Travelers Aid Society	1150 Griswold, Ste. 1800	48226	Supportive Services
United Community Housing Coalition	220 Bagley	48226	Supportive Services
Neighborhood Legal Services of Michigan	104 Lothrop	48208	Supportive Services
Wellness House	1419 W. Warren	48208	Emergency Shelter
Women’s Justice Center	Confidential Location		Emergency Shelter
YWCA of Metropolitan Detroit	Confidential Location		Emergency Shelter

TRANSITIONAL HOUSING AND SUPPORTIVE SERVICES PROVIDERS

ORGANIZATION	ADDRESS	SERVICES PROVIDED	ZIP CODE
Cass Community Social Services	11850 Woodrow Wilson	Transitional Housing	48206
Cass Community Social Services	11850 Woodrow Wilson	Safe Haven	48206
Covenant House	2959 Martin Luther King	Transitional Housing	48208

Detroit Rescue Mission Ministries	3535 Third	Transitional Housing	48206
DRMM-Genesis House 2	2015 Webb	Transitional Housing	48231
DRMM-Genesis House 3	3848 Fairview	Transitional Housing	48231
Freedom House	2630 W. Lafayette	Transitional Housing	48216
Jewish Vocational Services	4250 Woodward	Supportive Services	48201
Mariners Inn	445 Ledyard	Supportive Services	48201
Michigan Veterans Foundation	2770 Parks	Transitional Housing	48201
Simon House	17300 Burgess	Transitional Housing	48219
Southwest Non Profit Housing Corporation	3627 W. Vernor	Transitional Housing	48216
Women's Justice Center	11570 LaSalle Blvd.	Transitional Housing	48206

PERMANENT HOUSING AND SHELTER PLUS PROVIDERS

ORGANIZATION	ADDRESS	SERVICES PROVIDED	ZIP CODE
Southwest Non Profit Housing Corporation	3627 W. Vernor	Shelter Plus Care	48216
Simon House	17300 Burgess	Permanent Housing	48219

Outreach and Assessment

Outreach efforts are made to reach the chronically homeless living on the streets by canvassing the streets, particularly at night. Once these clients are engaged and agree to enter the facility, a needs assessment is performed to link them with available resources. The need assessment would include a professional diagnosis. Treatment would include mental health counseling, monitoring to assure prescribed medication is taken and used properly, and transportation to the necessary mental health services. An assessment of each person's ability to live independently must be ascertained before discharge from a temporary shelter.

During the winter, outreach vans provide transportation of the chronically homeless to three overnight warming centers, a 24-Hour Walk-In Center and two rotating churches.

Homeless Strategic Plan (91.215 (c))

1. **Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and**

low-income individuals and families who are at imminent risk of becoming homeless.

The Detroit Continuum of Care strategy for developing a system to address homelessness and the priority needs of homeless persons and families, including subpopulations, is to develop a plan to end homelessness in ten years utilizing the “Housing First” concept. The “Housing First” concept is to place the chronically homeless individuals and families living on the streets and in emergency shelters into permanent supportive housing. In doing so, homeless clients will receive a needs assessment to determine what supportive services are necessary to help them move to independent living.

Outreach/assessment is provided to the chronically homeless living on streets via a new initiative called “Loose Change for Real Change”. Two outreach workers canvass the Financial District and Greektown business sections of Downtown Detroit in an effort to make contact with homeless individuals and attempt to get them to go to an emergency shelter for services. During the winter months, clients that refuse to go into an emergency shelter are given blankets, water and hygiene kits. Outreach vans also provide transportation of the chronically homeless to three overnight warming centers during the winter months. In addition, a 24-Hour Walk-In Center and rotating churches work with this population.

Other service providers located in Detroit, Highland Park and Hamtramck also conduct outreach and assessment. Outreach efforts are made by canvassing the streets (particularly at night) to reach the chronically homeless. Once these persons agree to enter the facility, a needs assessment is performed to link them with mainstream resources.

A point-in-time survey conducted on January 29, 2004 reveals the need for an additional 800 emergency beds, 808 transitional housing beds and 5,214 permanent housing beds for homeless individuals. It also reveals the need for an additional 220 transitional housing beds and 3,834 permanent housing beds for homeless families. The survey did not reveal a need for additional emergency shelters.

Since the focus is permanent supportive housing, our goal is to expand the supply of affordable, safe and supportive housing for our homeless population.

Homelessness Prevention activities will be provided to low-income individuals and families that are already in housing to assist them in staying housed. Homelessness prevention services include assistance with mortgage or rental payments, assistance with utilities payment, assistance with illegal evictions, mediation of landlord/tenant disputes, availability of rental subsidies and expanded use of housing choice vouchers.

- 2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated**

with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

The City of Detroit has engaged the collaboration of faith-based organizations, businesses, governmental agencies, Homeless Action Network of Detroit and the Corporation for Supportive Housing to write a strategy or plan to eliminate chronic homelessness by 2012. The strategy is to:

- expand the supply of affordable, safe, supportive housing
- strengthen and expand efforts to prevent homelessness
- increase awareness and utilization of mainstream services and community resources

The Ten-Year Plan Steering Committee is currently working with the City's Planning and Development Department and the Detroit Housing Commission to insure future funds are set-aside for use in providing housing assistance, and the development of affordable permanent supportive housing. The Steering committee is working with the Continuum of Care to reallocate funds to the development of more permanent supportive housing. The Ten-Year Plan Steering Committee's proposed strategies are:

- Recruit private landlords and management agents to participate in a pilot program to rent their properties to chronically homeless individuals. Agreements will be established with landlords identifying the support services, prevention and intervention programs in place to assist the individuals and families in retaining their housing. This is the first step in increasing the supply of affordable permanent supportive housing, and at the same time establishing partnerships with private landlords and management agents

The process could then begin to place individuals and families that are already in emergency or transitional housing and are deemed housing-ready into permanent housing. The next step would be to move the chronically homeless into the appropriate housing with supportive services.

- Create a day center for homeless individuals who may not have anywhere to go during the day when shelters are closed or understaffed. The day center may provide laundry facilities, showers, and morning and afternoon meals. The Center will also partner with service providers who come onsite to provide medical, psychiatric, legal assistance, housing counseling, and case management

With this strategy in place, case workers will be able to provide immediate housing placement for chronically homeless individuals who are brought to the day center by outreach workers, or who visit voluntarily. Funding for the day center will be sought

through private funds, such as foundations and businesses.

Through the collaboration and commitment of various governmental agencies, business community and corporate sponsors, the Steering Committee's strategic planning process will be on-going and the commitments will allow Detroit to take a more aggressive approach to ending chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Preventing homelessness for individuals and families with children or those at imminent risk of homelessness is a top priority of the Detroit Continuum of Care. Strategies continue to be developed to insure appropriate supportive services are provided to low-income persons. These strategies include:

- Assistance with mortgage or rental payments in arrears (up to a specific dollar amount)
- Assistance with utilities payments in arrears (up to a specific dollar amount)
- Legal assistance to prevent illegal evictions
- Mediation of landlord/tenant disputes
- Availability of rental subsidies for low-income individual and families
- Expanded use of housing choice vouchers
- Money management and debt counseling

Since domestic violence is a main cause of homelessness for individuals and families, services must be available relating to this issue, for instance, mediation domestic disputes, family counseling, spousal abuse counseling and legal services.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

The City of Detroit is collaborating with a consortium of faith-based organizations, businesses, governmental agencies and non-profit agencies, and hospitals to write a plan to end chronic homelessness in Detroit, Highland Park and Hamtramck. This collaborative effort, known as the Ten-Year Plan Steering Committee, is led by individuals representing the City of Detroit Department of Human Services, the Detroit Police Department, the Homeless Action Network of Detroit, Detroit Public School's Social Work Division, Southwest Detroit Business Association, Wayne County, Detroit Housing Commission, the City of Detroit's Planning and Development Department, Corporation for Supportive Housing and Comerica Bank Incorporated. The involvement of these participants has enabled the Steering Committee to form five working groups to assist in establishing goals for the Ten-Year Plan. The purpose of these groups was to identify areas affecting all homeless populations, and set target objectives. The five work groups established the following goals:

- **Housing:** Expand the supply of affordable, safe, supportive housing for the homeless population
 - **Discharge Planning, Infrastructure and Supportive Services:** Strengthen and expand efforts to prevent homelessness
 - **Health Care, Mental Health, Substance Abuse and Employment:** Increase awareness and utilization of mainstream services, and community resources for homeless populations
 - **Collaborative Planning:** Increase the quality of data, power and impact of collaborative federal, state and local planning for ending homelessness
 - **Advocacy and Funding Collaborative:** Build a political agenda to end homelessness
5. **Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.**

The City of Detroit, Department of Human Services (DHS), Homeless Coordination Division has coordinated with the agencies and entities most likely to discharge persons from publicly funded institutions, to create a concerted effort to eliminate homelessness among these releases.

With the implementation of the Ten Year Plan Steering Committee to eliminate homelessness, the committee has formulated a subcommittee to address the issue of discharge planning within the City of Detroit. The subcommittee consists of members from various institutions, such as the Federal Bureau of Prisons, Michigan Department of Corrections, Wayne County Sheriff Department, Detroit Police Department, Wayne County Office of Community Justice, Detroit Wayne County Community Mental Health Agency (DWCCMHA), Michigan Family Independence Agency, Detroit Medical Center and various other stakeholders. This committee meets regularly to formulate policies regarding discharges from the above institutions. The committee looks at early wins and long- term solutions.

Nationally, Michigan is a participating member in the National Governors Association (NGA) Prisoner Reentry Policy Academy. This seven state consortium is working to improve public safety, maximize existing resources, reduce recidivism rates and improve

outcomes for returning prisoners. The Michigan Prisoner Reentry Initiative began with the formation of a State Policy Committee focused on response to the numerous issues related to successful offender transition. This committee was comprised of policy makers from the Governor's office and various other state departments.

Each publicly funded institution within our jurisdiction or systems of care have policies and procedures in place to help prevent immediate homelessness for discharges from such institutions. Although these policies may be generalized to address all discharges, they provide a substantial amount of options for those who may become homeless due to their release from a correctional institution, mental health facility, hospital or juvenile detention center.

The Federal Bureau of Prisons has a discharge policy, which states that all inmates released from a federal institution must complete a release plan, which will include place of residency upon release and financial resources. General information about potential public and private resources including housing in the community is made available through the Admission, Orientation and Release Programs. Depending on inmate need, a financial gratuity will be issued (not to exceed \$350.00), which may be used toward acquiring housing upon return to the community. The Federal Bureau of Prisons also contracts with Lutheran Social Services of Michigan, which operates Heartline Inc., a residence for women leaving prison. Heartline Inc. is also under contract with the Wayne County Sheriff Department and MDOC to provide transitional housing and supportive services to inmates incarcerated within their program. Women are allowed to remain in the transitional housing program until suitable and affordable housing can be secured after discharge.

The Michigan Department of Corrections works closely with all prisoners returning to the community to ensure that the offender's release plan is sound and does not endanger public safety. The MDOC conducts a pre-release investigation, which includes approval of the offender's home placement, employment, education and treatment. MDOC has created new intake procedures (the Transition Accountability Plan) which addresses the prisoner homeless situation at the intake process. These procedures assist some prisoners in finding adequate, affordable housing, as well as preventing those being released from becoming immediately homeless or using the local emergency shelters as a residence upon return to the community. The Michigan Prisoner Initiative is a strategy adopted by the State of Michigan to reduce the recidivism rate and help offenders successfully transition back into the community safely and cost-effectively. The policy makers on this commission are also addressing the housing barriers confronting prisoners upon their reentry to the community.

The MDOC contracted with local continuum of care service providers such as Operation Get Down to provide housing and other release services to returning prisoners in the community. Several other local service providers such as Transition of Prisoners (TOP) and Wings of Faith provide supportive services to individuals released from custodial care. These organizations are faith-based and part of the state re-entry initiative. These services are essential in the prevention of immediate homelessness of returning prisoners.

The Wayne County Jail, which is operated by the Wayne County Sheriff Department, coordinates with the DWCCMHA and MFIA to assist in finding suitable placement for inmates, especially those that are mentally challenged, from being released into immediate homelessness.

The Wayne County Office of Community Justice, (which operates the Juvenile Justice Center), contracts with several human services agencies within our jurisdiction, and has strict policies in effect to ensure that no youths are released without appropriate housing arrangements and proper supervision. State or county child officials monitor all youths incarcerated under State of Michigan Public Act 150. In conjunction with the Michigan Family Independence Agency (MFIA), policies regarding the release of detained youths to ensure that no youths become homeless. It is the policy of these agencies that youths are released to appropriate living arrangements with family, foster care, group homes under care management supervision or independent supervised living monitored by a contract care management organization. The MFIA and several other entities are collaborating on issues pertaining to youths aging out of the system of care. Covenant House of Michigan provides housing and other supportive services to young adults within our jurisdiction who may face the possibilities of homeless. Covenant House has established a comprehensive intervention program that supplies a continuum of supportive educational, psychosocial, medical and practical resources to help youths adjust to their independence and prevent homelessness in this segment of Detroit's population.

Detroit has three major health systems within our jurisdiction, Detroit Receiving Hospital, Henry Ford Hospital and St. John Hospital. In addition, the United States Department of Veterans Affairs' John Dingell Hospital is also located in our jurisdiction. These medical centers coordinate with several agencies including MFIA, Department of Veterans Affairs and DWCCMHA to assist in securing emergency shelters or temporary housing for homeless individuals discharged from these facilities.

The Department of Human Services' Homeless Coordination Division continues to coordinate with federal, state and local law enforcement agencies, mental health institutions, hospitals and other relevant stakeholders to pursue the goal of coordinated discharge policies and supportive services within our jurisdiction.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

- 1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.**

Detroit's historical roots as a center of manufacturing are evidenced by the continued significance of industry as a component of the local economy. The concentration of the automobile industry within Detroit is important for future economic growth. In addition, contemporary national economic trends provide an opportunity to diversify the economy into other sectors. Increased economic activity should translate into more jobs, more opportunities for advancement, higher incomes, increased wealth, and a greater variety of services for residents.

The City of Detroit 2004 Revised Master Plan of Policies includes the following items that impact community development needs:

***Issues:** There are additional costs associated with doing business in urban areas. These costs are associated with the complexity of redeveloping urban areas.*

GOAL: Improve the efficiency and awareness of development opportunities

- *Improve the regulatory and development processes, including administration of site-specific regulations, such as zoning, subdivision regulations, and construction and occupancy codes*
- *Emphasize the benefits of synergy, economies of scale and positive spillover effects associated with concentrations of economic activity*

***Issues:** A poor grasp of the fiscal and economic consequences of tax incentives may spawn inefficient or even counterproductive allocations of public resources. Failure to use incentives strategically risks draining city resources and stymieing development potential.*

GOAL: Strategically target tax incentives

- *Research and develop a sound strategy for the use of tax incentives, with due regard for the actual benefits and costs citywide*

***Issues:** Disinvestments in Detroit has negatively impacted commercial areas. The widespread blight caused by the decrease in economic activity is a physical and a psychological barrier to development. Without a concentration of economic activity and resources, positive impacts are dissipated.*

GOAL: Target geographic areas for business investment and growth

- *Enhance financial and technical assistance programs that support small business and neighborhood revitalization in underserved areas*
- *The Mayors Office of Neighborhood Commercial Revitalization (ONCR) is a collaborative effort between government, foundations, community organizations and the private sector. The ONCR was a catalyst for a significant turnaround of*

Detroit's commercial neighborhoods. The ONCR is creating a system of new support services and strategies to targeted neighborhoods. These support services and strategies will incorporate technical assistance and training, grants, and loans to address local business development and the necessity of building local organizational capacity to create and environment that can sustain local businesses

- *The Obsolete Property Rehabilitation act allows for the establishment of, by local government, commercial district poised for rehabilitation. Districts falling under this designation can take advantage of exemption on certain taxes. In addition, mix-use properties, residential and commercial, can also benefit from the tax incentive*

(For a map of ONCR Commercial Districts, see Map 15 in the section "Other Narrative" 91.200(b)1). (For a copy of the ONCR 5 Point Revitalization Approach, see Exhibit J in the section "Other Narrative" 91.200(b)1).

Issues: *Due to the loss of population and jobs in the City, economic opportunities for residents have been drastically reduced. The lack of opportunity impedes people from developing employment and business skills. Other impediments include availability and access to training and support programs.*

GOAL: Increase the availability and effectiveness of business education and training

- *Encourage the participation of schools, libraries and major institutions in building residents' work readiness skills*
- *Encourage business participation and investment in employee training programs*
- *Strengthen cooperation among city agencies addressing economic development and employment issues*
- *Support youth employment, apprenticeship, and mentorship initiatives*

GOAL: Support business start-up and growth efforts

- *Encourage home occupations that promote individual entrepreneurs and business formation*
- *Provide access for all new business start-ups to the resources and information necessary for business operation, including access to capital resources and technical assistance, and with emphasis on Detroit-based, minority and female owned businesses*

Issues: *Detroit is part of a regional, national and global economy. Each of these levels influences and to a lesser extent is influenced by the economic activity in the city.*

GOAL: Maximize regional, national and global collaboration

- *Support metropolitan cooperation and partnerships with State, Federal and other regional governments on economic development initiatives*
- *Continue to promote the importance of a strong core city as fundamental to the economic vitality of the region*
- *Support international trade agreements that benefit the city and the region while at the same time considering fair trade principles*

As the demography and development patterns of Southeast Michigan have changed so has the market for retail and local services. Sprawling population patterns and the expansion of infrastructure have contributed to the expansion of retail opportunities in the suburbs often at the expense of the City's retail areas. Consequently, with greater retail opportunities outside the central city, Detroit residents spend more dollars and find more employment opportunities in surrounding communities. The recent influx of new residents and the construction of new housing in the City provides opportunities to revitalize retail and local services.

Issues: *While many of the city's commercial areas contain viable businesses, accessibility and unattractiveness hinder the initial approach of customers and retailers to these areas.*

GOAL: Improve the accessibility and attractiveness of commercial areas

- *Promote the prompt removal of graffiti and other forms of blight*
- *Develop design guidelines for façade, landscape and streetscape improvements for targeted commercial areas*
- *Assist ethnic retail districts and other commercial areas to capitalize on the economic potential of visitors and tourism*
- *Establish transit and pedestrian links between commercial areas and tourist destination areas*

Issues: *Land use conflicts between businesses along commercial corridors and/or with adjacent residential areas can aggravate community relations and impair the development of a livable community and a vibrant business environment.*

GOAL: Minimize land use conflicts in and around commercial areas

- *The City of Detroit Master Plan of Policies directly addresses the future land use and actions to be taken every ten years*

- *The Zoning Ordinance acts as the regulatory function of the Master Plan of Policies in which zoning classifications correlates with the land use designations providing permitted uses in each area of classification*
- *The City of Detroit Department of Administration Hearing supports the city's master plan and ordinances through the process of code enforcement measures to control the impact of commercial corridors upon adjacent residential areas*

Issues: *Real and perceived crime harms local business. The fear of crime can strongly discourage businesses from locating in particular neighborhoods, and deters potential shoppers.*

GOAL: Increase the safety of commercial areas

- *Encourage commercial centers to establish a local crime watch program with the local precinct*
- *Promote crime prevention through environmental design*

Issues: *A lack of effective financial, technical and legal assistance can exacerbate the failure rate of many small businesses and start-up businesses.*

GOAL: Increase the number of and support to locally owned businesses

- *Strategically allocate city staff and resources to provide assistance to local entrepreneurs and business owners*
- *Encourage local colleges and universities to lend business assistance and training to residents and community organizations*
- *Support community-based entrepreneurial programs*
- *Target outreach efforts and support programs to minority and women owned businesses*

Transportation systems provide the means to connect residents to each other, employment, retail centers and other services. The wide geographic distribution of population and activity centers necessitate a regional focus upon transportation. In addition, transportation considerations should provide choice to the diverse needs of the City's population. Priority should be given to those alternatives that reduce negative impacts on the environment and the City's residents.

Issues: *Transportation planning as relates to mass transit lacks a strong regional focus. This lack perpetuates sprawling land use patterns and limits mobility for City residents.*

GOAL: Increase mobility throughout the region

- *Utilize regional agencies as a forum to identify transportation concerns and to assess and coordinate policies*
- *Promote downtown Detroit as the hub for regional transportation planning efforts*
- *Increase the role and viability of Detroit City Airport and the Port of Detroit in the regional transportation network*

Issues: *While benefiting the region, some transportation policies can adversely impact low-income or minority communities, particularly with regard to pollution.*

GOAL: Recognizing the disproportionately negative impacts of past transportation policies on the City of Detroit, ensure regional equity regarding the impact of current and future transportation projects

- *Analyze economic and demographic characteristics of surrounding communities for all transportation improvement projects to ensure that minority or low-income communities are not disproportionately impacted*
- *Identify those incurring costs and benefits from transportation projects*

Issues: *The current resources dedicated to automobile travel limits the potential of alternate modes of transportation. Mobility is restricted without diverse modes of transportation, thereby limiting connections between people and places.*

GOAL: Increase the diversity and safety of transportation options

- *Provide and maintain sufficient infrastructure to support multiple modes of transportation, including greenways, sidewalks and bike paths*
- *Consider various modes in all transportation proposals and projects*
- *Examine policies to improve connections between different modes of transportation, ranging from bike racks on buses to inter-modal facilities for freight transportation*
- *As bicycle, pedestrian and other non-motorized modes of transportation increase, attention to safety at intersections with and along roadways becomes a priority*
- *Establish designated truck routes on City streets, restricting passage through residential neighborhoods*

2. Describe the basis for assigning the priority given to each category of priority needs.

The City of Detroit Capital Agenda is a part of a continuing planning process, which systematically reviews and analyzes the City's capital improvement needs. It includes all capital projects to be financed in the next five years, 2006-2010, with funds subject to control or appropriation by the City. All proposed capital projects are evaluated for their conformity to the City of Detroit Master Plan of Policies and where applicable, to other major policy concerns, such as the requirements of other governmental units, conservation of energy and accessibility by the handicapped.

3. Identify any obstacles to meeting underserved needs.

Due to the large physical area of the City of Detroit, limited resources and predated infrastructure, meeting the underserved needs is a massive challenge. An overall approach would include monitoring the effectiveness of programs, streamlining the delivery of services and strengthening ties to community groups and financial entities in order to leverage resources.

The Master Plan City Wide Policies, from the 2004 Revised Master Plan of Policies, addresses the challenges of underutilized/vacant commercial and industrial centers, re-educating the labor force, business attraction and retention, infrastructure improvements and maintaining an efficient delivery system for economic development. Some of the specific policies are:

- to educate and inform both existing and prospective businesses of available incentives for renovating or rehabilitating industrial facilities
- to work with Detroit's colleges, universities and vocational schools to market educational and professional programs to City residents
- to direct infrastructure towards under-served neighborhoods and communities
- to assist retail districts and other commercial areas to capitalize on the economic potential of visitors and tourism
- to market the availability of tax incentive programs

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

The long and short-term community development objectives for Detroit are many, and can be found in a variety of documents: the City of Detroit 2005-2010 Capital Agenda,

the 2004 Revised Master Plan of Policies and the HUD Annual Action Plan, among others. The community development needs within the City of Detroit are many, and it is difficult to comprehensively list them. The attached Community Development Needs table is a list of **some**, but not **all**, of the projected community development needs over the next five years. For instance, the need to demolish blighted buildings that inhibit investment and the revitalization of neighborhoods is a priority not listed on the Community Development Needs table, but is a significant priority in the City of Detroit. Some of the items in the table include:

- Public infrastructure improvement to complement citywide redevelopment initiatives
- Adjust allocations accordingly to accommodate Public Service commitments
- Public Facility Rehabilitation

The City of Detroit is utilizing a variety of tax incentive programs to support development objectives. For instance, The Empowerment Zone consisting of 18.3 square miles encompassing disinvested neighborhoods to achieve the maximum economic development potential. Along with the tax incentives to businesses located in the zone, the goals are to create economic opportunity; sustaining competent, healthy, safe families; and to revitalize neighborhoods within the City of Detroit. The opportunity to obtain technical assistance from businesses and financial professionals for start-up or expansion capital further utilizes the incentives under the Empowerment Zone. In addition, educational development, job training, neighborhood development and self-help programs area also available. Tax incentives under this designation have been extended to the year 2009.

The 2000 Community Renewal Tax relief act established the Renewal Community initiative that will encourage public-private collaboration to generate economic development in distressed communities. The Renewal Community tax incentive will stimulate job growth, promote economic development and create affordable housing. As a result, the City of Detroit will receive regulatory relief and tax brakes to help local businesses provide more jobs and promote community revitalization. The 25 square mile zone will allow Detroit to capture a tax benefit package that represents a net worth of more than five billion in tax credits in areas such as: wage credits for employing residents within the zone; bond financing; new markets and low income housing tax credits.

In the year 2001, the City of Detroit established several areas formally known as Renaissance Zones. The zones were created to increase job opportunities for Detroit residents and promote the re-use of underutilized industrial and commercial buildings in areas where investments were minimal. A recent inventory of businesses in the city revealed 266 operating businesses and 3,020 jobs in the zone currently. In its twelve-year period, it is estimated that these zones can produce more than 14,000 jobs and contribute more than \$4 million annually in additional income tax.

(For maps of various tax incentive zones and districts, see maps 16 and 17, in the section "Other Narrative" 91.200(b)1).

Antipoverty Strategy (91.215 (h))

- 1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.**

The underpinnings of poverty in the City of Detroit are threefold: education, transit and job opportunities. These three issues are intertwined and contribute to Detroit's poverty level.

The need for increased educational opportunities for residents of Detroit is tremendous. The City of Detroit suffers from both a low high school graduation rate and low literacy rate when compared to the rest of the country. The lack of education contributes to the low-income levels of residents. Education is considered a priority in the 2004 Revised Master Plan of Policies, which states that:

Creating a livable community is dependent upon an environment that fosters learning and the development of people's skills, abilities and talents. Learning opportunities should be provided for all city residents. In addition to programs and activities, the physical presence of schools and libraries in the city contributes to maintaining healthy and stable neighborhoods.

Issues: *Certain segments of the population, such as young children, at-risk youths, recent immigrants or adults in the City's low-income communities require more targeted outreach programs.*

GOAL: Provide educational programs to at-risk youth

- **Policy 1.1:** *Collaborate with schools and other support systems to reduce truancy and dropout rate*
- **Policy 1.2:** *Provide educational programs targeted at juveniles in correctional facilities*
- **Policy 1.3:** *Develop programs and incentives to facilitate parental involvement in education programs*

GOAL: Provide education programs for immigrants

- **Policy 2.1:** Support efforts for non-English speakers to gain proficiency in English as well as retaining their literacy and proficiency in native languages

GOAL: Provide educational programs for adults

- **Policy 3.1:** Improve access to adult education and GED preparation programs
- **Policy 3.2:** Provide educational programs targeted at adults in correctional facilities
- **Policy 3.3:** Work with Detroit's colleges, universities and vocational schools to market educational and professional programs to City residents

GOAL: Provide educational programs for early childhood development

- **Policy 4.1:** Support access to high-quality comprehensive preschool educational experiences
- **Policy 4.2:** Support preschool programs that encourage family involvement in the educational process

Issues: Due to their physical presence, schools are anchors in a community. But, many Detroit public schools and libraries are in need of repair, rehabilitation and modernization.

GOAL: Improve learning facilities

- **Policy 5.1:** Support and participate in a collaborative, community-based process to coordinate neighborhood development plans with school and library development plans
- **Policy 5.2:** Assist schools and libraries in their effort to enhance the range of programs, activities and services offered throughout the year
- **Policy 5.3:** Implement the most current information technologies in educational facilities and libraries

(For a map of Percent Population with High School Education, see Map 18; for a map of Percent High School Graduates see Map 19 in the section "Other Narrative" 91.200(b)1).

The lack of mass transit and other viable transportation alternatives limits the job opportunities residents of the City of Detroit can access. Jobs have continued to migrate outside of the City, while mass transit options have not increased. The metropolitan Detroit region is the most stratified geographic area in the nation, a significant disconnect exists between the jobs that exist (mostly in the suburbs) and the workforce within the

City of Detroit.

Issues: *Transportation planning as relates to mass transit lacks a strong regional focus. This lack perpetuates sprawling land use patterns and limits mobility for City residents.*

GOAL: *Increase mobility throughout the region*

- **Policy 1.1:** *Utilize regional agencies as a forum to identify transportation concerns and to assess and coordinate policies*
- **Policy 1.2:** *Promote downtown Detroit as the hub for regional transportation planning efforts*

Issues: *While benefiting the region, some transportation policies can adversely impact low-income or minority communities, particularly with regard to pollution.*

GOAL: *Ensure regional equity regarding the impact of transportation projects*

- **Policy 2.1:** *Analyze economic and demographic characteristics of surrounding communities for all transportation improvement projects to ensure that minority or low-income communities are not disproportionately impacted*
- **Policy 2.2:** *Identify those incurring costs and benefits from transportation projects*

Issues: *The current resources dedicated to automobile travel limits the potential of alternate modes of transportation. Mobility is restricted without diverse modes of transportation, thereby limiting connections between people and places.*

GOAL: *Increase the diversity of transportation options*

- **Policy 3.1:** *Provide and maintain sufficient infrastructure to support multiple modes of transportation, including greenways, sidewalks and bike paths*
- **Policy 3.2:** *Consider various modes in all transportation proposals and projects*
- **Policy 3.3:** *Examine policies to improve connections between different modes of transportation, ranging from bike racks on buses to intermodal facilities for freight transportation*

(For a map of Household without Vehicles, see Map 20 in the section "Other Narrative" 91.200(b)1).

The lack of job opportunities within the City of Detroit, which can be attributed in large part to past federal housing, transportation and economic policies, has negative impacts on many of its residents. This issue was raised consistently throughout the input received

from the Community Partners Committee and citizen participation. In particular, the Community Partners Committee noted the following:

- Job creation and new job growth within the City of Detroit is an ongoing issue, partially due to the continuing effects of the lagging national economy
- Business retention is vital to any economic development strategy for the City
- Additional resources for job training are necessary to cope with the training demands in a changing economy
- A community partners based network for job training and employment opportunities could be a solution to some of our communication needs
- Additional supportive resources are necessary to attract new businesses to the City of Detroit

(For a map of Unemployment Rates in the City, see Map 21 in the section "Other Narrative" 91.200(b)1).

An additional program aimed at reducing poverty is currently being implemented within Detroit: foreclosure prevention. The foreclosure rate within the City has risen significantly, a trend that is common across the country. Unfortunately, the combination of low interest rates in past years, predatory lending and higher taxes has resulted in a rise in foreclosures. The Credit Counseling Resource Center will provide phone consultations with residents at risk of losing their homes to foreclosure. The CCRC is funded by the Homecomings Foundation. Face-to-face counseling will be provided by an established community organization (U-SNAP-BAC¹⁰) with money raised from other sources.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

Predicting the extent that this strategy will reduce the number of poverty level families is extremely difficult. While the national economy is beginning to rebound, the Detroit market is still depressed and predicting timelines for a resurgence is a challenge.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

¹⁰ United Streets Networking and Planning: Building a Community

Housing and supportive services for individuals with special needs is partly being addressed through the Detroit Housing Commission. Their five year plan includes the following:

GOAL: *Promote self-sufficiency and asset development of families and individuals through increasing employed persons in assisted families*

- **STRATEGY:** *By offering services, literacy programs, partnerships with educational facilities, and financial planning; provide or attract supportive services to improve assistance employability; assisted housing and resident services are making residents aware of other human and social service agencies that offer free service to residents of the City of Detroit; and provide/attract services to increase independence for elderly or families with disabilities like the Hope VI Woodbridge development that includes the construction of assisted living facility along with transitional programs from assisted living to permanent nursing homes*

GOAL: *Provide housing opportunities for individuals with special needs*

- **STRATEGY:** *Admission preferences for working families and those unable to work because of age or disability; victims of domestic violence; convert 1,390 units for use by elderly and disabled residents*
- **STRATEGY:** *Decrease the waiting list of applicants waiting to be admitted into the Section 8 Tenant Based Rental Assistance program*
- **STRATEGY:** *Continue to recruit landlords who are willing to take Section 8 Vouchers*

The 2004 Revised Master Plan of Policies lists the following as priorities for special needs in the City of Detroit:

GOAL: *Increase awareness and accessibility of public health care programs*

- **Policy 1.1:** *Create a coordinated information network in libraries, Neighborhood City Halls, hospitals and recreation centers listing locations and types of health and social services available to City residents*
- **Policy 1.2:** *Expand transportation options for medical visits*
- **Policy 1.3:** *Coordinate data collection, analysis and programming to determine target areas for prevention programs*

Issues: *Childcare is a critical issue for families, particularly families with working parents. The large number of single parents in the workforce has increased the dependence on non-parental childcare.*

GOAL: Provide child care resources

- **Policy 3.1:** Implement before- and after-school programs to provide school-age children with activities that enhance academic and social development
- **Policy 3.2:** Encourage employers to provide childcare and additional family support services

Issues: A lack of prenatal care for pregnant mothers is directly related to elevated infant mortality rates and childhood development disorders. The presence of contaminants in the home and insufficient preventative health measures also inhibit proper child development.

GOAL: Reduce health risks for young children

- **Policy 4.1:** Establish comprehensive programs that focus on the health of expecting mothers and infants, child development, and parenting skills
- **Policy 4.2:** Remove and mitigate the negative effects of environmental household contaminants such as lead paint, asbestos and others
- **Policy 4.3:** Expand screening programs that ensure children have access to preventive health care and early treatment

Issues: While the physical conditions of the City's neighborhood can have a direct impact on health and safety, an individual's mental and physical health can also be threatened by violence or other illegal activities.

GOAL: Provide resources to protect residents from the threats of drug and violence

- **Policy 5.1:** Encourage programs that educate youth about the dangerous effects of alcohol, tobacco and other drugs
- **Policy 5.2:** Support programs for drug and alcohol addicted adults, teens, and youth
- **Policy 5.3:** Provide adequate domestic violence shelters and encourage the availability of legal counsel for battered spouses and children

Issues: State and local government have assumed a reduced role in providing shelter services to traditionally marginalized populations. Mental health patients have been released from psychiatric hospitals and placed in state-regulated, privately managed adult facilities.

GOAL: Ensure safe and effective treatment for the mentally ill

- **Policy 6.1:** Advocate for a continuum of services to ensure individuals diagnosed with mental illness have access to housing, food, transportation and follow-up care
- **Policy 6.2:** Provide residents of adult homes with programs and services that develop skills necessary to attain a degree of self-sufficiency
- **Policy 6.3:** Advocate for greater state oversight in the operation of adult homes and mental health providers

Issues: The increase in the City's population of elderly residents is accompanied by an increased need for housing, transportation, public services and medical care tailored to meet the needs of an older population.

GOAL: Increase support services for seniors

- **Policy 8.1:** Support programs that provide affordable prescription medication for seniors
- **Policy 8.2:** Support programs and activities that create employment opportunities for elderly persons that are physically able and desire to work
- **Policy 8.3:** Encourage programs that provide opportunities for intergenerational contact between seniors and youth
- **Policy 8.4:** Encourage services that allow seniors to maintain their independence, such as part-time care or transportation assistance
- **Policy 8.5:** Provide programs that assist elderly persons with home repair and maintenance services

Issues: The current housing supply does not meet the housing and service needs of populations living with severe challenges to their mental or physical health. Coordination between the developers and service providers and government agencies is limited.

GOAL: Provide supportive housing

- **Policy 5.1:** Promote the involvement of service providers in identifying and meeting supportive housing needs and priorities
- **Policy 5.2:** Assist the development of supportive housing by facilitating site selection, conducting community outreach and education, and identifying target groups

Issues: Certain segments of the population, such as young children, at-risk youths, recent immigrants or adults in the City's low-income communities require more targeted outreach programs.

GOAL: Provide educational programs to at-risk youth

- **Policy 1.1:** Collaborate with schools and other support systems to reduce truancy and dropout rate
- **Policy 1.2:** Provide educational programs targeted at juveniles in correctional facilities
- **Policy 1.3:** Develop programs and incentives to facilitate parental involvement in education programs

GOAL: Provide educational programs for early childhood development

- **Policy 4.1:** Support access to high-quality comprehensive preschool educational experiences
- **Policy 4.2:** Support preschool programs that encourage family involvement in the educational process

Issues: Due to their physical presence, schools are anchors in a community. But, many Detroit public schools and libraries are in need of repair, rehabilitation and modernization.

GOAL: Improve learning facilities

- **Policy 5.1:** Support and participate in a collaborative, community-based process to coordinate neighborhood development plans with school and library development plans
- **Policy 5.2:** Assist schools and libraries in their effort to enhance the range of programs, activities and services offered throughout the year
- **Policy 5.3:** Implement the most current information technologies in educational facilities and libraries

GOAL: Provide educational programs for adults

- **Policy 3.1:** Improve access to adult education and GED preparation programs
- **Policy 3.2:** Provide educational programs targeted at adults in correctional facilities

- **Policy 3.3:** *Work with Detroit’s colleges, universities and vocational schools to market educational and professional programs to City residents*

Issues: *The current resources dedicated to automobile travel limits the potential of alternate modes of transportation. Mobility is restricted without diverse modes of transportation, thereby limiting connections between people and places.*

GOAL: *Increase the diversity of transportation options*

- **Policy 3.1:** *Provide and maintain sufficient infrastructure to support multiple modes of transportation, including greenways, sidewalks and bike paths*
- **Policy 3.2:** *Consider various modes in all transportation proposals and projects*
- **Policy 3.3:** *Examine policies to improve connections between different modes of transportation, ranging from bike racks on buses to intermodal facilities for freight transportation*

Issues: *As bicycle, pedestrian and other non-motorized modes of transportation increase, attention to safety at intersections with and along roadways becomes a priority.*

GOAL: *Enhance the safety of transportation systems*

- **Policy 5.1:** *Ensure roadways and other transportation infrastructure safely accommodates multiple modes of transportation*
- **Policy 5.2:** *Establish designated truck routes on City streets, restricting passage through residential neighborhoods*

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

The majority of resources available to the City of Detroit are in the form of federal government dollars. The Housing Opportunities for Persons With AIDS and Emergency Shelter Grants are both federally funded programs used to address these needs. In addition, the Detroit Housing Commission is prioritizing persons with special needs in their five year plan through the following:

GOAL: *Developing up to 1200 additional units of affordable housing, which includes rental and homeownership opportunities.*

- **STRATEGY:** *By creating public/private partnerships of new construction or existing units; apply for additional rental vouchers where possible; and reduce the public housing vacancies to a 97% occupancy rate over the next five years*

GOAL: *Improve the quality of assisted housing through improved public housing management to a “high performer” level; improve voucher management to the “standard performer” level; increase customer satisfaction to 70% in each category of the Resident Assessment and Satisfaction Survey (RASS).*

- **STRATEGY:** *By renovating or modernizing public housing units based upon the outcome of the needs assessment survey; demolish or dispose of obsolete public housing; provide replacement of five-hundred public housing units through acquisition, joint development and DHC sponsored development; and provide replacement vouchers for displaced residents*

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

- 1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.**

As represented in the *Non-Homeless Special Needs Including HOPWA* table, the jurisdiction has Housing Needs numbers for: elderly, frail elderly, physically disabled, alcohol/other addicted, persons with HIV/AIDS and their families, and public housing residents. All of these housing needs are a high priority, and the jurisdiction will be funding all but the frail elderly, developmentally disabled and physically disabled.

In the same table the jurisdiction has numbers for the Supportive Services Needed: elderly, frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, alcohol/other addicted, persons with HIV/AIDS and their families, and public housing residents. All of the housing needs are high priority need but the jurisdiction will only be funding the elderly, alcohol/other addicted, persons with HIV/AIDS and their families.

The jurisdiction recognizes the following categories as Special Needs groups, which are not represented in the table: youth and domestic violence. These categories are a high priority and will be funded.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

**Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

- 2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and**

their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

ELDERLY

This population is one of the fastest growing segments of society. According to a study conducted for the Detroit Area Agency on Aging (DAAA), by Wayne State University’s Center for Urban Studies (WSU/CUS) Detroit, Hamtramck and Highland Park’s senior population has become more needy. The region’s poverty is twice as high for seniors than any other region in Michigan. The distribution of seniors (60+ years of age) has tilted to minorities and older age groups.

An important need of the elderly is safe, decent affordable housing. Senior care officials estimate that about 80% of Detroit seniors live in their own homes. Some seniors living in their own home or apartment are able to live independently and some cannot. Seniors generally prefer to live in an environment that is comfortable, healthy, and allows them to be independent. The following exhibit represents Detroit’s elderly population by cluster:

Cluster	Households With 1 or+ persons 60 yrs +	Living Alone	In 2 or+ Person household	Family House-Hold	Nonfam. House-hold	Living Alone %	In 2 or+ Person Household %	Family House-Hold	Nonfam. House-hold
1	9,848	3,444	6,404	6,037	367	35.0	65.0	61.3	3.7
2	6,549	1,966	4,583	4,324	259	30.0	70.0	66.0	4.0
3	12,550	5,367	7,183	6,631	552	42.8	57.2	52.8	4.4
4	10,130	6,284	3,846	3,355	491	62.0	38.0	33.1	4.8
5	8,233	3,106	5,127	4,763	364	37.7	62.3	57.9	4.4
6	12,544	5,078	7,466	6,944	522	40.5	59.5	55.4	4.2
7	10,772	3,795	6,977	6,627	350	35.2	64.8	61.5	3.2
8	6,945	2,494	4,451	4,199	252	35.9	64.1	60.5	3.6
9	10,710	3,373	7,337	6,987	350	31.5	68.5	65.2	3.3
10	9,444	2,967	6,477	6,231	246	31.4	68.6	66.0	2.6

Whether able bodied or not, low/moderate income seniors living in single-family dwellings are faced with the cost of maintenance and repairs on their homes. These seniors must sometimes choose between survival and home maintenance. Inevitably the maintenance is neglected and eventually their homes fall into disrepair. Findings in a report titled, *Facing the Future: 2002 City of Detroit Needs Assessment of Older Adults*, indicated that of seniors who participated in the survey (aged 60 and older), 34% of the respondents are considering moving to another location, and half of those (50.3%) prefer to move somewhere else in Detroit. In seeking out their preferences, the most highly ranked preferences were:

- Safer neighborhood
- Lower housing costs

- No stairs to climb

Other preferences included being close to family, and some, especially those over 75, would like services, meals and transportation available.

The majority expressed they were either somewhat or very satisfied with their current housing, 65% reported one or more problems with their housing:

- Excessive noise
- Inadequate cooling
- Lack of fire extinguishers
- Insects/rodents

Respondents reported general satisfaction with their neighborhoods, but were clear in relating problems:

- Streets/sidewalks need repair
- Lack of shopping
- Crime
- Inadequate street lighting

There was a strong correlation between housing and neighborhood satisfaction and the number of housing and neighborhood problems. Only 28% feel very safe in their neighborhood at night, while 57% feel very safe during the day¹¹. Establishing block clubs, citizen's patrols, police participation in home safety checks, increased neighborhood services, crime enforcement, and adequate home care services would increase both the strength of the neighborhoods and the quality of life for seniors.

Supportive services, such as having a social network with activities and services, are essential in maintaining a person's emotional and physical well-being. During the 2003-04 fiscal year area agencies provided 100,728 services of comprehensive social services, adult day care, intergenerational activities, referrals, volunteer recruitment, health screening, minor home repair assistance, nursing home visits, transportation, bus rides, prescription drugs, recreational service, and meals to 6,433 seniors. A source of social activities for about 44% of the Detroit seniors is the casinos.

For many seniors, transportation is a critical issue. Lack of a vehicle and/or a driver's license, poor health or the inability to operate a vehicle requires reliance on public transportation. Bus lines that are running on major thoroughfares only create significant problems in getting seniors, particularly those with mobility issues, from neighborhood streets to the bus stop and their appointments in a timely manner.

Medical care for seniors in Detroit as well as the cities of Hamtramck and Highland Park is classified as "medically underserved," meaning health care is not as readily available in

¹¹ "Facing the Future: 2002 City of Detroit Needs Assessment of Older Adults," pg. 2

these areas as in other areas. The result is that older adults are dying at a rate higher than the national average. The *Facing the Future: 2002 City of Detroit Needs Assessment of Older Adult*' study further found that:

- Respondents with inadequate transportation saw a physician less frequently than those with adequate transportation and 37% rely on others or public transportation to get where they need to go
- 85% of the respondents reported taking at least one prescription medication, 73% reported taking 2 or more prescriptions
- 51% of the respondents reported concerns about their ability to pay for prescriptions drugs
- 35% of the respondents report serious limitations in mobility and 11.5% of respondents feel depressed a good bit of the time
- The number of seniors who need basic health services is 66% greater than the number that actually received them
- The prevalence of diabetes (23%) and hypertension (64%) in the survey sample were greater than national norms reported by the National Center for Health Statistics
- In the previous 12 months, 33% of the respondents had at least one emergency room visit, 25% had at least one hospital or nursing home admission, and 45% had experienced an emergency room visit, nursing home or hospital admission or had been bed-ridden for five or more days
- Individuals who experienced a serious health event were at slightly greater risk of having no one to provide long-term, short-term or emergency assistance than seniors who did not experience such events

Seniors that are impaired have a range of needs depending on the severity of their impairments. Those seniors with low impairments need information/referral services, social/recreational services, health promotion, rehabilitative services, congregate meals, and escort/regular transportation. Moderately impaired seniors need case coordination and support, in-home services, adult day care, and escort transportation. The severely impaired need care management, in-home support, and escort transportation. The most severely impaired and institutionalized older adults (those that cannot care for themselves) need safe, decent and affordable nursing care facility or adult foster care.

The moderately at-risk elderly are persons beginning to experience some losses in various aspects of their functional capacity, but are still able to live independently. They tend to be 75-80 years old and make up about 10-20% of DAAA's population the Detroit, Hamtramck, and Highland Park area.

The quality of life for seniors is addressed in the City of Detroit's 2004 Revised Master Plan of Policies. The Health and Human Services section states:

***Issue:** The increase in the City's population of elderly residents is accompanied by an increased need for housing, transportation, public services and medical care tailored to meet the needs of an older population.*

GOAL: Increase support services for seniors

- ***Policy 8.1:*** Support programs that provide affordable prescription medication for seniors
- ***Policy 8.2:*** Support programs and activities that create employment opportunities for elderly persons that are physically able and desire to work
- ***Policy 8.3:*** Encourage programs that provide opportunities for intergenerational contact between seniors and youth
- ***Policy 8.4:*** Encourage services that allow seniors to maintain their independence, such as part-time care or transportation assistance
- ***Policy 8.5:*** Provide programs that assist elderly persons with home repair and maintenance services

(For a map of Elderly Population, see Map 22 in the section "Other Narrative" 91.200(b)1).

Persons with Disabilities-Mental, Physical, and Developmental

The Americans with Disabilities Act (ADA) defines the disabled as those with a physical or mental impairment that substantially limits one or more of the major life activities of an individual; being regarded as having impairment; or a record of the impairment. In a disabled focus group discussion held in the fall of 2003, a series of disabilities were listed as meeting the ADA disabilities definition. An abbreviated listing from that focus group is shown below:

- Multiple Sclerosis
- Muscular Dystrophy
- Cerebral Palsy
- Brain Injury
- Asthma
- Obesity
- Cardiovascular Disease
- Diabetes
- Blind
- Deaf
- Physical Disabilities
- Learning Disabilities
- Addictions
- HIV/AIDS
- Bi-Polar

The range of categories comprising the disabled are so far reaching and the conditions and needs so diverse that it is difficult to describe them except specifically to the disability.

According to Social Security Administration data, the chances of becoming disabled are greater than most people realize. There are 455,497 non-institutionalized people five years of age or older with a disability. A 20-year old worker has a 3-in-10 chance of becoming disabled before reaching retirement age. Many do not make provisions for such an occurrence.

The federal regulations promulgated by the Equal Employment Opportunity Commission ("EEOC") under the ADA define "physical or mental impairment" to include, among other things, "Any physiological disorder" or "condition" affecting "speech organs" (29 C.F.R. sec. 1630.2(h)(1)), or "any mental or psychological disorder" such as "organic brain syndrome, emotional or mental illness, and specific learning disabilities" (29 C.F.R. sec. 1630.2(h)(2)). The regulations' definition of "major life activities" includes, "functions such as . . . speaking . . . and working" [29 C.F.R. sec. 1630.2(i)].

According to 2000 Census data the number of developmentally and physically disabled people in the City of Detroit was 62,849 developmentally disabled; 100,284 physically disabled; and 32,997 sensory disabled persons.

The disabled are scattered throughout the City of Detroit. Many of them are in the low/moderate income category. The 2000 Census data shows that 36,382 households (a little more than 10 percent of the total households in Detroit) are receiving Social Security Supplemental Income (SSI). Supplemental Security Income (SSI) is a Federal income supplement program that is designed to help the aged, blind, and disabled people, who have little or no income; and it provides cash to meet basic needs for food, clothing, and shelter.

(For a map of Households with Social Security Income, see Map 23 in the section "Other Narrative" 91.200(b)1).

Accessible housing is an issue for the disabled. The physically disabled need access to housing that meets ADA requirements. Specifically, the deaf need specialized accommodations that alert them to emergency situations because they cannot hear an average smoke alarm. The physically disabled cannot adequately use stairs in an emergency. The cost of housing, rental housing in particular, is too expensive for many of the disabled. An SSI recipient receives an average monthly payment of \$564 per month. No more than \$169 per month should be spent on rent to keep it affordable. Fair Market Rents in Detroit averaged \$587. This is more than 30 percent of their SSI income, which HUD considers to be a cost burden.

Information gathered from the disabled focus group (2003) and with transportation officials indicate that the disabled population has several transportation issues. In many cases transportation may not be available at the times needed because of bus delays or transportation may not go close enough to job locations for a disabled person to get to work. Lack of transportation to medical facilities is also an issue. The design of bus shelters does not suit the needs of the disabled because they only accommodate one wheelchair. Additionally, the City of Detroit is lacking the appropriate number of disabled accessible buses, and is working to increase the number available.

Affordable health care and professionals trained to communicate with the disabled are all issues within the disabled community. Wages for health care workers are historically low and, therefore, do not always attract workers with the appropriate certification or training. Health care insurance may be inadequate for visits as well as prescriptions. The managed health care system is also lacking in meeting the needs of these residents. Equipment may not adapt to a particular disability. For example, mammogram equipment is not adaptable for the wheelchair bound.

Adherence to ADA in housing, transportation, employment, and public access is of paramount importance to the disabled. They believe that many of their problems would be solved with this action. For example, making buildings accessible (entrances, elevators, Braille, staff trained in speaking to the deaf and handicapped accessible restrooms). Even something as seemingly simple as curb cuts for wheelchairs would help the disabled. Employers adhering to ADA employment rules to reasonably accommodate disabled workers would allow the disabled to become self-sufficient. The disabled want gainful employment, but many would need transportation to and from employment sites.

Many employment sites are hostile because the employees have not been trained how to accommodate the disabled.

Needs of the Disabled by Priority:

A 2003 focus group discussion with disabled persons list the priorities (in order of importance) placed on the needs identified:

- Lack of Housing
- Adherence to ADA
- Lack of Transportation
- Lack of Health Care

According to a study conducted for the Detroit Area Agency on Aging (DAAA), by Wayne State University's Center for Urban Studies (WSU/CUS), Detroit, Hamtramck and Highland Park's elderly report disabilities at higher rates than the rest of the state. The study found that disability rate was 22.6% for one disability compared to 20.4% for the state. The state disability rate was 29.6% for two or more disabilities compared to 20.9% for the state of Michigan. Disabilities include physical, sensory, mental, self-care and mobility limitations.

Alcohol/Other Drug Addicted

According to the June 1997 Position Paper of the Detroit Health Department's Bureau of Substance Abuse Managed Care Task Force, substance abuse is defined as a complex problem needing a myriad of solutions to be effective. The position paper described the situation and the type of solutions needed:

“Substance abuse and addiction is a chronic, progressive, relapsing disorder characterized by physical and psychological dependence on a chemical substance or multiple substances. Substance abusers and addicts usually experience increasingly debilitating or dysfunctional physical, social, financial and emotional effects. The causes of substance abuse are multifaceted and complex, involving interrelated physical, psychological, social and spiritual factors. Substance abuse behavior varies according to each individual's personality, genetic or chemical reactions to substances, background, mental condition, social circumstances and drug use experience. Because of the multiple root causes and individual reactions to substance, treatments vary considerably based on each individuals' social context and individual symptom.”

In Detroit, substance abuse is a major issue. Calvin R. Trent, Ph.D. Director of the City of Detroit Department of Health and Wellness Promotion Bureau of Substance Abuse Prevention, points out that drug selling is a source of income for many of Detroit's youth who can make \$200-300 per day. The “War on Drugs” sent many non-violent drug offenders (selling and using drugs versus trafficking) to jail. The State will release many over the next few years due to jail overcrowding. Job training, housing, and counseling will need to be provided.

According to the Office of National Drug Control Policy Drug Policy Information Clearing House report for Detroit Michigan, profile of Drug Indicators (May 2004): during 2001, approximately 64% of adult male arrestees in Detroit tested positive for drugs at arrest.

Drug Type	Percent Positive
Cocaine	22.2%
Opiates	7.2%
Marijuana	47.8%
Methamphetamine	0.0%
PCP	0.0%
Any of the above drugs	64.1%
Multiple drugs	11.2%

The report further stated during 2002, there were 20,979 drug-related episodes reported by emergency departments in Detroit. Cocaine was mentioned in more than 7,000 of the Detroit emergency department episodes during 2002.

The City of Detroit Department of Health and Wellness Promotion Bureau of Substance Abuse Prevention, Treatment and Recovery has partnered with various agencies to offer a collaborative approach in the prevention and treatment of substance abuse. In the document “A Synopsis of Current Projects Reflecting Our Theme of “Multiple Sector, Multiple Strategies’ In Working with Various Community Organizations,” prepared by Calvin R. Trent, Ph.D., Director of the Bureau, and Yvonne E. Anthony Ph.D., a variety of initiatives are available for those who suffer with addictions:

- Project Fresh Start began in 2004 and is a collaborative effort initiated by the Wayne County Sheriff’s Department, Wayne County Prosecutor’s Office, Detroit Police Department, Detroit Law Department, 36th District Court and the City’s Bureau of Substance Abuse Prevention, Treatment and Recovery. The target group is female prostitutes, since nearly all prostitutes are drug addicts. Rather than serving jail time, the offender will have the opportunity to seek drug treatment. If declined, she will serve a 90-day jail sentence
- Project FAIR (Families Achieving Independence Through Recovery) major goal is to keep families together by providing integrated substance abuse services through a continuum of care that includes assessment, treatment, supportive services and aftercare services. Project FAIR, aims to reduce the number of days a child spends in care and increases the number of children who successfully remain with or are reunified with their families
- Cape Health Plan, (a Medicaid Qualified Health Plan) strives to provide Medicaid clients easy access to substance abuse and primary health care services including services for clients with co-occurring disorders

- Detroit has been chosen to participate in the White House’s Twenty-Four Cities Program. Affordable health care and professionals trained to communicate with the disabled are all issues within the disabled community
- In the Cities Initiative Project, Detroit has uniquely adopted a “multiple sectors, multiple strategies” theme. The sectors involved are: Detroit’s public and alternative schools; the Muslim schools; other faith-based institutions; merchants and store owner; the Detroit Police Department and other law enforcement agencies; treatment and prevention providers; transitional housing; academic universities; the recovery community; and other coalitions like the Southwest Community Coalition and the Empowerment Zone Coalition. These initiatives have developed creative projects with measures and timeframes, promoted collaborative work, and established four task forces: After School Substance Abuse Prevention Task force; Treatment and Recovery Task Force; Detroit Community Merchants Compliance Task force; and the Police/Court Task Force
- City administration has taken an aggressive approach to dealing with substance abuse in Detroit. On December 10, 2003, Mayor Kwame Kilpatrick announced five components to a major crackdown on liquor and beer/wine stores:
 - School Zone
 - New Store Ban
 - License Moratorium
 - Increased sting operations at liquor and beer/wine stores
 - More building inspections on liquor and beer/wine stores

In addition, the 2004 Revised Master Plan of Policies states:

GOAL: Provide resources to protect residents from the threats of drug and violence

- ***Policy 5.1: Encourage programs that educate youth about the dangerous effects of alcohol, tobacco and other drugs***
- ***Policy 5.2: Support programs for drug and alcohol addicted adults, teens, and youth***

The City of Detroit, Department of Human Services (DHS), Homeless Coordination Division has coordinated with the agencies and entities most likely to discharge persons from publicly funded institutions, to create a concerted effort to eliminate homelessness among these releases.

With the implementation of the Ten Year Plan Steering Committee to eliminate homelessness, the committee has formulated a subcommittee to address the issue of discharge planning within the City of Detroit. The subcommittee consists of members from various institutions, such as the Federal Bureau of Prisons, Michigan Department of Corrections, Wayne County Sheriff Department, Detroit Police Department, Wayne

County Office of Community Justice, Detroit Wayne County Community Mental Health Agency (DWCCMHA), Michigan Family Independence Agency, Detroit Medical Center and various other stakeholders. This committee meets regularly to formulate policies regarding discharges from the above institutions. The committee looks at early wins and long-term solutions.

Nationally, Michigan is a participating member in the National Governors Association (NGA) Prisoner Reentry Policy Academy. This seven state consortium is working to improve public safety, maximize existing resources, reduce recidivism rates and improve outcomes for returning prisoners. The Michigan Prisoner Reentry Initiative began with the formation of a State Policy Committee focused on response to the numerous issues related to successful offender transition. This committee was comprised of policy makers from the Governor's office and various other state departments.

Each publicly funded institution within our jurisdiction or systems of care have policies and procedures in place to help prevent immediate homelessness for discharges from such institutions. Although these policies may be generalized to address all discharges, they provide a substantial amount of options for those who may become homeless due to their release from a correctional institution, mental health facility, hospital or juvenile detention center.

The Federal Bureau of Prisons has a discharge policy, which states that all inmates released from a federal institution must complete a release plan, which will include place of residency upon release and financial resources. General information about potential public and private resources including housing in the community is made available through the Admission, Orientation and Release Programs. Depending on inmate need, a financial gratuity will be issued (not to exceed \$350.00), which may be used toward acquiring housing upon return to the community. The Federal Bureau of Prisons also contracts with Lutheran Social Services of Michigan, which operates Heartline Inc., a residence for women leaving prison. Heartline Inc. is also under contract with the Wayne County Sheriff Department and MDOC to provide transitional housing and supportive services to inmates incarcerated within their program. Women are allowed to remain in the transitional housing program until suitable and affordable housing can be secured after discharge.

The Michigan Department of Corrections works closely with all prisoners returning to the community to ensure that the offender's release plan is sound and does not endanger public safety. The MDOC conducts a pre-release investigation, which includes approval of the offender's home placement, employment, education and treatment. MDOC has created new intake procedures (the Transition Accountability Plan) which addresses the prisoner homeless situation at the intake process. These procedures assist some prisoners in finding adequate, affordable housing, as well as preventing those being released from becoming immediately homeless or using the local emergency shelters as a residence upon return to the community. The Michigan Prisoner Initiative is a strategy adopted by the State of Michigan to reduce the recidivism rate and help offenders successfully transition back into the community safely and cost-effectively. The policy makers on this

commission are also addressing the housing barriers confronting prisoners upon their reentry to the community.

The MDOC contracted with local continuum of care service providers such as Operation Get Down to provide housing and other release services to returning prisoners in the community. Several other local service providers such as Transition of Prisoners (TOP) and Wings of Faith provide supportive services to individuals released from custodial care. These organizations are faith-based and part of the state re-entry initiative. These services are essential in the prevention of immediate homelessness of returning prisoners.

The Wayne County Jail, which is operated by the Wayne County Sheriff Department, coordinates with the DWCCMHA and MFIA to assist in finding suitable placement for inmates, especially those that are mentally challenged, from being released into immediate homelessness.

The Wayne County Office of Community Justice, (which operates the Juvenile Justice Center), contracts with several human services agencies within our jurisdiction, and has strict policies in effect to ensure that no youths are released without appropriate housing arrangements and proper supervision. State or county child officials monitor all youths incarcerated under State of Michigan Public Act 150. In conjunction with the Michigan Family Independence Agency (MFIA), policies regarding the release of detained youths to ensure that no youths become homeless. It is the policy of these agencies that youths are released to appropriate living arrangements with family, foster care, group homes under care management supervision or independent supervised living monitored by a contract care management organization. The MFIA and several other entities are collaborating on issues pertaining to youths aging out of the system of care. Covenant House of Michigan provides housing and other supportive services to young adults within our jurisdiction who may face the possibilities of homeless. Covenant House has established a comprehensive intervention program that supplies a continuum of supportive educational, psychosocial, medical and practical resources to help youths adjust to their independence and prevent homelessness in this segment of Detroit's population.

Persons with HIV/AIDS and Their Families

The Drug Abuse Trend Report Detroit/Wayne County and Michigan, December 2003, reports that Michigan ranks 17th among all states, with an AIDS case rate of 113.9 per 100,000 population. As of July 1, 2003, a cumulative total of 12,918 cases of AIDS had been reported in Michigan. Injection drug users (IDUs) continued to account for 29% of total AIDS cases; 22% have only this risk factor and 7% are IDUs who also have male-to-male sex as a risk factor. Of the 8,396 male cases currently living with AIDS or HIV, 12% are IDUs and 7% are in the dual risk group. Among the 2,464 females living with AIDS or HIV, 28% are IDUs, 44% were infected through heterosexual contact, and 26% have undetermined risk factors.

Housing continues to be one of the most challenging and pervasive problems faced by persons living with HIV/AIDS in the Detroit area and one of the most difficult services to

access. The Housing Opportunities for persons with AIDS (HOPWA) program was established to address the housing and supportive services needs of the people with HIV/AIDS. HOPWA addresses the complex needs of persons living with HIV and AIDS by funding the following activities:

- Housing Stability Program (Section 8 Tenant Based Rental Assistance Program)
- Community Residences
- Emergency and Transitional housing Assistance
- Supportive Services
- Housing Needs Assessment

The program includes the development of long-term housing strategies for persons living with HIV/AIDS that prevent them from becoming homeless. It provides supportive medical and social services. Access to healthcare is interconnected with housing for this population the HOPWA program is continually recruiting landlords who are willing to take subsidy rental payments like Section 8 vouchers.

Public Housing Residents

The Detroit Housing Commission, the PHA for the jurisdiction, cites the following goals in their five year plan:

GOAL: *Improve community quality of life and economic vitality of the living environment through deconcentration of poverty by bringing higher income public housing households into lower income developments.*

- **STRATEGY:** *By promoting income mixing in public housing by assuring access for lower income families into higher income developments; implement public housing security protection in a state of the art control center; and designate developments or buildings for particular resident groups like the elderly or persons with disabilities*

GOAL: *Ensure equal opportunity in housing for all Americans by undertaking affirmative measures to ensure a suitable living environment and access to assisted housing regardless of race, color, religion, national origin, sex, familial status or disability.*

- **STRATEGY:** *By using a marketing strategy that includes outreach in various communities as well as future modernization of the DHC housing units that will be accessible to a variety of persons with disabilities regardless of unit size*

GOAL: *Promote self-sufficiency and asset development of families and individuals through increasing employed persons in assisted families.*

- **STRATEGY:** *By offering services, literacy programs, partnerships with educational facilities, and financial planning; Provide or attract supportive services to improve assistance employability; increase the number of residents in*

the Family Self Sufficiency (FSS) program from 150 to 340 persons; assisted housing and resident services are making residents aware of other human and social service agencies that offer free service to residents of the City of Detroit; and provided/attract services to increase independence for elderly or families with disabilities like the Hope VI Woodbridge development that includes the construction of assisted living facility along with transitional programs from assisted living to permanent nursing homes

Domestic Violence

According to the National Coalition Against Domestic Violence, domestic violence may include not only intimate partner relationships, but also familial, elder and child abuse. Children witnessing domestic violence may experience some of the same trauma as abused children. Often, in households that are experiencing drug abuse, unemployment and /or poverty, domestic violence is a sad outcome.

A sizable portion of the welfare population experiences domestic violence at any given time. In states that have looked at domestic violence and welfare recipients, most report that approximately 50-60% of current recipients say that they have experienced violence from a current or former male partner. In Detroit, there are only two shelters to accommodate this overwhelming need – Interim House and My Sister’s Place. In the absence of supportive services, those who experience domestic violence may be at increased risk of homelessness or compelled to live with a former or current abuser in order to prevent homelessness. The 2004 Revised Master Plan of Policies addresses this need:

GOAL: Provide resources to protect residents from the threats of drug and violence

- *Policy 5.3: Provide adequate domestic violence shelters and encourage the availability of legal counsel for battered spouses and children*

Youth

The City of Detroit continues to be focused on a strategy of achieving individual and family self-sufficiency. Programs that provide educational, cultural, and recreational and services to low-income and at-risk youth are considered vital components of this strategy. (For a map of Youth Population by census tract, see Map 24 in the section "Other Narrative" 91.200(b)1).

The 2004 Revised Master Plan of Policies states:

Issues: Childcare is a critical issue for families, particularly families with working parents. The large number of single parents in the workforce has increased the dependence on non-parental childcare.

GOAL: Provide child care resources

- **Policy 3.1:** *Implement before- and after-school programs to provide school-age children with activities that enhance academic and social development*
- **Policy 3.2:** *Encourage employers to provide childcare and additional family support services*

Issues: *A lack of prenatal care for pregnant mothers is directly related to elevated infant mortality rates and childhood development disorders. The presence of contaminants in the home and insufficient preventative health measures also inhibit proper child development.*

GOAL: Reduce health risks for young children

- **Policy 4.1:** *Establish comprehensive programs that focus on the health of expecting mothers and infants, child development, and parenting skills*
- **Policy 4.2:** *Remove and mitigate the negative effects of environmental household contaminants such as lead paint, asbestos and others*
- **Policy 4.3:** *Expand screening programs that ensure children have access to preventive health care and early treatment*

Issues: *Certain segments of the population, such as young children, at-risk youths, recent immigrants or adults in the City's low-income communities require more targeted outreach programs.*

GOAL: Provide educational programs to at-risk youth

- **Policy 1.1:** *Collaborate with schools and other support systems to reduce truancy and dropout rate*
- **Policy 1.2:** *Provide educational programs targeted at juveniles in correctional facilities*
- **Policy 1.3:** *Develop programs and incentives to facilitate parental involvement in education programs*

For example, the Cable Communications Public Benefit Corporation provided 368 hours of training sessions to 55 total program youth participants in Cluster 4 at a cost of \$42,820. SER Metro provided 26 hours of computer instruction to a total of 57 enrolled students in Cluster 5 at a cost of \$48,222. Overall, in the 2003-4 fiscal year, various local agencies provided approximately 36,614 services of tutoring, recreational activities, youth mentoring and enrichment activities, field trips, counseling, after school activities, employment search activities, theatre training, music classes, non-violence educational services, family sessions and street law sessions to 66,917 youth.

GOAL: Provide educational programs for early childhood development

- ***Policy 4.1:*** Support access to high-quality comprehensive preschool educational experiences
- ***Policy 4.2:*** Support preschool programs that encourage family involvement in the educational process

A valuable asset to the youth of Detroit has been the Robert Wood Johnson's (RWJ) Urban Health Initiative. In 1996, this organization awarded an eight-year grant to the tri-county area. According to the Communications Director of the RWJ Urban Health Initiative, its purpose was to create "systems change" or to establish lasting change in policy, funding and procedures of various institutions in order that 50% of the school-aged population in Detroit, Mt. Clemens and Pontiac were involved in quality after-school programs. Detroit was awarded a two-year grant to develop a comprehensive program. Three priorities were identified in the Detroit program: juvenile violence, substance abuse and early sexual activity. The study also recommended that the best way to deal with these priorities were through after school programming. Police statistics indicate that violent crime rates rise between 3:00 – 8:00 p.m. With the priorities identified, a strategy developed, and long term grant monies available, "Youth Connection" was born.

In 2003, Mayor Kwame Kilpatrick embraced the initiative and a non-profit 501(c) (3) corporation was formed called Mayor's Time. The initiative is a public and private partnership on behalf of children and youth. The funding is available through the end of 2006.

(For a complete description of Mayor's Time and program results by cluster, see Exhibit K; for a complete listing of Mayor's Time Participating Agencies, see Exhibit L, all in the section "Other Narrative" 91.200(b)1).

The 2004 Revised Master Plan of Policies also notes the importance of the following in regards to youth:

Issues: Due to their physical presence, schools are anchors in a community. But, many Detroit public schools and libraries are in need of repair, rehabilitation and modernization.

GOAL: Improve learning facilities

- ***Policy 5.1:*** Support and participate in a collaborative, community-based process to coordinate neighborhood development plans with school and library development plans
- ***Policy 5.2:*** Assist schools and libraries in their effort to enhance the range of programs, activities and services offered throughout the year

- **Policy 5.3:** *Implement the most current information technologies in educational facilities and libraries*

(For a map of Detroit Public School sites, see Map 25 in the section "Other Narrative" 91.200(b)1).

Issues: *The number of parks and recreational facilities dispersed throughout the City present opportunities for accessible neighborhood programs and services. Larger sites and facilities, especially those along the riverfront are attractions for the entire region.*

GOAL: *Expand resources and support for parks, recreation and open space*

- **Policy 1.1:** *Investigate potential programs, activities and services to generate greater revenues for parks*
- **Policy 1.2:** *Investigate the feasibility of expanding participants involved in operation of existing parks and recreational facilities such as local community organizations, larger non-profit organizations, or regional public/quasi-public agencies*
- **Policy 1.3:** *Expand the collaborative planning of parks and recreational facilities and programs with the Detroit Public Schools and other city agencies*

Issues: *the city's diverse population of children, young families and the elderly and the increasing immigrant population have varying needs in regards to park and recreation programming.*

GOAL: *Offer diverse programs and recreational facilities*

- **Policy 2.1:** *Investigate the diversity of residential interest in proximity to facilities in order to develop programs and activities*
- **Policy 2.2:** *Utilize parks and recreational facilities to increase access to the arts and other cultural resources*

Issues: *Residents use of parks, recreation and open space is often hampered by a lack of safe and convenient access both to and within the facilities.*

GOAL: *Provide safe and accessible parks and recreation facilities*

- **Policy 3.1:** *Develop safe routes for non-motorized transportation to parks and recreational facilities*
- **Policy 3.2:** *Ensure convenient mass transit connections to parks and recreational facilities*

- **Policy 3.3:** *Design and renovate parks to ensure safety and security of facilities especially for young children and the elderly*
- **Policy 3.4:** *Ensure environmentally clean parks, recreation facilities and open space areas*

(For a map of City of Detroit Parks and Recreation Department sites, as well as Detroit Public Library sites, see Map 26 in the section "Other Narrative" 91.200(b)1).

3. Describe the basis for assigning the priority given to each category of priority needs.

Assigning priorities to these categories is a huge challenge. Each of these needs is considered a high priority within the City of Detroit, but must compete for the scarce resources available. Housing and supportive services for individuals with special needs is partly being addressed through the Detroit Housing Commission. Their five year plan includes the following:

GOAL: *Promote self-sufficiency and asset development of families and individuals through increasing employed persons in assisted families*

- **STRATEGY:** *By offering services, literacy programs, partnerships with educational facilities, and financial planning; provide or attract supportive services to improve assistance employability; assisted housing and resident services are making residents aware of other human and social service agencies that offer free service to residents of the City of Detroit; and provide/attract services to increase independence for elderly or families with disabilities like the Hope VI Woodbridge development that includes the construction of assisted living facility along with transitional programs from assisted living to permanent nursing homes*

GOAL: *Provide housing opportunities for individuals with special needs*

- **STRATEGY:** *Admission preferences for working families and those unable to work because of age or disability; victims of domestic violence; convert 1,390 units for use by elderly and disabled residents*
- **STRATEGY:** *Decrease the waiting list of applicants waiting to be admitted into the Section 8 Tenant Based Rental Assistance program*
- **STRATEGY:** *Continue to recruit landlords who are willing to take Section 8 Vouchers*

The 2004 Revised Master Plan of Policies lists the following as priorities for special needs in the City of Detroit:

GOAL: Increase awareness and accessibility of public health care programs

- **Policy 1.1:** Create a coordinated information network in libraries, Neighborhood City Halls, hospitals and recreation centers listing locations and types of health and social services available to City residents
- **Policy 1.2:** Expand transportation options for medical visits
- **Policy 1.3:** Coordinate data collection, analysis and programming to determine target areas for prevention programs

Issues: Childcare is a critical issue for families, particularly families with working parents. The large number of single parents in the workforce has increased the dependence on non-parental childcare.

GOAL: Provide child care resources

- **Policy 3.1:** Implement before- and after-school programs to provide school-age children with activities that enhance academic and social development
- **Policy 3.2:** Encourage employers to provide childcare and additional family support services

Issues: A lack of prenatal care for pregnant mothers is directly related to elevated infant mortality rates and childhood development disorders. The presence of contaminants in the home and insufficient preventative health measures also inhibit proper child development.

GOAL: Reduce health risks for young children

- **Policy 4.1:** Establish comprehensive programs that focus on the health of expecting mothers and infants, child development, and parenting skills
- **Policy 4.2:** Remove and mitigate the negative effects of environmental household contaminants such as lead paint, asbestos and others
- **Policy 4.3:** Expand screening programs that ensure children have access to preventive health care and early treatment

Issues: While the physical conditions of the City's neighborhood can have a direct impact on health and safety, an individual's mental and physical health can also be threatened by violence or other illegal activities.

GOAL: Provide resources to protect residents from the threats of drug and violence

- **Policy 5.1:** Encourage programs that educate youth about the dangerous effects of alcohol, tobacco and other drugs
- **Policy 5.2:** Support programs for drug and alcohol addicted adults, teens, and youth
- **Policy 5.3:** Provide adequate domestic violence shelters and encourage the availability of legal counsel for battered spouses and children

Issues: State and local government have assumed a reduced role in providing shelter services to traditionally marginalized populations. Mental health patients have been released from psychiatric hospitals and placed in state-regulated, privately managed adult facilities.

GOAL: Ensure safe and effective treatment for the mentally ill

- **Policy 6.1:** Advocate for a continuum of services to ensure individuals diagnosed with mental illness have access to housing, food, transportation and follow-up care
- **Policy 6.2:** Provide residents of adult homes with programs and services that develop skills necessary to attain a degree of self-sufficiency
- **Policy 6.3:** Advocate for greater state oversight in the operation of adult homes and mental health providers

Issues: The increase in the City's population of elderly residents is accompanied by an increased need for housing, transportation, public services and medical care tailored to meet the needs of an older population.

GOAL: Increase support services for seniors

- **Policy 8.1:** Support programs that provide affordable prescription medication for seniors
- **Policy 8.2:** Support programs and activities that create employment opportunities for elderly persons that are physically able and desire to work
- **Policy 8.3:** Encourage programs that provide opportunities for intergenerational contact between seniors and youth
- **Policy 8.4:** Encourage services that allow seniors to maintain their independence, such as part-time care or transportation assistance
- **Policy 8.5:** Provide programs that assist elderly persons with home repair and maintenance services

Issues: The current housing supply does not meet the housing and service needs of populations living with severe challenges to their mental or physical health. Coordination between the developers and service providers and government agencies is limited.

GOAL: Provide supportive housing

- *Policy 5.1: Promote the involvement of service providers in identifying and meeting supportive housing needs and priorities*
- *Policy 5.2: Assist the development of supportive housing by facilitating site selection, conducting community outreach and education, and identifying target groups*

Issues: Certain segments of the population, such as young children, at-risk youths, recent immigrants or adults in the City's low-income communities require more targeted outreach programs.

GOAL: Provide educational programs to at-risk youth

- *Policy 1.1: Collaborate with schools and other support systems to reduce truancy and dropout rate*
- *Policy 1.2: Provide educational programs targeted at juveniles in correctional facilities*
- *Policy 1.3: Develop programs and incentives to facilitate parental involvement in education programs*

GOAL: Provide educational programs for early childhood development

- *Policy 4.1: Support access to high-quality comprehensive preschool educational experiences*
- *Policy 4.2: Support preschool programs that encourage family involvement in the educational process*

Issues: Due to their physical presence, schools are anchors in a community. But, many Detroit public schools and libraries are in need of repair, rehabilitation and modernization.

GOAL: Improve learning facilities

- *Policy 5.1: Support and participate in a collaborative, community-based process to coordinate neighborhood development plans with school and library development plans*

- **Policy 5.2:** *Assist schools and libraries in their effort to enhance the range of programs, activities and services offered throughout the year*
- **Policy 5.3:** *Implement the most current information technologies in educational facilities and libraries*

GOAL: *Provide educational programs for adults*

- **Policy 3.1:** *Improve access to adult education and GED preparation programs*
- **Policy 3.2:** *Provide educational programs targeted at adults in correctional facilities*
- **Policy 3.3:** *Work with Detroit's colleges, universities and vocational schools to market educational and professional programs to City residents*

Issues: *The current resources dedicated to automobile travel limits the potential of alternate modes of transportation. Mobility is restricted without diverse modes of transportation, thereby limiting connections between people and places.*

GOAL: *Increase the diversity of transportation options*

- **Policy 3.1:** *Provide and maintain sufficient infrastructure to support multiple modes of transportation, including greenways, sidewalks and bike paths*
- **Policy 3.2:** *Consider various modes in all transportation proposals and projects*
- **Policy 3.3:** *Examine policies to improve connections between different modes of transportation, ranging from bike racks on buses to intermodal facilities for freight transportation*

Issues: *As bicycle, pedestrian and other non-motorized modes of transportation increase, attention to safety at intersections with and along roadways becomes a priority.*

GOAL: *Enhance the safety of transportation systems*

- **Policy 5.1:** *Ensure roadways and other transportation infrastructure safely accommodates multiple modes of transportation*
- **Policy 5.2:** *Establish designated truck routes on City streets, restricting passage through residential neighborhoods*

4. Identify any obstacles to meeting underserved needs.

The primary obstacle to meeting underserved needs in the City of Detroit is the lack of resources available. The reduction in government dollars has highlighted the need to focus these minimal resources to achieve maximum results.

- 5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Detroit has three major health systems within our jurisdiction, Detroit Receiving Hospital, Henry Ford Hospital and St. John Hospital. In addition, the United States Department of Veterans Affairs' John Dingell Hospital is also located in our jurisdiction. These medical centers coordinate with several agencies including MFIA, Department of Veterans Affairs and DWCCMHA to assist in securing emergency shelters or temporary housing for homeless individuals discharged from these facilities.

Some providers provide shelter and services to specific sub-populations. For example, Women's Justice Center (My Sister's House) and YWCA of Metropolitan Detroit (Interim House) are specifically for victims of domestic violence. Simon House and Wellness House provide shelter and services to persons with HIV/AIDS. Michigan Veterans Foundation offers emergency/transitional housing for veterans. Alternatives for Girls and Matrix Human Services (Off the Streets) provide shelter and services for runaway youth under 18 years old. Covenant House provides shelter and services for youth between the ages of 16 and 21. Detroit Central City and Cass Community Social Services provide shelter and services for the severely mentally ill. Mariners Inn provides substance abuse treatment for homeless men, and Genesis House 2 and 3 provide substance abuse treatment for women.

The Department of Human Services' Homeless Coordination Division continues to coordinate with federal, state and local law enforcement agencies, mental health institutions, hospitals and other relevant stakeholders to pursue the goal of coordinated discharge policies and supportive services within our jurisdiction.

- 6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.**

The City of Detroit does not plan to use HOME dollars to address these needs.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

- 1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the**

transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

An Overview of the Magnitude of the Problem: HIV/AIDS

The Michigan Department of Community Health (MDCH) estimates that there are 16,200 people living with HIV/AIDS, including those not yet diagnosed in Michigan. Approximately 45 percent or 7,060 of this population reside in the City of Detroit.

The former Detroit Metropolitan Statistical Area (MSA), which consists of Lapeer, Livingston, Macomb, Monroe, Oakland and St. Clair counties, recently was divided into two divisions. The City of Detroit and Wayne County is Division II and is now under the jurisdiction of the Department of Health and Wellness Promotion HIV/AIDS Division. As of July 1, 2004, Lapeer, Livingston, Macomb, Oakland and St. Clair Counties became Division I, and under the jurisdiction of the City of Warren.

The Detroit Metropolitan Statistical Area (MSA) is the geographic area currently used to report the demographic data for people living with HIV/AIDS. The statistical data listed in this overview is based on the 2004 Profile of HIV/AIDS: The Detroit Metro Area. Summary of Epidemic for the Detroit Metro Area Report prepared by the Michigan Department of Community Health's Bureau of Epidemiology HIV/STD & Bloodborne Infections Surveillance Section.

The report states that within the Detroit MSA, the City of Detroit, Wayne and Oakland Counties contain 93% of the HIV/AIDS cases. Amongst this group, Detroit has approximately 70% of the HIV/AIDS cases. Ninety-one percent (91%) of the 114 children, ages 0-12 when diagnosed with HIV/AIDS resided in Detroit, Oakland and Wayne Counties. 53% of these children are male and 47% female. The children's racial composition consists of: 75% black, 20% white and 4% Latino.

African-American males have the highest estimated number (5,000) of HIV/AIDS cases, indicating the impact of the epidemic is greatest on this group. White males have the second highest estimated number (2,500) of cases. African-American females have the third highest estimated number (2,000) of HIV/AIDS cases.

The Goals and Objectives of the HOPWA Program

The primary goal of the Housing Opportunities for Persons With AIDS (HOPWA) Program is to provide decent, safe and sanitary housing for low-income families diagnosed with HIV/AIDS, who live in the City of Detroit and Wayne County, and to develop supportive services for these people and their families. Services are included but not limited to assistance in securing housing and ongoing case management.

The objectives of the HOPWA Program are:

- Continue to develop long-term housing strategies for people living with HIV/AIDS that will prevent them from becoming homeless
- Continue to develop supportive services to assure access to the necessary medical and social services for people living with HIV/AIDS
- Continue to coordinate and partner with other agencies to educate and provide information to individuals and families impacted by the virus
- Decrease the waiting list of applicants waiting to be admitted into the Section 8 Tenant Based Rental Assistance program
- Continue to recruit landlords who are willing to take Section 8 Vouchers
- Expand the number of women and children in the Section 8 Tenant Based Rental Assistance program within the next 5 years
- Devise strategies that will bring the African-American and Latino populations into care and assist them in acquiring stable housing and supportive services

HOPWA addresses the complex needs of persons living with HIV and AIDS by funding the following service activities:

- Housing Stability Program (Section 8 Tenant Based Rental Assistance Program)
- Community Residences
- Emergency and Transitional Housing Assistance
- Supportive Services
- Housing Needs Assessment

Housing Stability Program (Section 8 Tenant Based Rental Assistance)

The former Housing Stability Program and Comprehensive Housing Program were combined to form the Housing Assistance Payments Initiative (HAPI). HAPI is the tenant based rental assistance component of the HOPWA program and is now being administered in-house by the HOPWA staff. The one-year rental assistance certificate issued to qualified applicants can be renewed annually, if eligibility has not changed. In an effort to decrease the possibility of tenants returning to uncertainty as it relates to their housing needs, and recognizing many are facing other life challenges, supportive services are a major part of the subsidy rental program and come in the form of ongoing life skills classes and case management.

The HOPWA program plan includes the development of long-term housing strategies for persons living with HIV/AIDS that will prevent them from becoming homeless and provide access to the necessary medical and social services. Recognizing homelessness, the HIV/AIDS disease, and access to health care are fundamentally interconnected; it is the program's goal to continually recruit landlords who are willing to take Section 8 Vouchers. Most people living with HIV/AIDS are unable to find affordable housing in an already

stressed housing market. As the number of people living with AIDS continues to grow, the need for adequate housing is more urgent than ever. Therefore, HOPWA staff must continually look for landlords who will not only take subsidy rental payments, but also offer housing that meet, if not exceed, the Housing Quality Standards mandated by HUD for all Section 8 programs.

For the 2003-2004 contract year, with the re-defining of boundaries and grantee jurisdictions, HOPWA did not extend an invitation for new applicants but began the process of decreasing the February, 2003 Waiting List of applicants waiting to be admitted into the program. By focusing on the waiting list, twelve (12) new families entered into the subsidy rental program bringing the total number of clients in the program to 179. The current breakdown of subsidized units paid with HOPWA funds are as follows:

1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
55	40	48	14	2

Community Residences and Emergency / Transitional Housing

HOPWA contracts with five agencies to provide emergency housing of up to 30 days and transitional housing from 31 days up to 2 years. These agencies are:

- CareFirst Community Health Services
- Matrix Human Services
- Positive Images
- Simon House Phase I
- Wellness House of Michigan

CareFirst Community Health Services is a new provider to the HOPWA program. CareFirst provides the HOPWA program with 12 beds (6 female and 6 male) for infected people who are in need of emergency and/or transitional housing. Located in Southwest Detroit, they actively seek to increase the number of Latinos utilizing this service. In-house clients participate in education enrichment classes, job placement (if they are able to work), computer classes and ongoing case management to help stabilize their housing situations. Since December 1, 2004, this program has serviced 31 men and women.

Matrix Human Services provides HOPWA with 8 male beds. This program provides temporary shelter, respite care and supportive services for clients who are in a transitional state. While clients are living at the temporary shelter, case managers work to acquire the necessary documentation and benefits that will allow their clients to become eligible for the rental assistance program. Matrix services approximately 30 clients quarterly.

Positive Images provides HOPWA with 6 beds for women who are defined as “medically fragile” and may or may not have children in their care. These women receive temporary housing and medical care, while they continue to heal from a recent hospital stay. Since December 1, 2004, this program has serviced 6 women and 4 children.

Simon House Phase I provides 16 beds for women who may or may not have children in their care, who are homeless, low-income and living with or affected by HIV/AIDS. While living at Simon House, women are assisted in acquiring and maintaining permanent housing. This program serves approximately 60 clients quarterly.

Wellness House of Michigan provides 12 adult beds (9 male and 3 female). Considered a community residence, most clients remain at Wellness House for the entire 2 years allowable under the definition of transitional housing. Wellness House currently services 37 clients quarterly.

In addition to providing beds, all of these programs are inclusive of, but not limited to, transportation, nutritional service, personal care, meal preparation, housekeeping and laundry, recreational activities and life skills workshops.

Supportive Services

Health Emergency Lifeline Program (H.E.L.P) provides housing advocacy for HOPWA clients. Working in collaboration with the client's case manager, the housing advocate assists with security deposits, first month's rent, utility payments and/or moving expenses for clients coming into the rental subsidies program. H.E.L.P also provides emergency food and transportation. Approximately 150 individuals and families received HOPWA related services.

Barriers to Housing and Supportive Services

The HOPWA program is working to overcome barriers to more efficiently and effectively service people living with HIV/AIDS and their families. These barriers include:

- Eliminating the "perceived societal penalties" that hinders women living with HIV/AIDS and their children from utilizing HOPWA services

A major goal for HOPWA during the next five years is to expand the number of women and children utilizing the subsidy rental assistance program. Statistics clearly indicate that women are increasingly becoming the latest "face of AIDS" yet they are the most difficult population to recruit. Women with children are particularly cautious because of the perceived societal penalties associated with housing instability. Many fear retribution from social service agencies, which may divide the household pending the acquisition of an address.

- Reducing the pervasive homelessness among communities of color, particularly African-Americans and Latinos

Homelessness among persons living with HIV/AIDS is pervasive among communities of color and particularly problematic in the Detroit/Wayne County areas, which have the largest African American and Latino populations of the region.

- Correcting the lack of understanding of HOPWA’s modified version of the Section 8 Rental Assistance Certificate

The difference between the regular Section 8 Program certificates and HOPWA’s modified version of the Section 8 tenant assistance program continues to be problematic and confusing to clients. Section 8 Income Guidelines also create difficulties for clients when they apply to receive Section 8 Rental Assistance or if they become ineligible to receive Section 8 due to an increase in their household income.

Recommendations to Reduce Barriers

As a means of resolving barriers to the HOPWA program for people living with or affected by HIV/AIDS, the following recommendations are proposed:

- Developing the trust of women living with HIV/AIDS and their children

To insure HOPWA meets the needs of women and children in their care, as well as attracting new clients, staff must continue to disseminate information and inform women of the importance the program places on maintaining the confidentiality of HOPWA clients and the legal ramifications of a breach in confidentiality. To assist female clients or potential clients with disclosing information that can ultimately secure quality housing for them and their children, the clear, concise guidelines restricting transferring of personal information should be provided to clients at the initial meeting.

- Workshops that explain HOPWA’s modified version of the Section 8 Rental Subsidy Program and the Section 8 Income Guidelines

These workshops will address issues of income eligibility, approved deductions and rent calculation formulas based on the total household income. Workshops will also give a clear, concise explanation of the difference between the two Section 8 programs.

- Assist people of color, particularly African-Americans and Latinos, the population most impacted by homelessness, to obtain decent, safe housing

HOPWA will devise strategies to bring these populations into care and assist them in acquiring stable housing and supportive services that will keep them from returning to their previous situations.

- 2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.**

Annual HOPWA Output Goals

There is an increasing demand for long-term housing for people with HIV/AIDS. The HOPWA program has enrolled approximately 20 new families per year during the past five years. For the 2005 year, the number of families needing rental assistance doubled with a roster of 180 families increasing rental payments from \$24,000 to \$97,000 per month. It is expected that there will be a 60% increase each contract year. At this rate, approximately \$170,000 per month will be needed for the year 2010. It is anticipated in the 2005 contract year that HOPWA will provide approximately 176 unduplicated clients with emergency rent, mortgage and utility payments. The amount of monies for this service category will increase 4.5% each year. By the year 2010, approximately \$300,000 will be needed to fund these services. It is projected in 2005 that HOPWA will fund 60 beds in community residences inclusive of emergency and transitional housing and supportive services. With the rising number of HIV/AIDS cases in Detroit and Wayne County, and the fragility of the homeless population, greater numbers of individuals will be impacted by this epidemic increasing the need for temporary shelter and supportive services.

The Continuing Need for Housing for People Living with HIV/AIDS

Since the Detroit Five Year Consolidated Plan was submitted in 2000, the face of AIDS has dramatically changed and populations not previously considered high risk are now becoming the “new” faces of AIDS. These populations include adolescents, seniors and African American women, who represent about two-thirds of all new HIV infections according to a report recently released by the United Nations AIDS Program. More troubling than the national statistics are the local statistics that report that infection rates are increasing in the City of Detroit while national levels are dropping.

Several studies confirm that stable housing is one of the greatest needs of persons living with HIV/AIDS. Without stable housing, this group is limited in choice for the treatment and care that is vital to their survival. People of color and very low income populations are particularly vulnerable and are disproportionately affected by the lack of stable, quality housing, which places them at greater risks for continued sickness and death. To add to this problem, treatment of the virus is now meeting with resistance and drugs previously successful in treating HIV/AIDS now have limited impact.

As a result of the mutation of the virus, the city is facing the prospect of a more fragile population where quality housing becomes a top priority. The majority of people living with HIV/AIDS are renters who are often in unstable circumstances or have difficulty gaining access to adequate rental housing. People living with HIV/AIDS continue to face increasing complex threats to their health and social well being. Comprehensive housing services must address critical issues such as client’s diminishing finances, health, and social services resources. Access to supportive services is limited when individuals do not have a permanent address.

In Detroit, housing continues to be one of the most laborious and pervasive problems faced by persons living with HIV/AIDS. It is also one of the most difficult services to access. As new challenges arise that are associated with this epidemic, the continuum of

housing services will expand dramatically and the need for housing and supportive services will become even greater.

- 3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).**

Currently, there are no housing developments proposed specifically for people living with HIV/AIDS. The Modified Section 8 Rental Assistance Program is currently the resource used most often to provide decent, safe, and stable housing for people living with HIV/AIDS. Affordable housing has been developed in the City of Detroit for low-income families and individuals. These units could potentially be a source of housing for people living with HIV/AIDS, if they meet the income guidelines.

- 4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.**

The Housing Opportunities for Persons with AIDS (HOPWA) program was established in 1992 to address the housing and supportive services needs of people with HIV/AIDS. Currently, the Detroit Department of Health and Wellness Promotion HIV/AIDS Division has jurisdiction control of the HOPWA program for the City of Detroit and Wayne County. The City of Warren asked Detroit, on their behalf, to administer all matters concerning the Section 8 tenant based subsidy rental component of the HOPWA Program for Lapeer, Livingston, Macomb, Oakland and St. Clair Counties.

HOPWA partnerships with hospitals and HIV/AIDS service agencies allows the program's staff to receive and make referrals for housing and supportive services.

- 5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.**

With the division of grantee jurisdictions, HOPWA's contract ended with Oakland Livingston Human Services Agency (OLSHA). OLSHA serviced the program for the first seven (7) months of the 2003-2004 contract year (December 11, 2003 through June 30, 2004). They provided housing assistance information/referrals, emergency financial assistance, transportation, relocation assistance and temporary shelter for unforeseen

emergency situations that abruptly displaced clients. Approximately 75 individuals and families received HOPWA related services from OLHSA.

To insure collection and dissemination of current data as it relates to housing, HOPWA maintains an on-going membership and relationship with the Southeastern Michigan HIV/AIDS Coordinating Council (SEMHAC). SEMHAC, a 52- member organization, is the planning body for the Ryan White Act Title I funds awarded to the Detroit Eligible Metropolitan Area. HOPWA works closely with SEMHAC and Ryan White to insure services are coordinated in the best interest of the clients. HOPWA funding supports people living with HIV/AIDS long-term and transitional housing needs. The Ryan White Title I Housing Assistance Program provides first and last months rent, past due rents and security deposits in order to sustain people living with HIV/AIDS in primary care. HOPWA also works with People Who Care (PWC), case management agencies, and state and federal agencies that work on behalf of HIV/AIDS infected and affected people.

6. The Plan includes the certifications relevant to the HOPWA Program.

The certifications are included in the additional narrative section.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

The City of Detroit will continue coordinated services with organizations such as SEMHAC, The Ryan White Program, and Health Emergency Lifeline Program (H.E.L.P.). HOPWA will also coordinate with other local organizations that are assisting people who have or are impacted by HIV/AIDS such as:

- DMC Children's Hospital Horizons Project - Provided 2393 service units to 54 AIDS patients in Cluster 4
- Goodwill Industries of Greater Detroit - 51 hours of job placement to 23 persons with AIDS in Cluster 4
- Planned Parenthood - provided 208 AIDS test in Cluster 4
- Wayne County Neighborhood Services AIDS Law - Provided 2830 hours of legal assistance to 21 people with AIDS
- We Care Senior Meal Program - 31,537 meals to 134 seniors/persons with AIDS

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

See attached.

City of Detroit Master Plan of Policies
Citywide Goals
Consolidated Plan 2005-2010
Exhibit A

Element	GOAL 1	GOAL 2	GOAL 3	GOAL 4	GOAL 5	GOAL 6	GOAL 7	GOAL 8	GOAL 9
Arts and Culture	Increase Detroit's profile as a cultural destination	Cultivate interest and appreciation for arts and culture	Increase access to arts and culture	Improve the viability of the arts and culture community					
City Design	Ensure development that contributes to the City's vitality	Increase awareness and understanding of quality design practices	Improve the City's vacant spaces						
Community Organizations	Increase the awareness of and accessibility to community activities	Enhance the organizational capacity of community groups	Increase cooperation among community organizations						
Economy	Improve the efficiency and awareness of development opportunities	Strategically target tax incentives	Target geographic areas for business investment and growth	Increase the availability and effectiveness of business education and training	Improve cooperation between businesses and residents	Support business start-up and growth efforts	Provide support systems for workers and families	Maximize regional, national and global collaboration	
Education and Libraries	Provide educational programs to at-risk youth	Provide educational programs for immigrants	Provide educational programs for adults	Provide educational programs for early childhood development	Improve learning facilities				
Environment and Energy	Increase the health and vitality of the regional ecosystem	Ensure environmentally healthy neighborhoods	Minimize resource use and waste	Increase the accessibility of open space and natural habitat					
Health and Social Services	Increase awareness and accessibility of public health care programs	Improve physical fitness and diets	Provide child care resources	Reduce health risks for young children	Provide resources to protect residents from the threats of drug and violence	Ensure safe and effective treatment for the mentally ill	Increase support services for the City's homeless population	Increase support services for seniors	Maintain the City's status as a hub for health providers and research
History, Legacies and Preservation	Maintain integrity of historic areas	Provide assistance to owners of historic properties	Preserve public facilities	Recognize economic benefits of historic preservation	Ensure the relevancy of preservation efforts				
Industrial Centers	Enhance the economic potential of industrial centers	Improve environmental conditions in and around industrial centers	Minimize conflicts between industrial centers and residential areas						
Infrastructure	Promote regional growth management through infrastructure investment	Provide security and emergency response in regards to critical infrastructure	Provide access to information and communication technology						
Intergovernmental Relations	Sustain political advocacy	Increase cooperation among urban areas	Encourage compatible and cohesive regional land use patterns	Develop strong international and interstate cooperation	Pursue support for regional attractions				
Neighborhoods and Housing	Ensure financing for affordable housing	Strategically target tax incentives	Ensure fair lending for low-income and minority homebuyers	Increase rental opportunities	Provide supportive housing	Provide transitional housing	Coordinate community development efforts		
Parks, Recreation and Open Space	Expand resources and support for parks, recreation and open spaces	Offer diverse programs and recreational facilities	Provide safe and accessible parks and recreation facilities	Protect and utilize the riverfront as an open space and recreational area					
Public Safety	Build community partnerships	Eliminate environmental threats to community health and safety	Eliminate the production, importation, distribution and use of illegal drugs	Reduce repeat and potential offenders	Increase awareness and participation in fire prevention activities	Develop a coordinated emergency response network			
Retail and Local Services	Improve the accessibility and attractiveness of commercial areas	Minimize land use conflicts in and around commercial areas	Increase the safety of commercial areas	Increase support of locally owned businesses					
Transportation and Mobility	Increase mobility throughout the region	Ensure regional equity regarding the impact of transportation projects	Increase the diversity of transportation options	Increase the environmental sustainability of transportation systems	Enhance the safety of transportation systems				
Zoning Concepts	Alleviate land use conflicts	Provide flexible guidelines to accommodate diverse land uses	Encourage desirable development through incentives						

2004-2005 City of Detroit Strategic Priorities



**Homeless Service Collaborators
Funded FY2003-04**

Alternatives for Girls
Black Family Development
Care Givers
Cass Community Social Services
Coalition on Temporary Shelter
Covenant House
Detroit Central City CMH
Detroit Health Care for the Homelessness
Detroit Rescue Mission Ministries
Eastside Emergency Center
Emmanuel House Recovery
Federation of Youth Services
Fort Street Presbyterian Church
Freedom House
Genesis House 1
Genesis House 2
Genesis House 3
L.I.F.T. Women Resource Center
Legal Aid and Defenders Association
Mariners Inn
Michigan Legal Services
Michigan Veterans Foundation
Muslim Family Services
Neighborhood Service Organization – 24 Hour Walk In Center
NSO Emergency Telephone Hotline
Off the Streets
Off the Street
Operation Get Down
People United As One
Simon House
T.C. Simmons Visiting Ministries
Travelers Aid Society
United Community Housing Coalition
Neighborhood Legal Services of Michigan
Wellness House
Women's Justice Center
YWCA of Metropolitan DetOrganization
Cass Community Social Services
Cass Community Social Services
Covenant House
Detroit Rescue Mission Ministries

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**Homeless Service Providers
Funded FY2003-04**

DRMM-Genesis House 2
DRMM-Genesis House 3
Freedom House
Jewish Vocational Services
Mariners Inn
Michigan Veterans Foundation
Simon House
Southwest Non Profit Housing Corporation
Women's Justice Center Detroit
Southwest Non Profit Housing Corporation
Simon House

City of Detroit
2005-2010 Consolidated Plan
Exhibit C

Special Needs Collaborators

Robert Wood Johnson 's Urban Health Initiative
Linda H. Lee
Communications Director
Mayor's Time
333 W. Fort Street
Detroit, MI 48225
313-965-4135
313-963-4668 -- FAX

Ms. SaTrice Coleman
Executive Director
St. Patrick Senior Center
80 Parsons Street
Detroit, MI 48201
313-833-7080

Mr. Melvin Gupton, Chief of Staff
Detroit Workforce Development Board
c/o Detroit Workforce Development Department
A Michigan Works! Agency
707 W. Milwaukee Avenue - First Floor
Detroit, Michigan 48202
313-664-5532 (voicemail equipped)
313-664-5505 — FAX

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Detroit, Michigan 48202

Sandra Tene Ramsey, Director
City of Detroit Department of Senior Citizens
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Detroit, MI 48226
224-1000
224-1476 - FAX

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HOPWA Collaborators

City of Detroit Department of Health and Wellness Promotion
HIV Prevention Counseling and Testing Unit
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Crystal Gilbert
City of Detroit
Department of Health and Wellness Promotion
Policy, Planning and Evaluation
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313.876.4348

Cynthia Fletcher Marshall, RN, M.Ed.
Manager
Ryan White CARE Services
City of Detroit Department of Health & Wellness Promotion
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Detroit, Michigan 48202
(313) 876-0984

Deborah McElrath
HOPWA Program
1151 Taylor
Detroit, MI 48202
(313) 876-0982

Sandra Caveat
Southeastern Michigan HIV/AIDS Council (SEMHAC)
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Detroit, MI 48202
(313) 876-0186

**City of Detroit
2005-2010 Consolidated Plan
Exhibit D**

Summary

Summary of Citizen comments and views (relating to 91.200 (b)) are reflected below by cluster. Each cluster was asked the same question(s) in the breakout sessions but not all clusters got through all of the questions. The participants were asked the question, their responses were written on flip charts, and if time permitted they were asked to list the top three items (*represented in italics*) of the responses and any suggested strategies for the priorities.

CLUSTER 1

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- Education - inadequate training, inaccurate vocational instruction, poor high school retention
- Outsourcing
- Transportation
- Drugs/Alcohol
- Fewer jobs – poor quality
- Fewer quality employers
- Population loss
- Less equipment/lower demand
- Literacy
- Lack of resources – job readiness, need of a local resource center
- Motivation – poor work ethic, not looking for work
- Connections – who you know matters more than what you know
- Image – lack of desire to work or live in Detroit
- Leadership issues – City Council, Administration
- Disability – deaf, literacy, physical

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- Clean
- Safe
- Parking – adequate, secure
- Grocery
- Good customer service
- Well-lit
- Attractive
- Variety of businesses – service (computer), retail (cleaners), specialty stores, department stores, culture (art), performing art, theatres

City of Detroit
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Exhibit D

Q.3 Knowing we can't turn all of our commercial strips back into shopping areas because we've lost population, what do you think are the best "re-uses" for those commercial areas that can't support shopping?

- Family entertainment
- Community groups/ Police mini-stations

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership

- *Lack of maintenance deters potential buyers (cleanliness)*
- Insurance
- Income
- Jobs
- Credit
- Lack of training and information
- Predatory lending
- Lack of code enforcement deters potential buyers
- Taxes
- Inefficient property disposition
- Homeowner training (quality of life issue)
- Job training and increased educational opportunities

Q.2 What do you feel contributes to the risk of becoming homeless?

- Lack of local youth programs
- Lack of city sponsored workshops
- Lack of assistance to persons with disabilities

Q.3 What are the barriers that may keep you from maintaining, improving or investing in your property?

- Access to and lack of training, competent and trustworthy tradespersons
- Perceptions of vulnerability-if the house looks nice then it will be a target of theft or vandalism
- Not getting education information on how-to
- Lack of income

NEIGHBORHOOD SAFETY & LIVABILITY

Q.1 What do you think are the best ways to improve the safety and livability of your neighborhood?

- *Adult, youth and senior education*
- *Police presence*
- *Code enforcement*
 - *Lighting*
 - *Alley maintenance*
 - *Illegal dumping*
 - *Curfew enforcement*
 - *Regional cooperation with police*
- Resolve land issues (industrial v. residential)
- Curfew enforcement (youth)
- Increase law enforcement/police
- Traffic safety (lack of signage)
- Quality retail
- Supermarkets

PUBLIC HEARING STATEMENTS

- Reopen Six Mile Road
- Create jobs so that people can afford to own homes
- Somebody should be able to make bullet-proof streetlight lenses so that they do not get broken
- Eliminate liquor store licenses—there are too many
- Hire more police officers and create more of a squad car presence
- People are coming from other neighborhoods and dumping
- We have broken window syndrome—call police when a window is broken then get it repaired right away so it does not look vacant and abandoned
- Target! Pick an area focus all your money there, fix it and move to the next area
- How do you keep big business from coming into our neighborhood, developing and using up our resources?

CLUSTER 2

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- Poor public transportation
- Safety Issues-Poor lighting, bus shelters are unsafe
- Outsourcing
- Lack of training
- Work ethic stereotype
- No competitive wages
- Community policing
- Hiring practices of small businesses

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- Main street type of fabric and appearance
- Clean and safe
- Visible police
- Ample parking

Q.3 Knowing we can't turn all of our commercial strips back into shopping areas because we've lost population, what do you think are the best "re-uses" for those commercial areas that can't support shopping?

- Local resident/residence center
- Business incubator
- No store front churches, bars and strip clubs
- Storefront theatres
- Better venues

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership

- *Credit (priority)*
- *First time homebuyers programs are scarce (priority)*
- *Lack of income (priority)*
- Lender redlining
- Low appreciation value
- Lack of affordable dwellings for homeownership

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- High insurance rates
- Lack of funding resources and awareness

Q.3 What are the barriers that may keep you from maintaining, improving or investing in your property?

- Cost of repairs
- Lack of trust worthy contractors
- Poor city services
- Lack of code enforcement
- Knowledge of homeownership maintenance

NEIGHBORHOOD SAFETY & LIVABILITY

Q.1 What do you think are the best ways to improve the safety and livability of your neighborhood?

PHYSICAL ENVIRONMENT CONDITIONS

- *Illegal dumping and “slum” landlords (priority)*
- Clean city lots
- Sidewalk and alley maintenance
- Removal of abandon and stolen vehicles
- Improve parks and recreation centers

SOCIAL AND PUBLIC SERVICES

- *Code enforcement*
- *Policing and curfew enforcement*
- *Drug house removal*
- *Recreation services and public lighting*

Public Hearing Statements

- Citizens have strong concerns in reference to water back ups during rainy seasons.
- High increase in neighborhood crime.
- Drugs and prostitution.
- Citizens felt the implementations of plans and programs were not time effective.
- Lack of resident involvement in local government policy

CLUSTER 3

ECONOMIC DEVELOPMENT

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Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- *Education/Training resources*
- Motivation
- Communication
- Transportation
- Crime
- New Development
- Drugs
- Personal barriers

* Even though young people are graduating from high school, they still have problems with reading and writing. That lets us know “What is going on in the school?”

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- *“Main Street” type of look and appeal*

Q.3 Knowing we can’t turn all of our commercial strips back into shopping areas because we’ve lost population, what do you think are the best “re-uses” for those commercial areas that can’t support shopping?

- *24 hour community/senior center w/ help line*
- Training and educational center
- Parkland
- Agribusiness
- Child care
- Community gardens
- Re-circulate dollars

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership

- *Credit*
- *First time homebuyers programs are scarce*
- *High taxes*
- Mortgage qualifications
- Transportation and age
- Sewer systems need to be upgraded
- Buying city owned property has too much red tape/paper work (complicated and lengthy)

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- It is difficult to locate and receive the available “free” dollars (grant)
- Property and homes should be available to existing residents
- Low appreciation value
- Hard to finance a home worth \$50k or below
- Lack of affordable dwellings for homeownership
- High insurance rates

Q.3 What are the barriers that may keep you from maintaining, improving or investing in your property?

- Lack of funds
- Home values too low to receive loans from lending institutions
- Balance between interest rates and credit scores
- Affordable insurance, loans and grants are hard to obtain
- Discriminatory lending
- Not enough reputable contractors
- Homeownership maintenance

NEIGHBORHOOD SAFETY & LIVABILITY

Q.1 What do you think are the best ways to improve the safety and livability of your neighborhood?

- *Better lighting*
- *Address abandoned structure and vacant lots*
- *Park upgrades and more recreational centers*
- *Better Policing*
 - *Community watch*
- Educational resources available for adults and children
 - Training and Vocational programs
- After school and summer school programs
- Better libraries
- Community acquisition of public facilities
- Infill housing
- Improve roads and sidewalks
- City maintenance and cleanliness
- Code enforcement
- Less “red tape”
 - More community interaction w/ public servants

PUBLIC HEARING COMMENTS

- Earlier start time for meeting
- Is anyone present who has influence over the NOF funds?
- Need to teach children how to repair homes

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- How to move forward on the plans being constructed?
- Community partnerships
- Will projects be done in each cluster simultaneously or one cluster at a time?
- How can we affect change with so few folks who live here are present at the meeting?
- When are we going to stop churches from eroding all over our tax base?
- Money comes into the city but we do not know how to access it.
- I want to be part the development of our city.
- Cluster 3 is the best part of the city because of the waterfront location. I am investing in my city so that I can see a return on my investment that helps to bring up the area overall. We need to teach folks about the area so that there is no insurance redlining.
- Enable kids to have fun. The park equipment (Warren/Gratiot Park) is at least thirty years old and when kids have nothing to do after school they get in to trouble. There should be a community center at their park.
- I have been unable to get into the Senior Home Repair program for the last two years. I cannot even get an application.
- I am trying to be a die-hard Detroit citizen but I cannot even get a trashcan!

CLUSTER 4

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- *Poor education*
- *Lack of training resources*
- *Access to transportation*
- *Out sourcing*
- Lack of social responsibility and commitment to community growth
- Lack of business in the city and neighborhoods

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- *“Town Square” with ethnic representation*
- Better mix of uses to serve customer base
- Better food market, fresh food
- Cafes and restaurant
- Wider sidewalks (recreation)
- Removal of liquor stores
- Walkable commercial and retail (Boutiques, coffee shops, etc.)
- Code enforcement
- Customer service/ friendly/walkable
- Social and community/outreach/receptive
- Whole food stores
- Quality retail
- Business owners living in the community
- Outlet stores and family restaurant

Q.3 Knowing we can’t turn all of our commercial strips back into shopping areas because we’ve lost population, what do you think are the best “re-uses” for those commercial areas that can’t support shopping?

- *Town squares*
- Lofts and condominiums
- Sport complexes and recreation uses
- Office space
- After school programs
- Community centers
- Training centers
- Develop a business plan for commercial reuses

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership

- *Lack of decent affordable housing*
- *Lack of income*
- *High taxes*
- *Lack of knowledge of information*
- *Employment credit*
- *Lack of education*
- *Inability to obtain insurance (i.e. redlining)*
- *Inability to obtain loans*
- *Depressed housing value*
- *No clear title*

Q.2 What do you feel contributes to the risk of becoming homeless?

- *Loss of jobs*
- *Not paid enough to afford housing*
- *Most jobs are minimum wage*
- *Not paid enough for the jobs worked*

Q.3 What are the barriers that may keep you from maintaining, improving or investing in your property?

- *Lack of decent jobs that pay enough*
- *Lack of income*
- *The taxes are too high for those who make low wages*

Strategies:

- HUD should fix homes for residents
- HUD money should be used to house the homeless
- Provide programs and more options to buy for renters
- Provide tax relief for existing homes
- Provide tax relief/incentives for people who maintain their property
- Provide uses to house the homeless

NEIGHBORHOOD SAFETY & LIVABILITY

Q.1 What do you think are the best ways to improve the safety and livability of your neighborhood?

- *Education, training and employment*
 - *After school activities for kids*

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- *Tutoring for children*
- *Improve transportation and access to jobs*
- *Employment training and apprentice programs*
- *Community services (i.e. mentoring)*
- *Other educational programs and recreation opportunities for the youth*
- *Recreations/sports little league, track, swimming, soccer*
- *Code enforcement*
 - *Addressing abandoned vehicles*
 - *Addressing vandalism, littering and illegal dumping*
 - *Addressing vacant lots and vacant structures*
 - *Create interim uses such as urban agriculture areas*
 - *Remove blight and dangerous buildings*
 - *Addressing blighted and dangerous buildings*
 - *Improving and maintaining sidewalks*
 - *Providing timely infrastructure services*
 - *Providing information (i.e. public notices to neighborhoods about work to be done on streets and sidewalks)*
 - *Holding city/subcontractor to meet construction standards*
- *Policing*
 - *Better Police presence*
 - *Funding for private security patrols in “hot spots”(i.e. areas of high crime frequency and of drug problems)*
 - *Grants to neighborhood associations to hire private patrols*
 - *Crime preventions through other means (i.e. keeping and maintaining and better public lighting; visibility and police presence)*
 - *Crime Prevention through Environmental Design (CPTED)*

PUBLIC HEARING QUESTIONS, COMMENTS AND CONCERNS

- Need to do more developments at the fringes of cluster 4: Neighborhoods away from the downtown and Woodward Avenue appear to be neglected from development standpoint
- The high taxes are hurting the people who want to stay in the city
- We need to take care of our homeless population; we need to provide them with shelter and education
- Need to know what planning activities are going on in our area; the area around the old Poletown development?
- I like to purchase the city owned land next to my lot, but was not able to do that
- Can the city do any thing about the vandalism and theft in the area of Chene near Ferry Street, south of I-94 ?
- We need to know who is doing what developments in our neighborhoods

CLUSTER 5

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- *We are not a regional destination center*
- Lack of transportation
- Poor education
- Bring employment centers back
- Lack of quality jobs
- Lack of manufacturing jobs
- Lack of entrepreneurship
- Need incentives to retain and attract business
- Lack of education
- 100 years of manufacturing, look at new areas for business development/planning that changes the character of the area
- Language barrier
- New industries should be sensitive to current community/neighborhood concerns – e.g. environmental
- Retention of business w/ business assistance, marketing and promotion
- Tie big development to commercial development that creates mixed use centers
- Giving away land to bridge and train transportation
- Fear of speculation uses
- Spread resources throughout the cluster
- Impact with resources
- City needs strong business retention
- Business attraction with incentive programs and neighborhood support

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- Neighborhood shops
- Quality stores not the “mom & pop” stores
- Better design of shopping areas
- Mixed uses
- Main street
- Theme, architectural control, branding
- Zoning and code enforcement
- Better uses of the riverfront
- Parking
- Grocery stores

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- Affordable clothing & shoe stores
- Target

Q.3 Knowing we can't turn all of our commercial strips back into shopping areas because we've lost population, what do you think are the best "re-uses" for those commercial areas that can't support shopping?

- Greenspace
- Greenways
- Medical areas
- Nursing homes
- Social areas
- Recreational areas
- South Schaefer needs commercial development
- Cleaned packaged land for redevelopment for attracting new business

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership

- *Financial issues*
- Income
- Taxes
- High taxes in dilapidated areas
- Insurance
- Available affordable housing/prevalence of vacant land
- Credit history
- Problems purchasing city property
- Abandoned property
- Can't purchase vacant city owned structures
- Not enough adjacent vacant land to build
- Poorly segregated land uses
- Illegal immigrants cannot get mortgages
- High rents prevent saving
- Poor job opportunities
- Poor education system
- Poor transit
- Financial lenders willing to lend to immigrants
- Job stability
- Title clearance

Q.2 What do you feel contributes to the risk of becoming homeless?

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- Mental illness
- Unemployment
- Lack of jobs
- Affordable healthcare

Strategies:

- Better/affordable insurance
- Tax breaks for property investment
- Community based credit unions
- Urban homestead (sell homes for cheap)
- Code enforcement
- Better community organizing to compete with industrial interests
- Need more home repair assistance programs

Q.3 What are the barriers that may keep you from maintaining, improving or investing in your property?

- Money
- Cost of maintenance and improvements
- DIFT
- New cement company
- Poorly maintained industrial areas and business

NEIGHBORHOOD SAFETY & LIVABILITY

Q.1 What do you think are the best ways to improve the safety and livability of your neighborhood?

- *Street lighting*
- *Air and water quality*
- *Youth programs*
- *Parks/greenspace*
- *Illegal dumping*
- Truck traffic
- Elder public transit
- Blighted housing
- Policing (not enough scout cars)
- Drugs/prostitution
- Bi-lingual education
- Blighted lots
- Right of Way – Infrastructure
- Community police (empowerment)
- Career development – summer schools
- Adult education programs

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- Re-educating people to understand they are responsible for their neighborhood in order survive
- Code enforcement
- Business incentives, assistance, funding, technical help
- Access to parking
- Alleyway improvement (new parking)
- Create walkability
- Public use for alleyways
- Business area improved parking

PUBLIC HEARING STATEMENTS

- The bridge intimidates residents and infringes on the quality of life in the neighborhood. It needs to be stopped.
- Enhance civic design
- “I was disappointed that a neighbor got a flyer for this meeting, but our community group did not get any notice.”
- Assisted living is missing in Southwest Detroit
- The parks are neglected
- The city government is broken due to the at-large council member policy
- General lack of will to fix things
- Lack of leadership from planning related to making transportation decisions
- Senior population is dying before their time due to the lack of services
- When people prosper they work their way up and out instead of staying
- I was disappointed that a neighbor got a flyer for this meeting, but our community group did not get any notice.

CLUSTER 6

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- Education
- Perception of crime
- Difficulty in acquiring commercial property
- Not taking advantage of opportunities and resources
- Lack of good paying jobs
- Lack of community ownership/pride
- Lack of businesses and retaining them
- Lack of vision-pursuit of entrepreneurial opportunities

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- Clean stores with lighting
- Adequate security
- African American ownership
- Black farmers to supply fresh fruit and vegetables-Northern and Southern based
- Shoe repair
- Retail-grocery and mixed use
- No more: dollar stores, nail shops
- Gas stations that are not owned by community members should not be allowed
- More community based businesses
- Major retailers and restaurants (i.e.-Target)

Q.3 Knowing we can't turn all of our commercial strips back into shopping areas because we've lost population, what do you think are the best "re-uses" for those commercial areas that can't support shopping?

- More pocket parks
- More recreational facilities
- More after school programs
- Entertainment venues
- Art and culture areas

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership?

- *More support for existing homeowners*
- Cannot afford to make repairs

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- Neighbors not keeping up their property
- Illegal dumping
- Vacant lots
- Drug dealing
- Homeowners insurance is expensive and hard to keep up
- Need senior home repair programs
- Need a resource for finding reliable contractors

PUBLIC HEARING STATEMENTS

A combined meeting was held for Clusters 6 & 7 because nobody showed up for the Cluster 7 meeting. The public comments for this combined meeting appear in the cluster 7 Public Hearing Statements section.

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- Sustainable Businesses
- Poor lighting and trash
- Lack of job placement-assistance and advertising
- Need for small business incentives and assistance
- Acquisition of vacant commercial property
- Lack of resource centers for the hearing impaired (barriers)

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- More community provided services
- New stores in distressed areas

Q.3 Knowing we can't turn all of our commercial strips back into shopping areas because we've lost population, what do you think are the best "re-uses" for those commercial areas that can't support shopping?

- Movie theaters

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership?

- *New homes are too expensive*
- *Illegal dumping*
- *Reliable contractors*
- *Taxes deter people from moving in to the City of Detroit*
- Lack of code enforcement
- Renters do not maintain their properties
- Vacant lots

PUBLIC HEARING STATEMENTS

- It was mentioned that a new, Citizens District Council is being formed to address the needs of the elderly, poor, and neighborhoods.
- The focus of the Consolidated Plan should be on one specific area. Education is a top priority, because the schools are in poor shape. Better schools will contribute

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to improved economic development, safety, and quality of life throughout the city.

- People have different needs, particularly entering the 21st Century. Need to target improved libraries, with training in computer skills and other technologies.
- Focus Hope mentioned a newly created program. Future investment and improvements will be based upon a survey being conducted throughout surrounding communities. Questions are geared toward neighborhood concerns. Future development issues were also discussed.
- There should be more programs to assist the deaf, particularly those that want to own and operate a business. Deaf owned and operated businesses can be role models for youth facing challenges from being deaf.

Cluster 8

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- Resource barriers-do not know where the resources are located
- Lack of opportunity
- Lack of training/experience
- Personal barriers: lack of parental guidance; lack of mentoring; negative community influences; lack of work ethic
- Institutional barriers: transportation

Job Strategies:

- Youth mentors
- Vision for the community (plan)
- Leverage funding: building trades for rehab; technology training
- Implement the plan
- Positive exposure: neighborhood “good news”; organizations
- Should be a program to help parolees find employment

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership?

- *Credit*
- *Taxes*
- *Income*
- Homeowner Insurance
- Poor quality of available homes: existing homes need a lot of work; future maintenance consideration; lack of quality contractors willing to work in the city
- Financial literacy-people do not realize the burden of homeownership-lenders; budgeting; paying bills

Recommendations on overcoming the barriers:

- Use a condominium type of arrangement to combat deterioration over time i.e. like putting money aside in anticipation of future maintenance and hiring a handyman
- Roll back property taxes with the expectation that property values will rise

City of Detroit
2005-2010 Consolidated Plan
Exhibit D

- Permit fees are too high which leads to contractors not pulling permits
- City services need to improve
- Schools need to improve
- It is not economically feasible or prudent to purchase a home in the city

NEIGHBORHOOD SAFETY & LIVABILITY

Q. What do you think are the best ways to improve the safety and livability of your neighborhood?

- *Code enforcement (Municipal Civil Infraction)*
 - *Illegal dumping, signage*
 - *Abandoned structures*
- *Law enforcement*
 - *City, community policing*
 - *Crimes (drugs, prostitution)*
 - *Traffic control*
- *Neighborhood Co-operation*
 - *Right-of-way improvements*
 - *Lighting*
- Abandoned dwellings/structures
- Sexual predators
- Community facility/"Welcome Center"
- Greenspace
- Health standards
- Concentration of similar services
- Have owners fence off their portion of closed alleys

PUBLIC HEARING STATEMENTS

- The City should reduce taxes as an incentive for people to come into the city to buy and rehab homes. This would be done with an assumption that the tax base would get stronger.
- The City needs better code enforcement and strong follow through with the ticketing.
- Permit fees are too high; comparable permits in the suburbs are less expensive
- It is hard to get good contractors to work in the City of Detroit

Cluster 9

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- Lack of knowledge of job opportunities
- Lack of neighborhood resources
- Lack of education/training
- Motivation
- Home training
- Lack of skills
- Transportation
- Declining population
- Inadequate matching of employees with employers

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- Family style restaurant
- Movie theatre
- Appliance store
- Name brand store
- Main street type
- Family oriented recreational
- Family style restaurants

Q.3 Knowing we can't turn all of our commercial strips back into shopping areas because we've lost population, what do you think are the best "re-uses" for those commercial areas that can't support shopping?

- Recreation for kids
- Museums (local history)

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership?

- *Income*
- *Credit*
- *Taxes*
- *Insurance*
- *Maintenance*

**City of Detroit
2005-2010 Consolidated Plan
Exhibit D**

- Utilities
- Energy efficiency of older homes
- Trying to come up with a down payment
- Programs that have information on how to maintain, repair, paint, gutters and roofs

Strategies to address above issues:

- Address redlining issue
- Reduce the tax burden by lowering taxes
- Programs that would help address maintenance issues

NEIGHBORHOOD SAFETY & LIVABILITY

Q.1 What do you think are the best ways to improve the safety and livability of your neighborhood?

- Police protection
- Lighting
- Personal & Traffic Safety
- Neighborhood cooperation
- Mental health care
- Boarding up vacant structures
- Code enforcement
- More recreation centers
- City cleanliness (street sweeping)
- Noise pollution
- Maintenance of greenspace
- Lack of reliable mass/public transit
- Programs for youth and teens (education and athletic)
- Homeless population

PUBLIC HEARING STATEMENTS

- There should be personal home repair grants for seniors.
- There should be a way for residents to know what organizations/block clubs are in their area.
- The Neighborhood City Hall that I go to never knows anything.
- There should be personal grants for senior citizens
- How do I go about implementing a plan if I have one?
- Can there be working fountains and restrooms in the parks?

CLUSTER 10

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- *Negative bias-discriminatory hiring*
- *Lack of personal motivation and work ethic*
- *Lack of diverse employment options-mainly service jobs*
- Lack of information and access to employment centers
- Overall lack of job opportunities
- Lack of incentives for businesses to stay in Detroit
- Issues of lack of cleanliness, maintenance and safety
- Businesses are not customer friendly

Job Strategies:

- Build a broad alliance and collaboration between kindergarten, post secondary institutions, and regional corporate entrepreneurial entities to grow opportunities for individual income and wealth.

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- *Superstore (i.e.- Kmart)*
- *Theaters*
- *Recreational for kids (i.e.- Leaps & Bounds)*
- *Family restaurants*
- Main Street
- Supermarket
- Drugstore
- Small produce markets
- Entertainment venues
- Clean, organized and safe
- Customer service friendly

Q. 3 Knowing we can't turn all of our commercial strips back into shopping areas because we've lost population, what do you think are the best "re-uses" for those commercial areas that can't support shopping?

**City of Detroit
2005-2010 Consolidated Plan
Exhibit D**

- Park/open space
- Community centers with a focus on youth enrichment
- Housing-mixed use and lofts
- Local museums
- Business incubators
- High visibility of neighborhood city halls
- Apprentice programs

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership?

- *High price of taxes and insurance*
- *Good quality schools*
- *Competing cities and neighborhood(s)-retail and amenities*
- Lack of income and resources
- Poor credit
- Good/decent housing
- Investment in ones property does not balance out-poor turnover

Q.2 What do you feel contributes to the risk of becoming homeless?

- *Available jobs and education*
- *Addiction*
- *Income and cost of living differences*
- Lack of emergency resources

Q.3 What are the barriers that may keep you from maintaining, improving or investing in your property?

- *Cost of maintenance*
- *Vandalism on property being repaired or improved*
- *Lack of information on available resources*
- Quality of contractors and construction
- Fixed incomes
- Knowledge of how to do maintenance
- Lack of code enforcement supports deterioration, which releases owners from their responsibility of maintaining their own properties.

Housing Strategies:

- Empower families, beginning with parents, through a system of informal and formal orientations to be more independent.
- Use home equity as a power base to gain means to educate buyers.

NEIGHBORHOOD SAFETY & LIVABILITY

Q.1 What do you think are the best ways to improve the safety and livability of your neighborhood?

City of Detroit
2005-2010 Consolidated Plan
Exhibit D

- *Community policing/police presence-CB patrols*
- *Better lighting*
- *Block clubs with neighborhood/community cooperation*
- *Access and mobility for kids and seniors-pedestrian safety-sidewalks*
- *Summer jobs and training*
- *Code enforcement*
- Better lighting
- Home improvement
- Kids and senior citizens recreation
- Summer jobs/training
- Road beautification-tree trimming
- Assistance for elderly to fix their homes
- Vacant homes/lots
- Illegal dumping-abandoned vehicles
- Barrier free design for the handicapped
- Litter and bulk trash enforcement
- Increase pride in the neighborhoods by increasing signage announcing the different neighborhoods
- Create greenspace that includes bike and walking paths
- Create traffic calming at the mile road intersections and residential areas

PUBLIC HEARING STATEMENTS

- Empower families, beginning with parents, through a system of informal and formal orientation. This will help them along the road to independence.
- Home equity should be used as a power base for our citizens.
- Lack of code enforcement supports deterioration, releasing owners from their responsibility.
- Build broad alliances and collaborate between K – Post Secondary institutions.
- Build and sustain lighting, litter and bulk trash enforcement.
- Increase pride in neighborhoods with designated signage (for example: announcing “Bagley” community etc...) for every boundary that is definable.
- Create green space, bike and walk path areas.
- Traffic calming techniques should be employed at major mile road intersections, and within residential areas.

ONLINE RESPONSES

ECONOMIC DEVELOPMENT

Q.1 What do you think are the two most serious barriers to people in Detroit getting good paying jobs?

- Education resources
- Transportation
- Lack of planning for future jobs
- Employment opportunities
- Lack of good paying jobs in the city

Job Strategies:

- Provide subsidized space for entrepreneurial or micro-enterprise businesses-help people with good ideas start small businesses that will employ people and provide needed services like day care and beauty shops.

Q.2 When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?

- Location-just having the ability to shop in your neighborhood for groceries, clothing and household items
- Parking in front of stores
- Strips of stores
- Good lighting
- Real grocery store
- Dry cleaners
- Video store
- Dining options other than carry-out
- We need a “Main Street” concept
- Quality clothing stores
- Fresh produce and fresh meat market
- Provide space for nonprofits to run after-school programs, art galleries, craft workshops, education and training programs

Q. 3 Knowing we can't turn all of our commercial strips back into shopping areas because we've lost population, what do you think are the best “re-uses” for those commercial areas that can't support shopping?

**City of Detroit
2005-2010 Consolidated Plan
Exhibit D**

- Local medical clinics
- Community infill housing units
- Businesses
- Recreation centers
- Federally qualified health care centers
- Job training centers
- Subsidize developments
- Mini storage units
- Unique parks-i.e.: skateboard or inline skate areas
- Open air farmers market for locally grown producers only
- Affordable housing or homeless shelters

NEIGHBORHOOD HOUSING

Q.1 What do you feel, if any, are the barriers to home ownership?

- Redlining districts
- High taxes
- Poverty
- Ignorance
- Poor education which leads to lower wages
- Hopelessness
- Poor planning
- Poor education low income lack of access to financial support for persons struggling to pay their rent
- Access to grant funding or assistance for home repairs (these things seem to be kept secret sometimes)
- Access to “reputable “ home repair/improvement services
- Poor credit scores
- Unable to save the down payment
- Mortgage and closing process are very confusing
- Affordable houses for those at 80% or less of the area median income
- Lack of good paying jobs
- Unfair/unscrupulous lending practices
- High utility costs
- High cost of water
- City leaders not spending money in the neighborhoods

Q.2 What do you feel contributes to the risk of becoming homeless?

- Lack of resources
- Unemployment
- Poor health
- Mental illness
- High cost of insurance, taxes maintenance
- Job instability

**City of Detroit
2005-2010 Consolidated Plan
Exhibit D**

- Substance abuse
- Disability

Q.3 What are the barriers that may keep you from maintaining, improving or investing in your property?

- The neighborhood destabilizing
- Lack of resources for rehab
- Crime and drug dealing in the community
- Permits are a hassle so they limit home improvements
- Contractors do not like to work in Detroit due to theft and hassles with permits and getting inspections.
- High cost of building materials and labor
- Inefficiencies and corruption within the city government provides little motivation for residents. The City has misspent HUD dollars on several occasions or failed to use the funds in a timely manner causing revocation of such funds.
- Lack of code enforcement of very dilapidated house provides little incentive for homeowners to address their own minor repairs
- Unsure of return on investment-will the properties in the city appreciate or depreciate?

NEIGHBORHOOD SAFETY & LIVABILITY

Q.1 What do you think are the best ways to improve the safety and livability of your neighborhood?

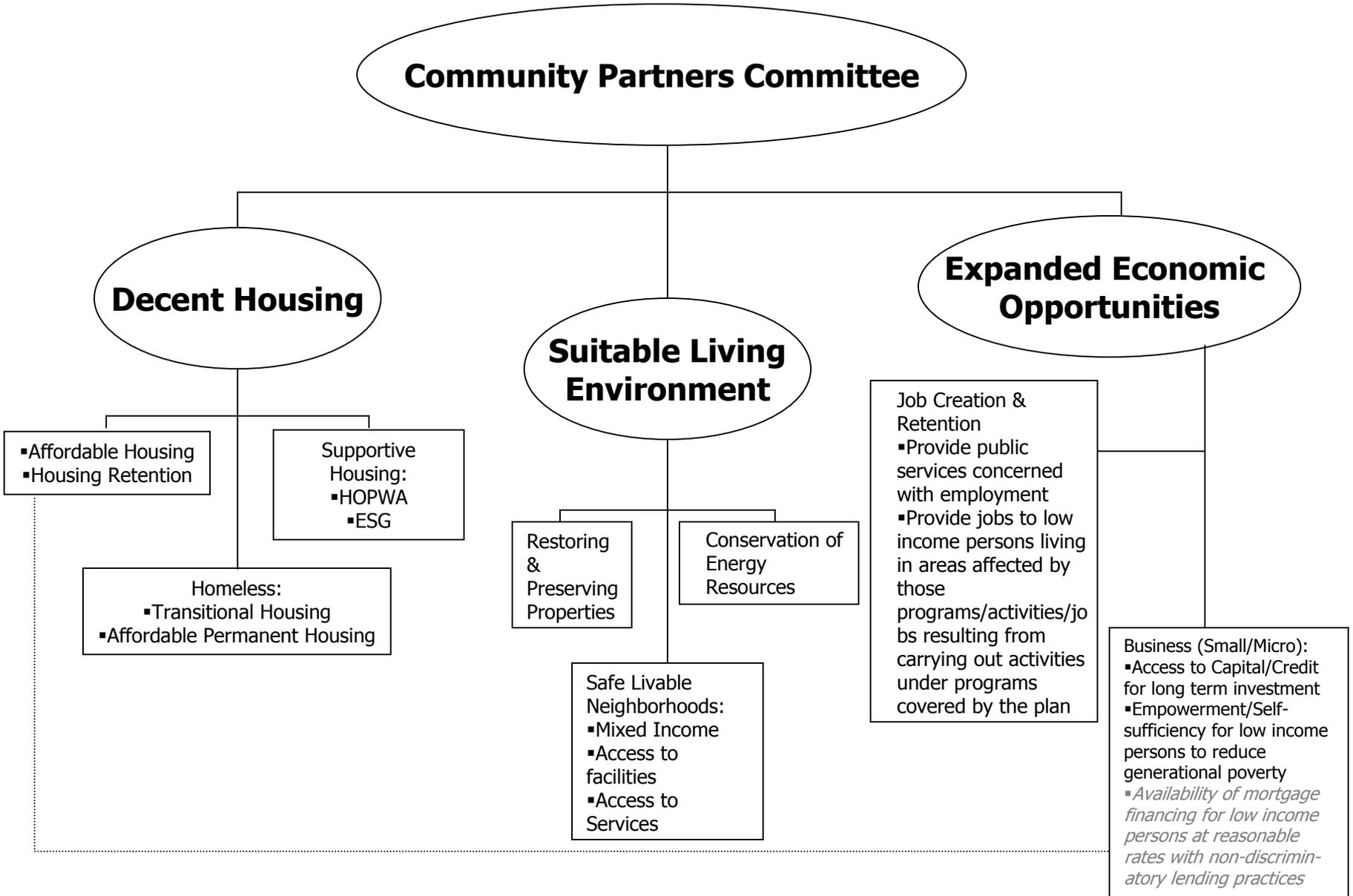
- Reduce drug activity and crime
- Infill housing projects
- Recreational activities for youth
- More interaction with churches in the community
- Vacate alleys
- Repair street lights
- Clean lots
- Secure vacant buildings
- Walkable sidewalks
- Street drains that work
- Marked bike path/routes on the roads
- More law enforcement officers patrolling the neighborhoods and cracking down on prostitution, drug dealing, gangs and violent crime
- Better enforcement of “quality of life” laws and ordinances targeting graffiti, vandalism, property upkeep, abandoned vehicles, trash dumping/littering, noise , loitering, speeding, animals etc.
- Environmental improvements, including removing abandoned structures, cleaning up illegal dump sites and preventing illegal dumping, cleaning up contaminated sites

City of Detroit
2005-2010 Consolidated Plan
Exhibit D

- Quality programs and meaningful activities for children and young people to promote positive development and involvement in the community.
- Get rid of the riff-raff by getting rid of the crooked politicians in Detroit.
- Make the police actually patrol the neighborhoods
- Check and repair fire hydrants
- Conduct safety inspections and issue violations on municipal civil infractions
- Correct street repair after water main breaks
- Repair holes in streets
- Clean up the City of Detroit
- Traffic enforcement

Bring in big businesses, more tourists, new residents, and major venues to the City of Detroit

City of Detroit
2005-2010 Consolidated Plan
Exhibit E



City of Detroit
2005-2010 Consolidated Plan
Exhibit F

Community Partners

The Community Partners Committees had a variety of functions. They assisted in determining the meeting format for the ten citizen participation meetings, were invited to assist in the breakout portion of these citizen participation meetings, and helped disseminate the information about the citizen participation meetings. Regular meetings were held to discuss the many issues contributing to the subject matter under study by each committee.

The committees were asked to look at issues and needs from a citywide perspective; working within the HUD Consolidated Plan Guidelines, and taking into account 2000 Census demographics, the 2004 Revised Master Plan of Policies and their knowledge of needs within Detroit.

Decent Housing Committee

The committee focused on four categories: vulnerable populations, renter markets, homeowner markets, and attracting new residents. In order to move forward this committee looked at the above information and decided to come up with a mission statement:

“Create stable neighborhoods using housing as a tool”

Category discussions revolved mostly around vulnerable populations:

- who make up these populations
- how they are being housed
- potentials for more permanent housing for these populations

The populations included:

- domestic violence victims
- addicts
- youth aging out of foster care
- HIV/AIDS
- mentally or physically disabled

Conclusions included:

The need for both permanent and temporary supportive housing to have more subsidies. The strategies to accomplish this include offering more incentive opportunities for people to develop housing for 40% and below AMI population, and linking and coordinating of funds and services.

More decent rental options are needed, with a bigger focus on improving rental landlord tenant issues, more education, and a coordinated office for rental services in the city/ One issue cited was that the City does not keep up to date on rental inspections, a lack of enforcement leads to unregulated and uninsured rental properties.

Strategies to ameliorate these issues include:

- Local lenders could offer rehabilitation loans especially geared to rental properties

City of Detroit
2005-2010 Consolidated Plan
Exhibit F

- The Detroit Housing Commission should expand the number of vouchers and inspections of scattered site rentals
- Consider a public/private partnership clearinghouse in each cluster that would have information like: is a contractor or lender legitimate to do quality work in the city? (Market this on a website)
- Public dollars should be used when substantial investment needs to be done and private dollars when spot repair needs to be done
- The City needs to have the cluster plans updated to drive development
- Have block grant dollars pay for technical assistance that would identify private sector residents for home repair
- Use labor from the cluster
- Funnel more money out of demolition and into rehabilitation

Homeowner markets are a primary focus in Detroit where homeownership, historically, has been very high. In addition to building new homes Detroit needs to look at maintaining and stabilizing the existing housing stock that predates 1940, by increasing home repair programs; preventing vacancy through foreclosure prevention; and investigate options for controlling housing related costs of insurance, taxes, utilities and maintenance. Some of the issues cited included:

- There needs to be a balance of housing from affordable up to market rate
- Detroit needs to preserve existing housing stock
- Require a higher building standard so that we have solid housing in the future
- More money needs to go into home repair programs

The attraction of new city residents to offset population loss and the resulting tax base erosion is another priority. The promotion of desirable urban neighborhoods is necessary. Some of the barriers of attracting new residents include:

- High taxes
- Quality of services
- Perceived crime and actual crime
- Schools

City of Detroit
2005-2010 Consolidated Plan
Exhibit F

Some strategies to market the City's image include promoting Detroit's ethnic areas and target neighborhoods that have a sense of community and pride.

The committee believes that the City is doing a good job with the lead based paint issue through the Neighborhood Support Services division so they did not make recommendations at this time.

Suitable Living Environments

This committee decided to try and define what is meant by "suitable living environment", what HUD was looking for and how it directly relates to Detroit:

Search for a definition:

In order to improve our process of assessing and prioritizing community needs for the Consolidated Plan as they relate to a suitable living environment, the committee felt they needed to start with a definition.

The Transportation Demand Management (TDM) Encyclopedia produced by the Victoria, British Columbia Transport Policy Institute defined "community livability" as:

"The environmental and social quality of an area as perceived by residents, employees, customers and visitors. This includes safety and health (traffic safety, personal security, public health), local environmental conditions (cleanliness, noise, dust, air quality, water quality), the quality of social interactions (neighborliness, fairness, respect, community identity and pride), opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources (e.g., historic structures, mature trees, traditional architectural styles).

Community livability directly benefits people who live in, work in or visit an area, increases property values and business activity, and it can improve public health and safety. Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities, and so is affected by public policy and planning decisions."

The committee agreed that some of the goals should include:

- Improve the safety and livability of neighborhoods
- Increase access to quality public and private facilities and services
- Reduce the isolation of income groups within areas through spatial de-concentration of the housing opportunities for lower income persons
- Revitalize deteriorating neighborhoods
- Restore and preserve properties of special historic, architectural or aesthetic value
- Promote conservation of energy resources

City of Detroit
2005-2010 Consolidated Plan
Exhibit F

SAFETY & HEALTH

- Pedestrian Safety
- Security
- Public Health
- Drug Abatement

QUALITY OF ENVIRONMENTAL CONDITIONS

- Illegal dumping
- Vacant /abandoned buildings/Lots
- Air & Water Quality
- Code Enforcement
- Cleanliness

QUALITY OF SOCIAL INTERACTIONS

- Community Identity
- Capacity Building for Community (Block Clubs)

RECREATION & ENTERTAINMENT GOODS & SERVICES

- Green Space
- Public Space
- Urban Retail
- Mixed Uses

UNIQUE CULTURAL & ENVIRONMENTAL RESOURCES

- Historic & Architectural Preservation
- Public Art
- Standards
- Libraries Access

INFRASTRUCTURE

- Barrier Free Design
- Pedestrian Friendly Environment
- Mass Transit
- Public Roads
- Utilities
- Viaducts

PEDESTRIAN FRIENDLY BUILT-ENVIRONMENT

- Overlay Districts: Establish design guidelines for special districts
- Mixed Uses: Establish mix uses along Detroit main streets
- Higher Density: Encourage high density projects to locate near transit lines
- Parking Management: Encourage shared parking facilities
- Streetscape: Improve the qualities of the street space and building facades
- Public Buildings: Use buildings as catalyst for improving the environment
- Incentives: Encourage projects with pedestrian & bicycle friendly amenities

City of Detroit
2005-2010 Consolidated Plan
Exhibit F

- Traditional Neighborhood Design: Promote human-scale, connected streets

Expanded Economic Development Committee

The Expanded Economic Development committee focused on specific themes that need to be addressed: job creation; job training; businesses interested in the community; business retention; and a supportive network for training.

- Job creation and new job growth within the City of Detroit is an ongoing issue, partially due to the continuing effects of the lagging national economy
- Business retention is vital to any economic development strategy for the City
- Additional resources for job training are necessary to cope with the training demands in a changing economy
- A community partners based network for job training and employment opportunities could be a solution to some of our communication needs
- Additional supportive resources are necessary to attract new businesses to the City of Detroit



NEWS RELEASE

For Release: November 1, 2004
Media Contact: Sylvia L. Crawford, 313-224-1398
Rose Love, 313-224-3757

DETROIT GATHERS RESIDENT INPUT WITH VISITS TO EACH OF DETROIT'S 10 NEIGHBORHOOD CLUSTERS

The City of Detroit Planning & Development Department will visit 10 Detroit community locations over the next six-weeks to illicit ideas and opinions from Detroit residents about their neighborhood's pressing needs.

The 10 community meetings that offer a combined public hearing will be conducted at each community stop to assist P&DD with forward planning and development of **The HUD Consolidated Plan 2005-2010** for Detroit.

Residents are strongly encouraged to attend these meetings/ hearings. "These meetings promise to give residents a better understanding of the Consolidated Plan," said George Dunbar, executive manager of P&DD's Planning Division. "They'll see how their input in the development of the document can possibly impact funding outcomes for their neighborhoods," he added.

The Consolidate Plan overview presentation will explain processes used to develop the Consolidated Plan, stress the importance of community input and lend reasoning to how these processes affect funding allocations for Detroit's neighborhoods.

During breakout sessions, residents will be asked to discuss the existing conditions of their neighborhoods and needs as they relate to Neighborhood Services, Housing and Economic Development. Resident input will be used (along with other planning studies and data) to make needs

City of Detroit
2005-2010 Consolidated Plan
Exhibit G

assessments, set priorities and propose strategies as part of the five-year HUD Consolidated Plan and as implemented through each corresponding one-year action plan.

The HUD Consolidated Plan community meetings/public meetings are conducted with the assistance of the “Community Partners Committee.” The committee consists of representatives from community organizations throughout Detroit.

The meetings/hearings are scheduled in each of Detroit’s 10 neighborhood clusters as follows:

Insert schedule here

To reserve your space or to request special accommodations for the hearing impaired or other disability, call **313-224-1339**.

Communications & Creative Services Department
Coleman A. Young Municipal Center • 2 Woodward Ave, Ste. 608 • Detroit, Michigan 48226
PH: 313.224.3755 • FX: 313.224.1647 • www.ci.detroit.mi.us

Want Something Different?

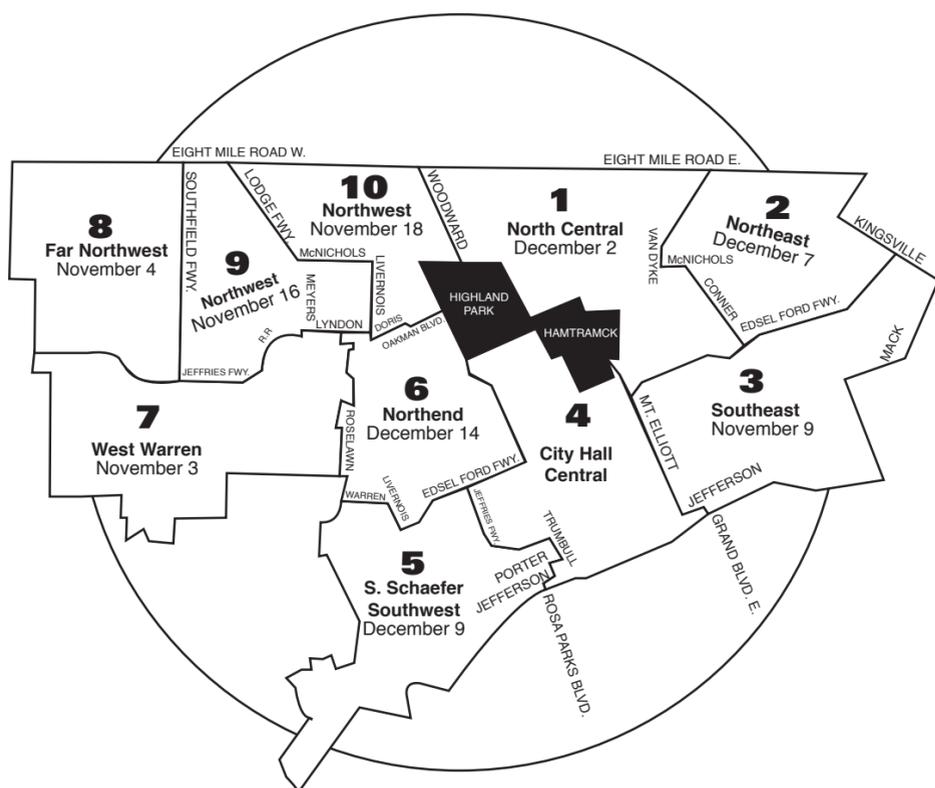
Do Something Different!

The amount of funds your neighborhood gets to repair roads, support seniors or help the homeless depends on information compiled and reported to the federal government in a document called **The Consolidated Plan**.

Every five years this information is reported to HUD (the federal Housing and Urban Development department) for funding consideration.

You can influence your neighborhood's funding prospects by offering your input during a Citizens Participation Planning Meeting coming to your neighborhood.

Citizen Participation Planning Meetings for The HUD Consolidated Plan 2005-2010 for Detroit are scheduled from 6-8 p.m. as follows:



November 3,
Wednesday (Cluster 7): 2nd Precinct

November 4,
Thursday (Cluster 8): Motor City Blight Busters

November 9,
Tuesday (Cluster 3): Butzel Center

November 16,
Tuesday (Cluster 9): Chaney Branch DPL

November 18,
Thursday (Cluster 10): Northwest Activities Center

December 2,
Thursday (Cluster 1): 11th Precinct

December 7,
Tuesday (Cluster 2): 9th Precinct

December 9,
Thursday (Cluster 5): To be announced

December 14,
Tuesday (Cluster 6): To be announced

To reserve your space or to request special accommodations for the hearing impaired or other disability, call (313) 224-1339. Or for more information, log on to www.ci.detroit.mi.us/plandevl/planning



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HUD Consolidated Plan 2005-2010

[The Summary](#) [Meeting Schedule \(pdf\)](#) [Press Release](#)
[Citizen Input Online](#) [Cluster Map \(pdf\)](#) [Cluster Boundaries](#)

HUD Consolidated Plan 2005-2010 Summary

Community organizations across the City of Detroit are working to provide services to improve the quality of life for Detroit Residents. Many of these organizations receive funding through the Planning and Development Department that is provided by the Department of Housing and Urban Development (HUD). Funds are disbursed in the form of Neighborhood Opportunity Funds (NOF), the Community Development Block Grant (CDBG), the Housing Opportunities for Persons with AIDS program (HOPWA), HOME Investment Partnerships (HOME) and the Emergency Shelter Grant (ESG). In order for organizations to receive these funds, the City of Detroit must complete and submit an important HUD document known as the Consolidated Plan.

The Consolidated Plan requires the City of Detroit to establish a comprehensive five-year vision for housing and community development and serves as the application for funding essential to make the five-year vision a reality. The Consolidated Plan must include strategies to develop or maintain:

- affordable and supportive housing
- adequate infrastructure
- fair housing
- protection of the environment

- enhancement of civic design
- vigorous economic and human development.

Creation of these strategies is fundamental to achieving the purpose of the Consolidated Plan: to build a viable urban community with decent housing, a suitable living environment, and expanded economic opportunities for persons of low to moderate income.

In order to establish the five-year vision required by the Consolidated Plan, the City of Detroit, through the Planning and Development Department, is working to complete three tasks: assess community needs, prioritize those needs, and create strategies to address the needs. Increased Citizen participation is essential to completion of these tasks.

The Planning and Development Department is actively seeking the help of Detroit residents, community organizations and service providers to determine the most pressing city-wide and community needs in order to develop strategies and recommend funding allocations to City Council and the Mayor for meeting these needs.

Citizen Participation will take place in three phases:

1. The Planning and Development Department will convene over 60 organizations and service providers to gain their input in performing a needs assessment;
2. The Planning and Development Department, with the assistance of Wayne State University, will conduct a random telephone survey of Detroit residents to gather data on citywide and community needs;
3. All Detroit residents, service providers and community organizations will be invited to attend public community forums in their neighborhoods that will inform participants about the Consolidated Plan and will engage participants in a dialogue to further assess city-wide and community needs.

Upon completion of the outlined Citizen Participation activities, the Planning and Development Department will submit its findings and recommendations for an enhanced Consolidated Plan process that fully addresses the findings presented in the 2003 HUD report.

[\[Meeting Schedule\]](#) [\[Cluster Map\]](#) [\[Cluster Boundaries\]](#) [\[Plan News\]](#)

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HUD Consolidated Plan 2005-2010

Citizen Input

The "Citizens Participation" component of the City of Detroit HUD Consolidated Plan 2005-2010 offers Detroit residents an opportunity to express their ideas and opinions about their neighborhood and Detroit in the context of helping to establish community improvement priorities and influencing funding decisions to that accord.

If you didn't attend a City of Detroit Citizen Participation Meeting/Public Hearing conducted in your neighborhood between November 3 - December 14, 2004 you can still register your input by printing out and completing the online "Citizen Input Forms" and mailing them to:

Attention: Susan McBride

Planning and Development Department

65 Cadillac Square, Suite 1300

Detroit, MI 48226

Online Forms

Select all or any combination of the following online forms to express your ideas and opinions concerning the topics listed below:

[Economic Development](#)

[Neighborhood Housing](#)

[Neighborhood Safety and Livability](#)

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HUD Consolidated Plan 2005-2010 Citizen Input Form

ECONOMIC DEVELOPMENT

- Please provide your zip code:
- What do you think are the two most serious barriers to people in Detroit getting good paying jobs?
- When you think about your own neighborhood, what is the ideal kind of shopping area? What does it look like? What kind of stores does it contain?
- Knowing we can't turn all of our commercial strips back into shopping areas because we've lost population, what do you think are the best "re-uses" for those commercial areas that can't support shopping?
- _____
- _____
- _____
- _____

Name and contact info. (optional):

Mail or deliver completed forms to:

Attention Susan McBride

Planning and Development Department

65 Cadillac Square, Suite 1300

Detroit, MI 48226

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HUD Consolidated Plan 2005-2010 Citizen Input Form

NEIGHBORHOOD HOUSING

- **Please provide your zip code:**
- What do you feel, if any, are the barriers to home ownership?
- What do you feel contributes to the risk of becoming homeless?
- What are the barriers that may keep you from maintaining, improving or investing in your property?
- _____
- _____
- _____
- _____
- _____

Name and contact info. (optional):

Mail or deliver completed forms to:

Attention Susan McBride

Planning and Development Department

65 Cadillac Square, Suite 1300

Detroit, MI 48226

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HUD Consolidated Plan 2005-2010 Citizen Input Form

NEIGHBORHOOD SAFETY & LIVABILITY

- Please provide your zip code:
- What are the best ways to improve the safety and livability of your neighborhood?



Name and contact info. (optional):

Mail or deliver completed forms to:

Attention Susan McBride

Planning and Development Department

65 Cadillac Square, Suite 1300

Detroit, MI 48226

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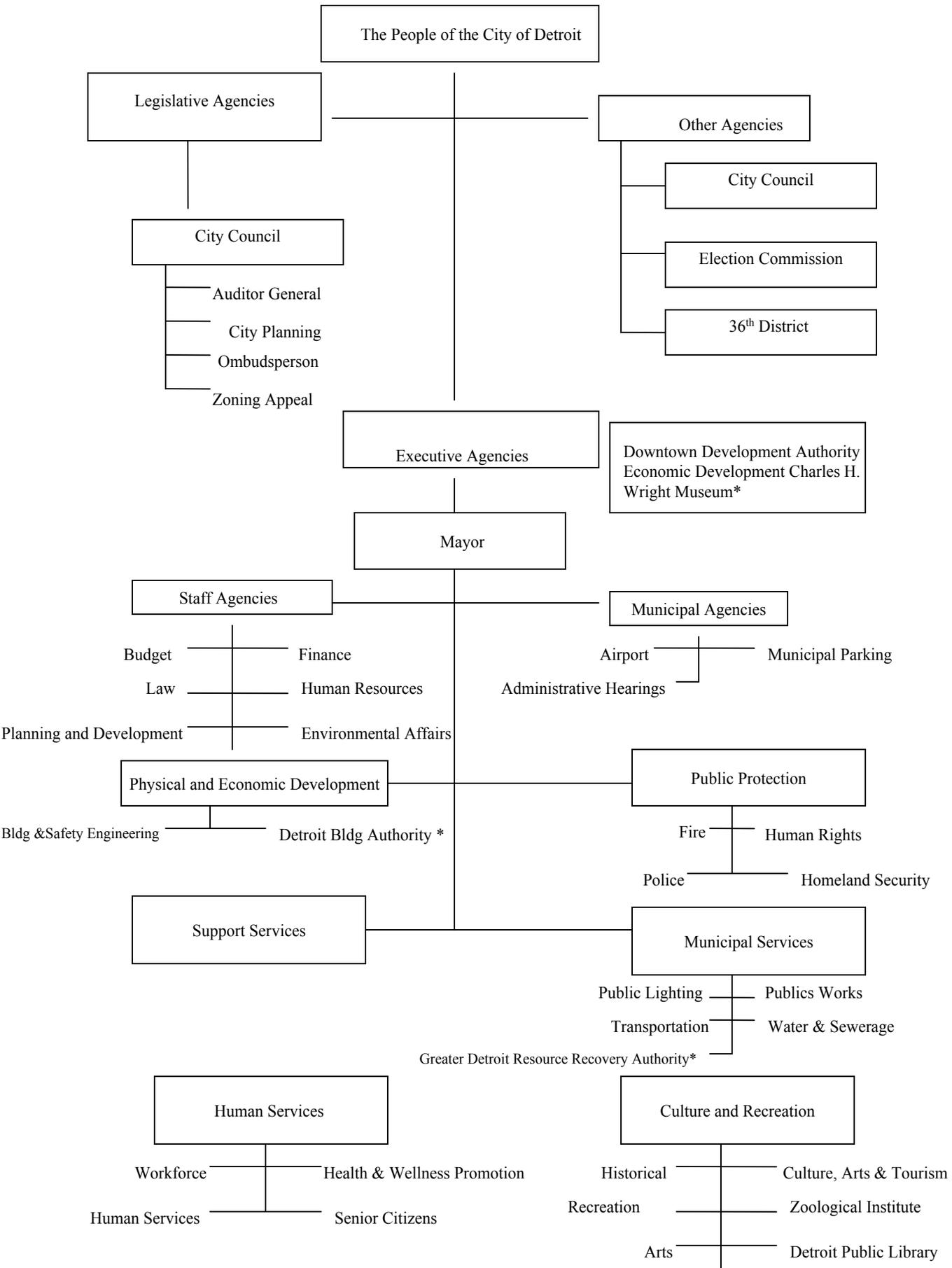
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City of Detroit Organizational Chart 2005-2010 Consolidated Plan

Exhibit H



City of Detroit
2005-2010 Consolidated Plan
Exhibit I

Public Service Organizations
Funded FY2003-04

Academic Enterprise
Association of Chinese Americans
Barton McFarlane Neighborhood Association
Bethel African Methodist Episcopal Church
Big Brothers Big Sisters of Metropolitan Detroit
Broadside Press
Cable Communications Public Benefit Corporation
Campbell Academic Services
CareFirst Community Health Services (formerly Renaissance West CMH)
Casa De Unidad
Cass Corridor Youth Advocates
Chaldean Federation of America
Chene Community Providence Alliance
Citizens for Better Care
City Year, Inc.
Coalition to Integrate Technology and Education
Communities in Schools of Detroit, Inc.
Community Services Community Development Corp.
Core City Neighborhoods
Cornerstone Community Development
Cornerstone Faith Services
Courville Concert Choir, Inc.
Crosstown Outreach Services
Damon's House
Department of Health and Wellness Promotion, Bureau of Substance Abuse - Partnership
for a Drug Free Detroit
Destiny and Purpose Community Outreach
Detroit Alliance for Fair Banking
Detroit Area Pre-College Engineering Program
Detroit Community Initiative
Detroit Hispanic Development Corporation
Detroit Hobby Club Workshop
Detroit Medical Center Corporation, on behalf of Children's Hospital - Pediatric
MobileTeam
Detroit Medical Center Corporation, on behalf of Children's Hospital, Horizon's Project
Detroit Radio Information Service of Wayne State University
Detroit Repertory Theatre aka Millan Theatre Co.
Detroit Science Center
Detroiters Working for Environmental Justice
Dominican Literacy Center
Don Bosco Hall, Inc.
Drummer Boy Enrichment Program

City of Detroit
2005-2010 Consolidated Plan
Exhibit I

**Public Service Organizations
Funded FY2003-04**

Eastside Community Resource & NPHC - Community Resource and Assistance Center Program
Eastside Community Resource & NPHC for Kelly Morang Center
Eastside Community Resource and NPHC - Detroit Assisted Transportation Coalition Program
Family Service, Inc.
Federation of Youth Services
Flowery Mount Community Training and Development Service Center
Franklin-Wright Settlements, Inc.
G.O.A.L. Adult Day Care
Girl Scouts of Metro Detroit
Gleaners Community Food Bank, Inc.
Goodwill Industries of Greater Detroit
Gray and Gray Productions, Inc.
Greater Detroit Area Health Council for CLEARCorps/Detroit
Greater Detroit Community Outreach Center, Inc.
HEALTHY HOMES = HEALTHY KIDS
HSTA-ATS (Clergy United)
Independent Living Housing
InsideOut Literary Arts
James E. Wadsworth, Jr. Community Center
Jewish Vocational Services
Joyfield Caregivers
L & L Adult Day Care
Life Directions, Inc.
Literacy Volunteers of America
Lula Belle Stewart Center, Inc.
Mack Alive
Marygrove College
Meditation Outreach to the Blind
Metro Empowerment Center, Inc.
Michael Lee Searcy Community and Development Center
Mosaic Youth Theatre of Detroit
Muslim Family Services
National Council on Alcoholism and Drug Dependence, GDA
Neighborhood Centers Incorporated
Neighborhood Reconciliation Center
Northeast Guidance Center
Northern Area Association
People's Community Services
Project Seed, Inc.
Rehabilitation Institute of Michigan (of DMC), Pioneers for Peace
Rescue City

City of Detroit
2005-2010 Consolidated Plan
Exhibit I

**Public Service Organizations
Funded FY2003-04**

Society of St. Vincent DePaul - Community Food Depot Program
Southeastern Michigan Health Association (SEMHA) - Northwest Neighborhood Health
Empowerment Center
Southwest Detroit Community Recreation League
Southwest Detroit Counseling and Development Services (Outreach)
Southwest Detroit Environmental Vision Project
Team For Justice
The Greening of Detroit
The Safe Center, Inc.
Think Detroit, Inc.
Triangle Foundation, Inc.
True House of God
Twenty-first Century Sisterhood
United Sisters of Charity
United Youth Sports Organization ACUPCTIU
University of Detroit Mercy, School of Dentistry
U-SNAP-BAC
Van Club Association of Michigan
Visiting Nurse Association of SE Michigan
Volunteer Accounting Service Team of Michigan
Volunteers in Prevention, Probation, & Prisons, Inc.
WARM Training Program, Inc.
Wayne County Neighborhood Legal Services - AIDS Law
WE CARE SENIOR MEALS PROGRAM, formerly known as Hammond Senior
Services
Wellspring, Inc.
Westside Cultural and Athletic Club
Wise Steward Ministries, Inc.
World Medical Relief, Inc.

Office of Neighborhood Commercial Revitalization
The Five Point Neighborhood Revitalization Approach





MAYOR'S TIME INITIATIVE

The origins of the Robert Wood Johnson's (RWJ) Urban Health Initiative can be traced to the 1992 Los Angeles riots. At that time, RWJ, whose mission was to improve health and health care, recognized that the nation's biggest cities were underrepresented in grants. In order to correct this situation, the concept of an Urban Health Initiative was developed specifically to address the health and safety of children across an **entire** urban area.

RWJ developed a fresh approach in the granting process, including the focus and length of grants. RWJ researched and identified 20 cities that might be good candidates, inviting them to apply for funding under the Urban Health Initiative; 16 responded. A major factor in choosing Detroit was the potential for success. "If the program succeeded there, the group felt, it would send a very encouraging message to the rest of the country about the potential for progress even under the most difficult circumstances."¹

The development grant allowed the eight cities to develop plans and partnerships for long-term initiatives. At the end of that period, five cities – Baltimore, Detroit, Oakland, Philadelphia and Richmond -- were recommended for implementation grants in order to improve the health and safety of youth.

In 2003, having been embraced by newly elected Mayor Kwame Kilpatrick, a non-profit 501(c)(3) corporation was formed called Mayor's Time. The initiative is a public and private partnership on behalf of children and youth.

Mayor's Time is a comprehensive, collaborative after-school campaign focused on improving the overall development of Detroit's youth. Its goal is to increase the number of Detroit school-aged participants in after-school programs to 50 percent. Focusing on the hours of 3 to 8 p.m., Mayor's Time aims to engage the community in after-school opportunities through information, education and collaboration. Mayor's Time has identified six core areas of childhood development that after school opportunities should fall under: enrichment, culture, social, technology, recreation and environment.

¹ "The Origins of the Urban Health Initiative," one of a series of occasional papers by the National Program Office of the Urban Health Initiative, Seattle.

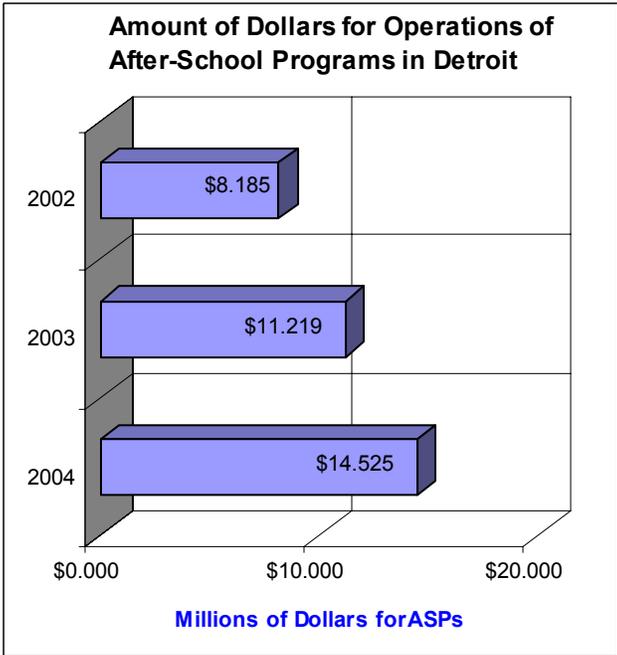
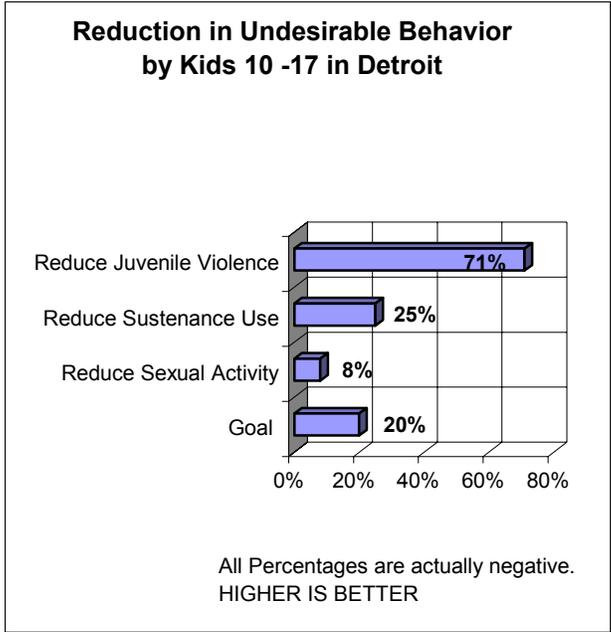
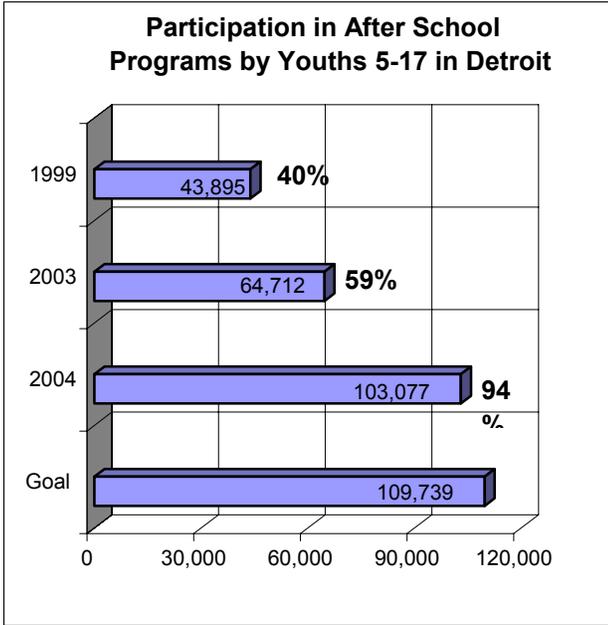
City of Detroit
2005-2010 Consolidated Plan
Exhibit K

By providing resources that parents and children need to connect them with programs in their neighborhoods, and by eliminating or reducing barriers that often impede a child's participation in after-school programs, Mayor's Time is aiming to:

- Inform and educate the community about the importance of after-school programs
- Build and maintain partnerships with after-school program providers and organizations; and
- Help expand existing after-school programs and create new opportunities for programming where needed.

Over 765 groups participate in the Mayor's Time Program.

Mayor's Time Data



Total number of groups	765
Total in Cluster 1	61
Total in Cluster 2	66
Total in Cluster 3	95
Total in Cluster 4	164
Total in Cluster 5	49
Total in Cluster 6	48
Total in Cluster 7	48
Total in Cluster 8	66
Total in Cluster 9	75
Total in Cluster 10	60
Total Other	33

**City of Detroit
2005-2010 Consolidated Plan
Exhibit L**

Mayor's Time Participants

12th Street Entertainment	Angelou, Maya, Elem Sch - DPS
4-H Community Center	Ann Arbor Trail Middle -DPS
A & J Therapeutic Sciences	Apple Educational Services
Abayomi CDC	Ark Nonviolence Program
Academic Enterprise	Art Center Music School
Academy of Americas - DPS	Arts & Scraps
Academy of Detroit-West / K	Arts League of Michigan The
Academy of Excellence	Artserve Michigan
Academy of Fine & Performing Arts - East	ArtSmart, TVI
Academy of Oak Park (4-5)	Association for Children's Mental Health
ACC -- Arab - American & Chaldean Council	Atkinson Elem - DPS
ACCESS - Arab Comm Ctr for Econ & Social Srv	Aunt Bilas Book Club
Aces Program	Back To The Basics Enrichment
ACTS - Abundant Care Training Serv	Bagley Elem - DPS
Adopt-A-COP	BAPCO Substance Abuse Treatment and Prevention
Adult Well Being Program: Grandparent Raising Grandchildren	Barbour Middle School - DPS
AExperienceSeniorPower	Barnabas Youth Opportunities Center
After Christ Christian Center	Barton Elem - DPS
After School Enrichment Program @ Immanuel	Barton McFarlane Neighborhood Assoc.
After-School All-Stars Detroit	Basketball to the Real Youth Program
Agape - Hartford	Bates Academy MS - DPS
Agape - Messiah	Beaubien Middle - DPS
Agape - New Prospect	Bellevue Elem - DPS
Agape - Oak Grove	Benjamin Carson Academy
Agape - St. Paul UMC	Benjamin E. Mays Male Academy - After School Programs
Ahmose Math Academy - Butzel Family Ctr.	Bennett Elem - DPS
Akwaaba Community Center	Berry Elem. - DPS
Alkebu-Lan Village	Bethany Latch-Key
All Saints Neighborhood Center	Bethany Lutheran School
Allen Academy	Bethel AME Church - ACTS
Alternatives For Girls	Bethel Baptist Church Little Friend's Learning Center
Alumni Fund	Beverly Mann Performing Arts Std.
American Indian Health and Family Services of Southeastern MI, Inc.	BFD, Inc. - Bethune Academy
American Lung Association	BFD, Inc. - Burroughs School
Amicus II, Inc.	BFD, Inc. - Chapel Hill Baptist Church
Angelland at New Bethel - Childcare	BFD, Inc. - Cooper Elem. School
	BFD, Inc. - Greater Christ Church/Mays Academy
	BFD, Inc. - Krolik Alternative High School
	BFD, Inc. - Oak Grove A.M.E. Church

**City of Detroit
2005-2010 Consolidated Plan
Exhibit L**

Big Brothers Big Sisters of Metro Detroit	Central High School - DPS
Birney Elem. - DPS	Cerveny Middle Sch - DPS
Black Caucus Foundation of MI	Cesar Chavez Academy
Blackwell Institute - Elem - DPS	Cesar Chavez Middle School
Blanche Kelso Bruce Academy	Chadsey High Sch - DPS
Bonner, W.L., Christian Academy	Chaldean Federation of America
BOW Elem. - DPS	Chandler Elem Sch - DPS
Boynton Elem - DPS	Chandler Park Academy-Greenfield
Boys & Girls Clubs - Bloomer	Chandler Park Academy-Haverhill
Boys & Girls Clubs - Diehl Club	Chandler Park Academy-Philip
Boys & Girls Clubs - Fauver-Martin	Charlotte Forten Academy
Boys & Girls Clubs - Holden Club	Child Care Coordinating Council - The Family Place
Boys & Girls Clubs of SEM	Child Care Coordinating Council of Det./WC
Boysville of MI--St. Rose	Children of the Future Learning Center
Bradby Greater King Solomon Center	Children of the King
Brady Elem - DPS	Children of Tomorrow
Breithaupt Voc. Tech. HS - DPS	Children's Advanced Learning Day Care
Brewer Elem Sch - DPS	Children's Aid Society
Bridge To The Future	Children's Center, The
Brightmoor Community Center	Children's Palace
Brooks Middle - DPS	Chords of Human Kindness
Brown Acad. Elem - DPS	Christ Community Devel. Corp.
Bunche Elem - DPS	Christ Liberty Ministry
BUOY 3 Center	Christ the King School
Burbank Middle - DPS	Christian Day Care Center After School Care
Burns Elem Sch - DPS	Christland M.B. Church
BURT Elem. - DPS	Chrysler Elem. Sch - DPS
Burton International MS - DPS	Church of The Messiah/Boulevard Harambee
Butzel Family Center	City of Detroit Municipal Parking
Butzel K-8 Middle - DPS	CITY YEAR (Acad. of the Amer.)
Cadillac Elem/ Middle - DPS	CITY YEAR (Beard Elementary)
Caldwell, J.A., Baptist School	CITY YEAR (Butzel Elementary)
Camp Fire USA	CITY YEAR (Detroit Lions Acad.)
Camp Westminster	CITY YEAR (Duffield Elementary)
Campbell Elem - DPS	CITY YEAR (Foch Middle)
Career Works - Year Round Youth Prog.	Citywide Production Dance Studio
Carleton Elem - DPS	CLARK Elem. Sch. - DPS
Carstens Elem - DPS	Clark Park Coalition
Carver Elem. Sch - DPS	Clean House, Inc.
Casa Maria Family Services	Cleveland Middle Sch - DPS
Cass Technical H S - DPS	Clinton Elem - DPS
Catholic Social Services of Wayne County	Clinton St. Greater Beth Temple
Cathedral of St. Paul	
Centers for Literacy & Creativity Acad.	

**City of Detroit
2005-2010 Consolidated Plan
Exhibit L**

Clippert MS - DPS	Det. Hurricanes Youth Athletics & Enrichment Prog.
Cloverlanes Bowl	Det. Police Law Enforcement Explorers
CMJ Web Store.com	Det. Safe Neighborhood Action Plan
COACH MAC	Det. Science Eng'g Math. Aero. Acad
Cockett, George, Academy	Detroit Academy of Arts & Sciences - Jeffereson
CoD Dept of Human Srvs - Youth Div.	Detroit Academy of Arts and Sciences - Medbury
Cody High School - DPS	Detroit Advantage Academy
Coffey MS - DPS	Detroit Area Pre College Eng'g Prog. (DAPCEP)
Coleman A. Young Foundation	Detroit Blading Company
Columbus MS - DPS	Detroit Chapter National Assoc. of Black Journalists
Commerce & Business Educ, HS of - DPS	Detroit City High School - DPS
Commonwealth Elementary Academy	Detroit Community High School
Commonwealth Middle Academy	Detroit Community Initiative
Communication & Media Arts H.S.-DPS	Detroit Day Sch for Deaf - DPS
Communities In Schools	Detroit Edison Public School Academy
Community Bowling Centers	Detroit Hispanic Development Corp.
Community United for Progress	Detroit Historical Museums
Connect	Detroit Hockey Association
Conquerors of Faith Ministries: Little	Detroit Housing Commission
Conquerors Day Care	Detroit HS for Fine Arts - DPS
Cooke Elem Sch - DPS	Detroit Impact Center
Cooley High Sch -DPS	Detroit Inline Skate School
Coolidge Elementary: Super Kids:	Detroit Knights
Rosedale Park Baptist	Detroit Magic Child Development
Cooper Elem - DPS	Detroit Northwest Kumon Center
Core City Neighborhoods	Detroit Open MS - DPS
Cornerstone Iroquois Primary School	Detroit Parent Network
Cornerstone Nevada Middle	Detroit Peace Makers Program
Cornerstone School	Detroit Police Athletic League (PAL)
Cornerstone School West	Detroit Police Dep, Law Enforcement Explorers
Corporation for Artistic Development	Detroit Police Dep, Law Enforcement Explorers, 10th Precinct
Courtis Elem / MS - DPS	Detroit Police Dep, Law Enforcement Explorers, 11th Precinct
CRARY Elem. Sch. - DPS	Detroit Police Dep, Law Enforcement Explorers, 12th Precinct
Crockett Technical HS - DPS	Detroit Police Dep, Law Enforcement Explorers, 13th Precinct
Crosman Alter. HS - DPS	Detroit Police Dep, Law Enforcement Explorers, 2nd Precinct
Cultural Center	
DAC - Boy Scouts of America	
Davis Aerospace HS - DPS	
Davison Elem - DPS	
Deaf, Hearing & Sign Language Center	
Dearing Detroit Dance	
Deeper Life Outreach Ministries INC.	
Denby High School - DPS	
Design-A-Life	

**City of Detroit
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Detroit Police Dep, Law Enforcement Explorers, 3rd Precinct	Detroit Rescue Mission Ministry
Detroit Police Dep, Law Enforcement Explorers, 4th Precinct	Detroit School of Industrial Art
Detroit Police Dep, Law Enforcement Explorers, 5th Precinct	Detroit Science Center
Detroit Police Dep, Law Enforcement Explorers, 7th Precinct	DETROIT SPECIAL OLYMPICS
Detroit Police Dep, Law Enforcement Explorers, 8th Precinct	Detroit Theatre for the Dramatic Arts
Detroit Police Dep, Law Enforcement Explorers, 9th Precinct	Detroit Urban League
DETROIT PRIDE	Detroit Urban Lutheran School
Detroit Public Library - Bowen Branch	Detroit Youth Center
Detroit Public Library - Campbell Branch	Detroit Youth Opportunity Movement - SER
Detroit Public Library - Chandler Branch	Detroit Zoological Inst.
Detroit Public Library - Chaney Branch	Dewey MS - DPS
Detroit Public Library - Chase Branch	Dexter Elmhurst Family Ind. Agency
Detroit Public Library - Conely Branch	Dixon Elem/MS - DPS
Detroit Public Library - Duffield Branch	Dominican High School and Academy
Detroit Public Library - Edison Branch	Don Bosco Hall
Detroit Public Library - Elmwood Park	Dossin Elem - DPS
Detroit Public Library - Franklin Branch	Douglass Academy HS - DPS
Detroit Public Library - Frederick Douglass Branch	Dove Academy of Detroit
Detroit Public Library - Gray Branch	Dr. Nobel Drew Ali Academy
Detroit Public Library - Hubbard Branch	Drew MS - DPS
Detroit Public Library - Jefferson Branch	Duffield Elem - DPS
Detroit Public Library - Knapp Branch	Durfee Elem - DPS
Detroit Public Library - Lincoln Branch	Earhart MS - DPS
Detroit Public Library - MAIN Branch	East Bethlehem Lutheran School
Detroit Public Library - Mark Twain Annex	East Catholic High School
Detroit Public Library - Monteith Branch	East Lake Family Life Center
Detroit Public Library - Parkman Branch	Edison Elem - DPS
Detroit Public Library - Redford Branch	Edmonson Elem - DPS
Detroit Public Library - Richard Branch	Educ. Youth Environ. Services
Detroit Public Library - Sherwood Forest	Education Station, Sylvan Partnership
Detroit Public Library - Wilder Branch	Education Thru the Arts
Detroit Rec. Center: Lipke	Educational Enhancement
Detroit Recreation Dept.	EduTech Cognitive Therapy
	El-Beth-El Temple
	Elementary Basketball League
	Elite Archery
	Ellis, David, Academy
	Elmdale Conservatory MS - DPS
	Emerson Elem/MS - DPS
	Emmanuel Child Care & Dev. Ctr.
	Emmanuel House
	EMMANUEL REC./ C.O.G.I.C.
	Evergreen Lutheran School
	Exam Experts

**City of Detroit
2005-2010 Consolidated Plan
Exhibit L**

F.L.A.R.E. - Fire Loss Arson Reduction Education	Girl Scouts of Metro Detroit - City
Fairbanks Elem - DPS	Girl Scouts of Metro Detroit - Harms
Faith Lutheran	Girl Scouts of Metro Detroit - Lite
Family Christian Development Inc	Girl Scouts of Metro Detroit - Stark
Far West Alternative / M.S. - DPS	Girlfriendz
Farwell Middle - DPS	Giving Tree Montessori School
Ferguson Acad. Young Women HS - DPS	GLAZER Elem - DPS
FERRY Elem - DPS	God's Kiddie Kingdom
Fine & Perf. Arts - East - Elem DPS	Golightly Educ. Ctr. MS - DPS
Finney High School - DPS	Gompers Elem - DPS
First Community Baptist	Good Samaritan C D C
First Congregational Church: ACTS	Grandale Mission Center
Afterschool Choir	Granny's After Care Center
First Learning Center	Grant K-7 Sch - DPS
First Step Child Care Center	Grayling Elem. - DPS
First Unitarian Universalist Church	Greater Christ Baptist Church
ACTS	Greater Detroit Comm. Outreach Center
Fisher Magnet MS - DPS	Greater Ebenezer Missionary Baptist Church
FLEMING Elem - DPS	Greater New Light Church
FLICS - Foreign Lang. - ES - DPS	Greenfield Union Elem - DPS
Flowery Mount Training & Dev. Srv. Ctr.	Greening of Detroit, The
FOCUS: HOPE	Guest Middle - DPS
Ford, Henry HS - DPS	Guyton Elem - DPS
Fountain of Life Day School	Hally Magnet MS - DPS
Franklin Wright Settlement After School Program	Hamilton Elem - DPS
Friend Baptist Church	Hancock Prep - DPS
Friend School	Hanneman Elem - DPS
Friends Of Parkside	Hanstein Elem. Sch. - DPS
Friends School in Detroit	Harding Elem. - DPS
Friendship Children's Center	Harms Elementary - DPS
Friendship House	Hats Boots Mittens & Scarves, Inc.
Front Porch, The	Hawthorne Recreational Center
Gammer's	Heilman Park ES - DPS
Gardner Elem - DPS	Heilmann Park MS - DPS
Garvey, Marcus, Acad. ES - DPS	Henderson, Erma, Int'l MS - DPS
Gate To Glory Apostilic Faith Church (Total Man Ministries)	Herlong Cathedral School
GENESIS Lutheran Church	Herman/Rogers Acad. ES - DPS
Genesis MS - DPS	HICKS Memorial Cogic
George Crockett Academy	Higgins Elementary School - DPS
GESU AFTER SCHOOL PROGRAM	Higher Praise Dance Classes
Girl Scouts of Metro Detroit	Historic First Cong. Church
	Historic Little Rock Baptist Ch.
	HOLCOMB Elem - DPS
	Hollywood Golf Inst.
	Holmes, A.L., Elem. - DPS

**City of Detroit
2005-2010 Consolidated Plan
Exhibit L**

Holmes, O. W., Elem - DPS	KEYS OF LIFE
Holy Redeemer Arts & Cultural Center	KID CEMA
Holy Redeemer High School	Kids + Drugs = NO
Homework Center, The	KIDS CRAFTS
Homework Mastery Center, The	Kids Enjoy Yourselves Without Drugs
Hope Academy	Kids Learning Tutorial Services
Hope of Detroit Academy	Kim Logan Communications
HOPE PRESBYTERIAN CHURCH	Kinderkirk Child Care After School
Hosmer Elem - DPS	King High School - DPS
Houghten Elem - DPS	KING, John R., Elem - DPS
Howe Elem - DPS	Kristy's Early Childhood Center
Hubbard-Richard Comm.	LA SED Youth Program
Hubert Career Prep Ctr - DPS	Langston Hughes Acad MS - DPS
Hutchins Middle - DPS	LARNED Elem - DPS
Hutchinson Middle - DPS	LaShelle's School of Dance
ImagiNation Sports, Inc.	Latino Family Services, Inc.
Immaculate Heart of Mary School	LAW, Marion, Elem. - DPS
Indian Village Childcare	Lawrence Tech University
Inner City Sub-Center	Leadbusters/Clear Corp.
Innovative Software Solutions	Learning Links Academy
InsideOut Literary Arts Project	Legacy Assoc. Foundation
Instant Reading Achievment	Leisure Enrichment Inc.
International Institute of Metro Detroit	Leland Missionary Baptist Church
Iroquis Christ Lutheran	Lessenger MIDDLE - DPS
Iskcon School	Liberty Temple Baptist Church
J & J Youth Services Center	Life Directions
Jacqueline Phippen Day Care	Lifechanges International Ministry
James Wadsworth Community Center	Lions Alternative MS - DPS
JAMIESON Elem - DPS	Little Angels Nursery and Kindergarten
Jefferson Ave. Presbyterian Church	After School Care
JEFFERSON AVE. UNITED	Little Prince and Princess Day Care
METHODIST CHURCH	Little Village Day Care After School
Joan Ann Bullock Academy	Care
JONES Elem - DPS	Lodge, John C., Elem. - DPS
Jordan, Barbara, MS - DPS	Logan Elem - DPS
Joy MIDDLE - DPS	Lollipop Day Care
Joy of Jesus New Child Dev. Ctr.	Longfellow MS - DPS
Joy Preparatory Academy	Look Who's Learning After School Care
Joyce, Anna M., Elem - DPS	Loving Elem - DPS
Kabaz Cultural Center, Inc.	Ludington Middle - DPS
Keep It Moving, Inc.	Lula Belle Stewart Center, Inc.
Keeper of Women Ministries	LYNCH Elem - DPS
Keidan Elem. Sch. - DPS	M.A.D.E. Training & Consulting, Inc.
KEITH Elem-Middle - DPS	Ma and Pa Day Care
KENTE KIDS	MAAT Imhotep Acad - Elem DPS
Kettering High School - DPS	MacCulloch Elem - DPS

**City of Detroit
2005-2010 Consolidated Plan
Exhibit L**

MacDowell Elem. - DPS	Monnier Elem - DPS
Mack Alive	Mosaic Youth Theatre of Detroit
MacKenzie HS - DPS	Most Holy Trinity School
MACOMB Elem - DPS	Motivity
Magic Weavers	Mt. Calvary Lutheran School
Makings of a Young Lady, The	Mt. Moriah Comm. Dev. Corp.
Malcolm X Acad. MS - DPS	Mt. Zion Baptist Church
Manhood Inc.	Muhammad University of Islam
MANN Elem - DPS	Mumford High School - DPS
Marilyn F. Lundy Academy	Munger MS -DPS
Mark Twain MS - DPS	Murphy MS - DPS
Marquette Elem. - DPS	Murray, Philip, HS - DPS
Marsh Elem - DPS	Nataki Talibah School
Marshall, J., Elem - DPS	Nativity of Our Lord Church
Marshall, Thurgood, Elem - DPS	Nat'l Assoc. for Full Figured Teens
Martin Luther King, Jr. Ed. Center Academy	Neighborhood Centers Inc. / ASNC
Marvin L. Winans Academy of Performing Arts	Neighborhood Service Org. - HIPPY
Marygrove College	Neinas Elem - DPS
Mason-Golf	New Calvary Baptist Church
Matrix Theatre, Co.	New Center Academy
MAYBURY Elem - DPS	New Center Comm. Mental Health Srv.
Mayflower Nursery Play Center	New Day Multi-Purpose Center
McColl Elem. Sch. - DPS	New Detroit, Inc.
McFarlane Elem. Sch. - DPS	New Directions Consulting Group
McGregor Elem - DPS	New Gospel Temple - Blessed Hope Ministries
McMichael Middle -DPS	New Millenium Ladies
McNair Tech. MS - DPS	New Mt. Zion Baptist Church
Mercy Education Project	New Providence Baptist Church
Metro Cheer Training Center	NEWBERRY Elem - DPS
Metro East / Lion's Den	Nichols Elem. - DPS
Metro Neigh. Housing Comm. Dev.	NKYIN Experience, The
MetroConnect Network	Noble Elem - DPS
Metropolitan United Methodist Church	Nolan Elem Sch - DPS
Mich Inst. for NonViolence Educ.	North End Alternative Ed - DPS
Michigan Automotive Academy	Northern High School - DPS
Michigan Institute for Construction Trades	Northwest Activities Center
Michigan Neighborhood Partnership	Northwest Detroit Weed & Seed
Midnight Basketball Prog.	Northwestern HS - DPS
Millennium H S - DPS	NU-LEGACY J.E.T.S., Inc.
Miller MIDDLE - DPS	Oak Grove AME Church
Mirror Images	Oakman Elem - DPS
Mizudo Academy of Martial Arts	Oasis Charity
Mo' Better Health	Oasis Youth Outreach
	Off The Streets
	Official City Prep Program, The

**City of Detroit
2005-2010 Consolidated Plan
Exhibit L**

Old Redford Academy	Personal Success Training Institute
Open Arms	Pewabic Pottery
Orchard Children's Services: After School Program	Phoenix Acad. MS - DPS
Osborn High School - DPS	Pierre Toussaint Academy
Our Kidz World Learning Day Care	PITCHER Elem. - DPS
OWEN Elem. - DPS	Platform Learning
Parker MS - DPS	Plymouth Educational Center
PARKS, Rosa, MIDDLE - DPS	Plymouth United Church of Christ (ACTS)
Passions Comm. Dance House	Poe Trainable Ctr - DPS
Peace Lutheran/Lutheran City Ministries	Positive Attitudes with Smiles Int'l
People's Comm. Srvc. - Delray	POST Middle - DPS
People's Comm. Srvc. - Hamtramack	Powell, Colin, Academy
People's Comm. Srvc.-Clark Park Rec.	Presentation Our Lady of Victory
Perfect Peace Outreach Ministries	Prevailing CDC
Pershing High School - DPS	PRIDE
Pershing High School S.A.F.E.T.Y. After-School Program	PRIEST Elem. - DPS
Project P.A.Y.E.D	Princess of Promise
Project Potential	Rosedale Park B.C.-Redford High School
Project Resilience: New Center Community Mental Health	Ross Hill Academy
Project: A.R.T.	Ruddiman MIDDLE - DPS
Pulaski Elementary - DPS	Rutherford, Clara, Elem. - DPS
Quality Career Skills Labs, Inc.	S.A.F.E.T.Y. Program (Successful Accountability for Evaluating Troubled Youth)
R.E.A.C.H. Youth Programs	SAFE @ St. Paul Ame Church
Rainbow Academy Day Care	SAFE Center
Randolph Voc/Tech HS - DPS	Salvation Army
Ravendale Educ. Center and Black Family Development	Salvation Army - Brightmoor
REACH Project, Inc.	Salvation Army - Detroit Temple
Reading & Language Arts Centers, Inc.	Salvation Army - Grandale
Redford High School - DPS	Salvation Army - Harding
Reggie McKenzie Foundation	Sampson Elem. / MS - DPS
Remus Robinson MS - DPS	Sanders Elem. - DPS
Renaissance Figure Skaters Club	Sanders Learning Center
Renaissance HS - DPS	Say Y.E.S.
Richard, Gabriel, Elem. - DPS	Schools as the Heart of the Comm.
Robeson Acad. ES MS - DPS	Schulze Elem - DPS
Rogers Acad. HS - DPS	SCOOP - Cable Comm. Public Benefit Corp.
Rose Elementary - DPS	Scott, Brenda M., MS - DPS
Rosedale Park B.C.-Cody High School	Searcy Community Center
Rosedale Park B.C.-Coolidge Elementary School	Second Baptist Church of Detroit-SAFE
Rosedale Park B.C.-Peter Vetel Middle School	Second Corinthian Baptist Church

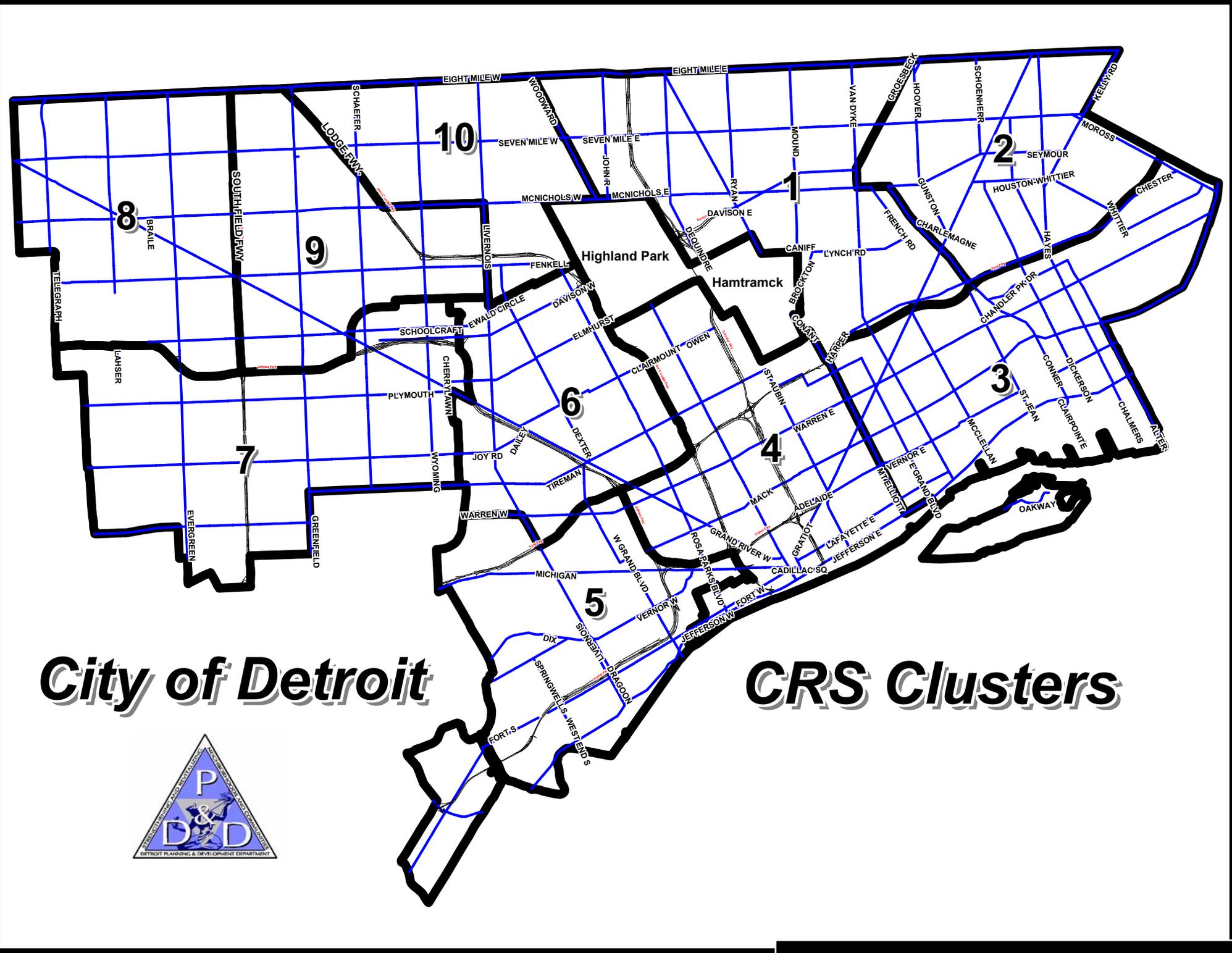
**City of Detroit
Consolidated Plan 2005-2010
Exhibit L**

Second Michigan Synod Evangelical Lutheran Church	Trinity Comm. Presbyterian Ch - Sylvan L.C.
Sherrard Elem Sch -DPS	Trinity Deliverance
Sherrill Elem. / MS - DPS	Triumph Church
Shojin Judo - Adams/Butzel	Trombly High School - DPS
Shojin Judo - Cannon Recreation Center	True Love Christian Ministries
Skills Ville	True Resurrection MBC Learning Center
Southeast Village	Trumpeting High Praises
Southeastern H S - Safe	Twenty-First Century Sisterhood
Southeastern HS - DPS	Ujima Outreach Program
Southwest Counseling & Development Srv.	Union Grace Baptist Church
Southwestern HS - DPS	United Generation Council Theatrical Troupe
Spain Elem. / MS - DPS	United States Tennis Association
Spiritual Warriors Int'l	Universal Academy
St. Casimir School	University of Detroit - Jesuit
St. Cecilia School	University Prep. Academy
St. Gregory Community Center	University Public MS - DPS
St. Hedwig Recreation Center	Upshaw Institute for the Blind
St. John Comm. Health Investment Corp.	Urban Geographic Information Tech. Consultants
St. John Health Project SAVE	US Navy League Cadet Corps
St. John Lutheran School	Vanguard CDC
St. Jude Catholic School	Vernon Chapel AME Church
St. Olaf Church	Vernor Elem - DPS
St. Rita's	VETAL Elem / Middle - DPS
Starbuilders Global Village	Victory
Stephens Elem. / MS - DPS	Village Builders of NW Detroit
Stewart Elem - DPS	VIP Mentoring
Sugar N Spice Kinderworld	Visions
Sweet Home Day Care	Von Steuben Middle - DPS
Sylvan Learning Center -Detroit	Voyageur Academy
Tabernacle Missionary S.A.Y.S	VSA Arts of Michigan
TAC - Tech Assist. Contractors - WEST	Walker-Benton Transportation
TAC - Tech. Assist. Contractors - EAST	Warner-Rogers Performing Arts
Taft Middle - DPS	Warrendale Academy
Temple of Faith Baptist School	Washington Careers Ctr. - DPS
Thelma Clarke Youth Organization (formerly Elite Athletics for Girls)	Wayne Elem - DPS
Think Detroit	WDTR- Detroit Public Schools Radio
Timbuktu Acad. of Science & Tech.	Webber MS - DPS
Todd-Phillips Children's Home	Webster Elem - DPS
Tree of Life Christian Alt	Wellspring
Tri-County Connection Resources Center	West Side Alter. Educ. - DPS
	West Side Multi. Acad. MS - DPS
	West Village Academy
	Western International HS - DPS

**City of Detroit
Consolidated Plan 2005-2010
Exhibit L**

Weston Technical Academy	Yogi Kiddie Kare After School
Westside Christian Academy	YOST Elem - DPS
White Elem - DPS	You Got The Power
Wiggins Youth Training Center	Young Art Workshop
Wilkins Elem - DPS	Young Artistis & Company
Wingert Pre-Voc. Ctr. - DPS	Young Hearts Performing Arts
Winship Elem. / MS - DPS	Young Illuminati
Winterhalter Elem - DPS	Young Magnet Middle Sch
Wisdom Inst. for Teenage Mothers	Young, Coleman A., Elem - DPS
Wise Steward Ministries	Youth & Music
WLSCO	Youth For Christ Ministry Center
Wolverine Comm. Center	Youth for Christ of Detroit
Women in Community Service	Youth On the Edge...of Greatness, Inc.
Woodward Academy	Youth Opportunity of Ser Metro
Woodward Elem - DPS	Youth Sports & Recreation Comm.
WSU: SEMAA (Science, Engineering, Math, and Aerospace Academy)	Youth Vision - Boynton
YMCA - Northwestern Branch	Youth Vision - Harms
YMCA of Metro Detroit	YouthWorks
YMCA Service Learning Academy	

Total groups	765
Total Cluster 1	61
Total Cluster 2	66
Total Cluster 3	95
Total Cluster 4	164
Total Cluster 5	49
Total Cluster 6	48
Total Cluster 7	48
Total Cluster 8	66
Total Cluster 9	75
Total Cluster 10	60
Total Other	33



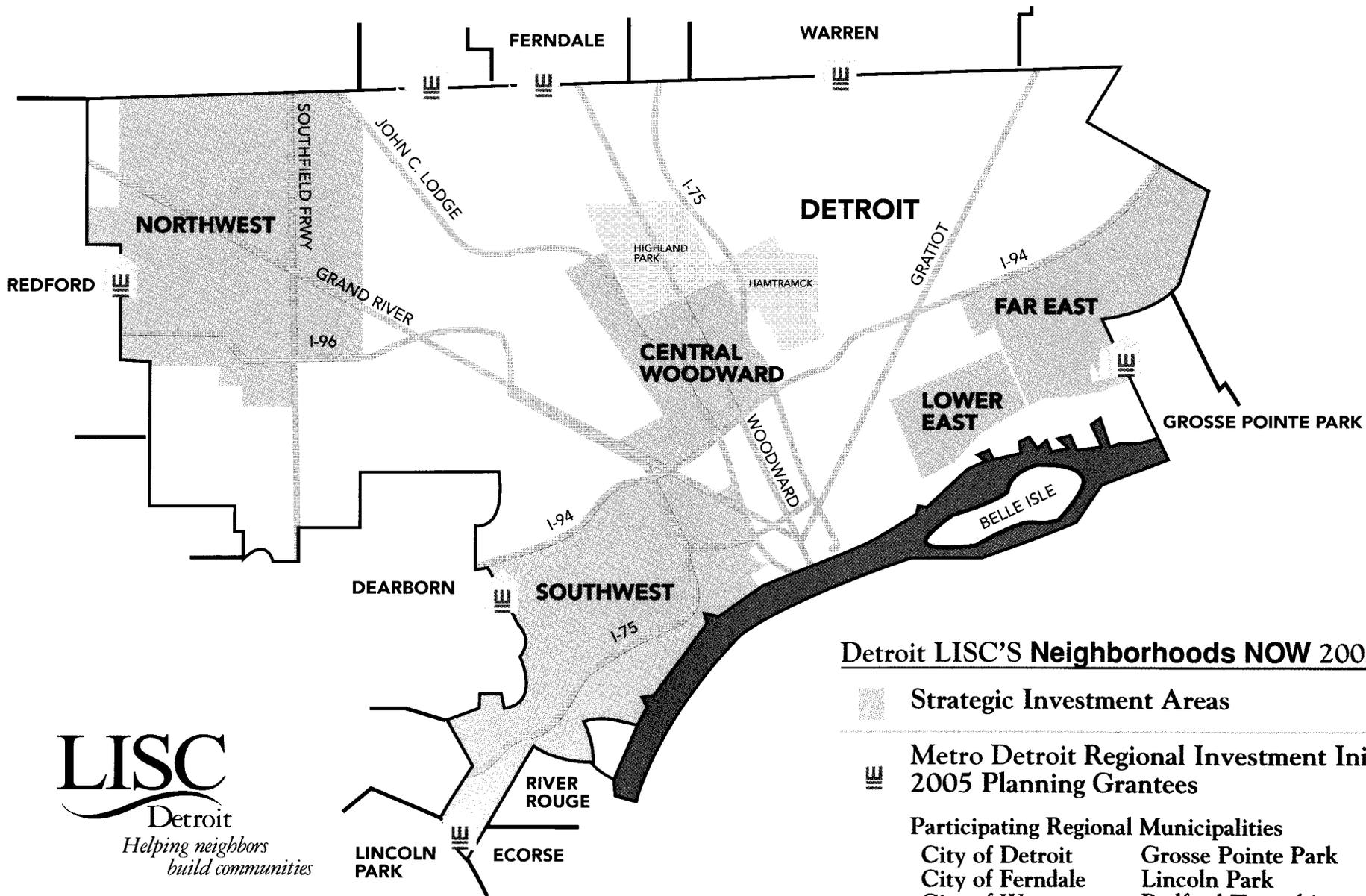
City of Detroit

CRS Clusters



NEIGHBORHOODS NOW

Making healthy neighborhoods happen in Detroit!



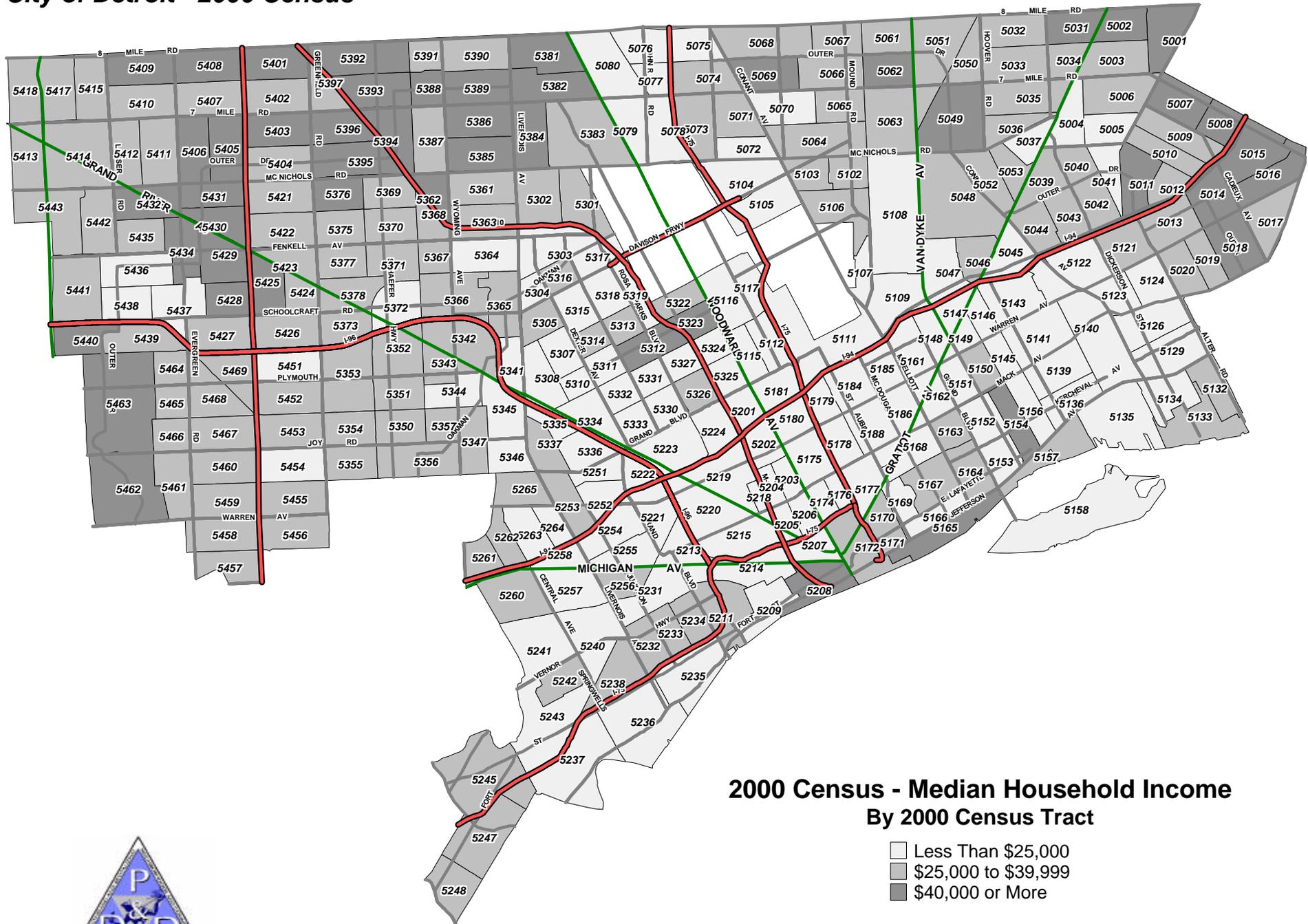
LISC
 Detroit
*Helping neighbors
 build communities*

Detroit LISC'S Neighborhoods NOW 2005-2007

-  Strategic Investment Areas
-  Metro Detroit Regional Investment Initiative's 2005 Planning Grantees
- Participating Regional Municipalities

City of Detroit	Grosse Pointe Park
City of Ferndale	Lincoln Park
City of Warren	Redford Township
Dearborn	River Rouge
Ecorse	Wayne County

City of Detroit - 2000 Census



**2000 Census - Median Household Income
By 2000 Census Tract**

- Less Than \$25,000
- \$25,000 to \$39,999
- \$40,000 or More



City of Detroit
Planning and Development Department



Percentage of Home Owners with over 30% Cost Burdens,
Census Tracts by Quartile

City of Detroit

Source: 2000 US Census, SF3-H94
March 2, 2005



Percentage of Home Owners with over 50% Cost Burdens,
Census Tracts by Quartile

City of Detroit

Source: 2000 US Census, SF3-H84
March 2, 2005



Percentage of Renters with over 30% Cost Burdens,
Census Tracts by Quartile

City of Detroit
Source: 2000 US Census, SF3-H69
February 25, 2005



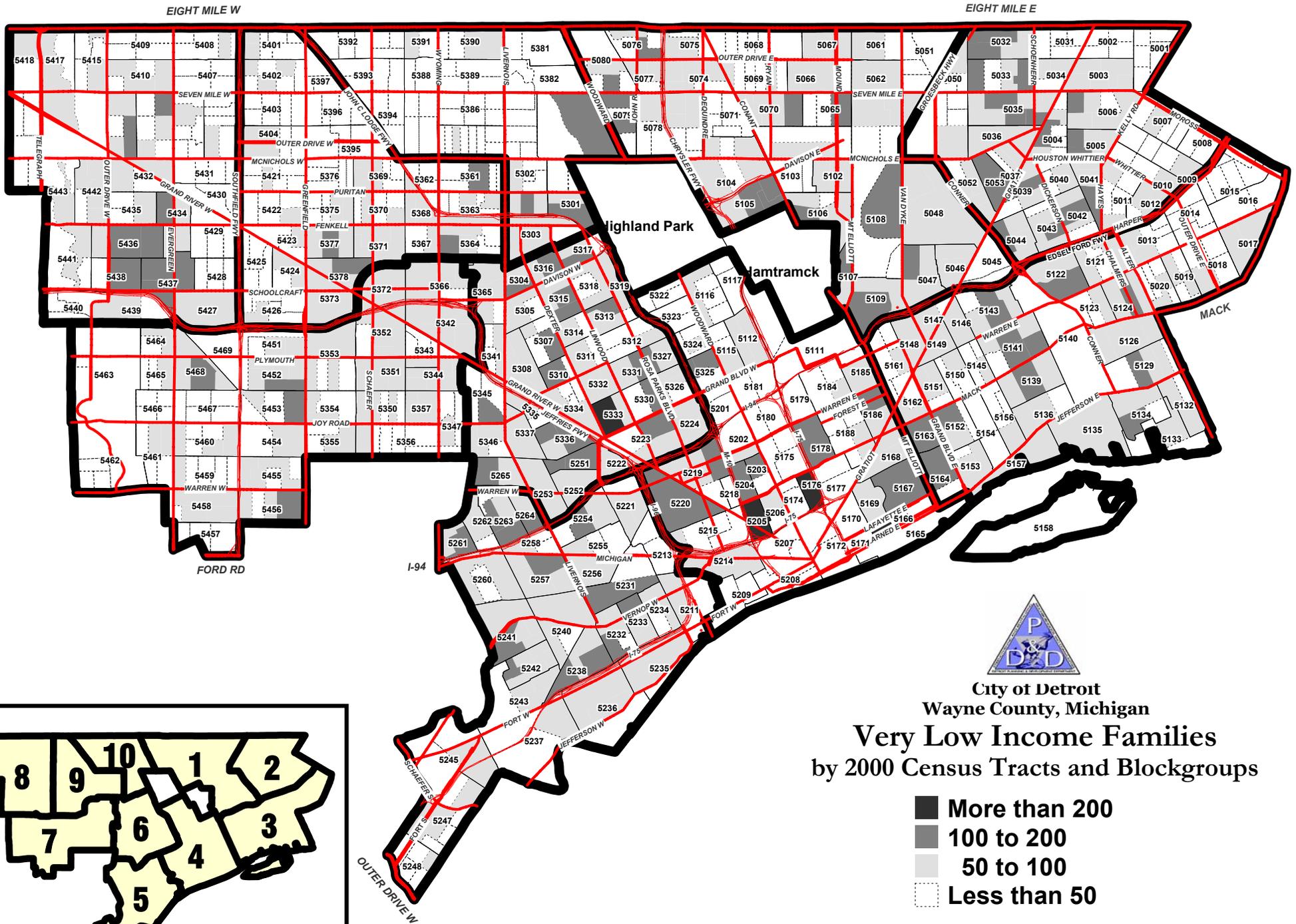
Legend

50% Rent Burden

Lightest Gray	4.4% - 14.9%
Light Gray	14.9% - 22.5%
Medium Gray	22.5% - 30.1%
Darkest Gray	30.1% - 43.5%

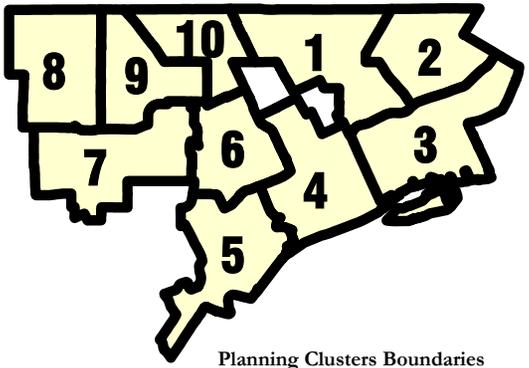
Percentage of Renters with over 50% Cost Burdens,
Census Tracts by Quartile

City of Detroit
 Source: 2000 US Census, SF3-H69
 February 25, 2005

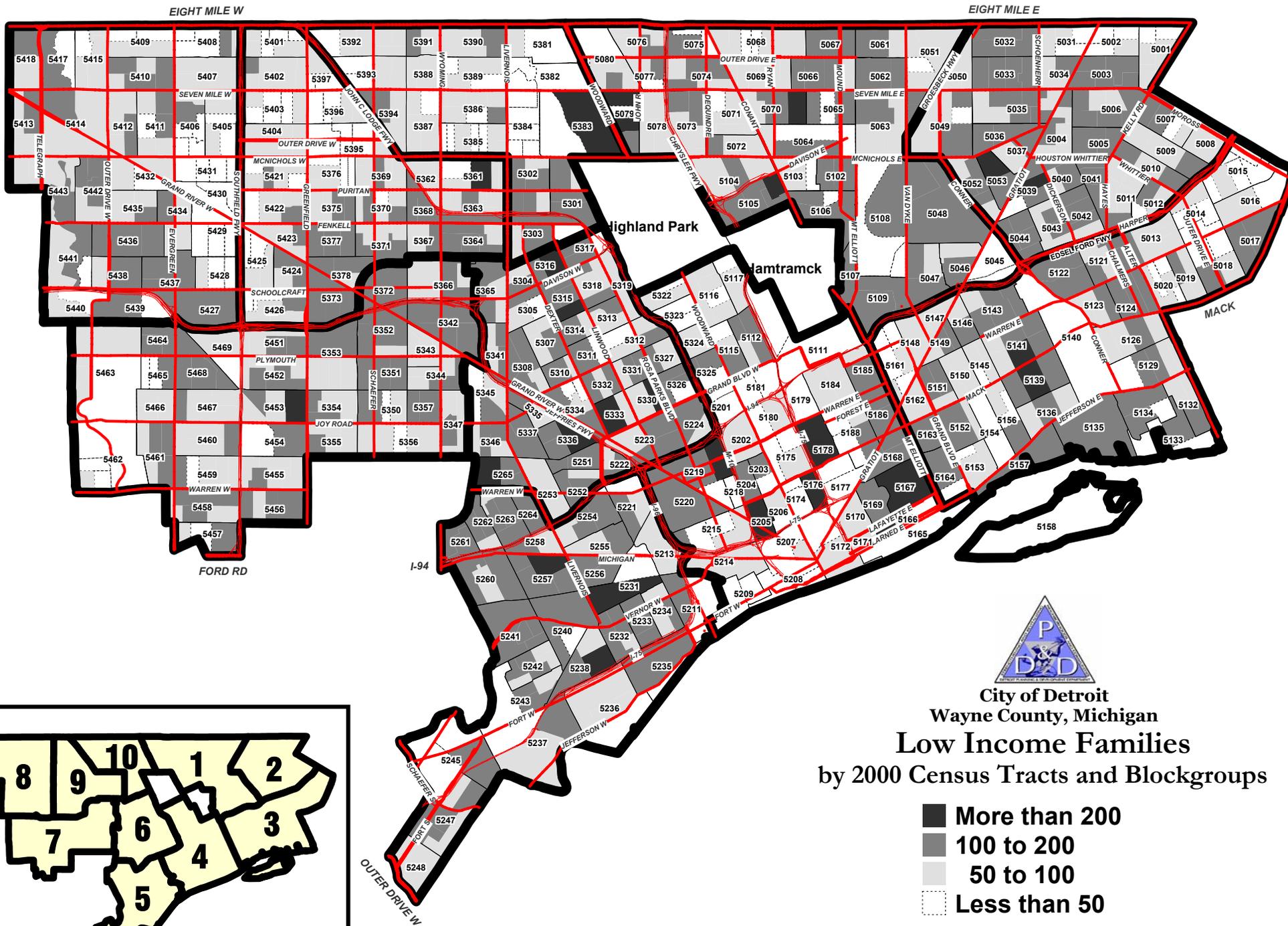


City of Detroit
Wayne County, Michigan
Very Low Income Families
by 2000 Census Tracts and Blockgroups

- More than 200
- 100 to 200
- 50 to 100
- Less than 50

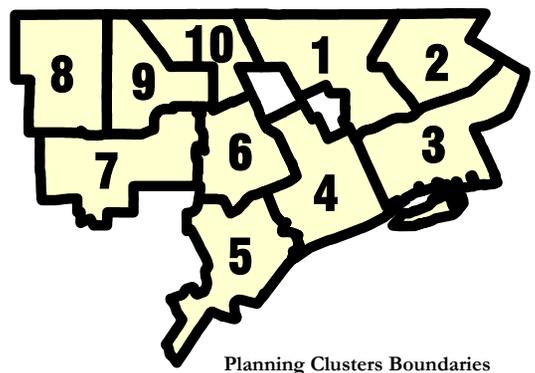


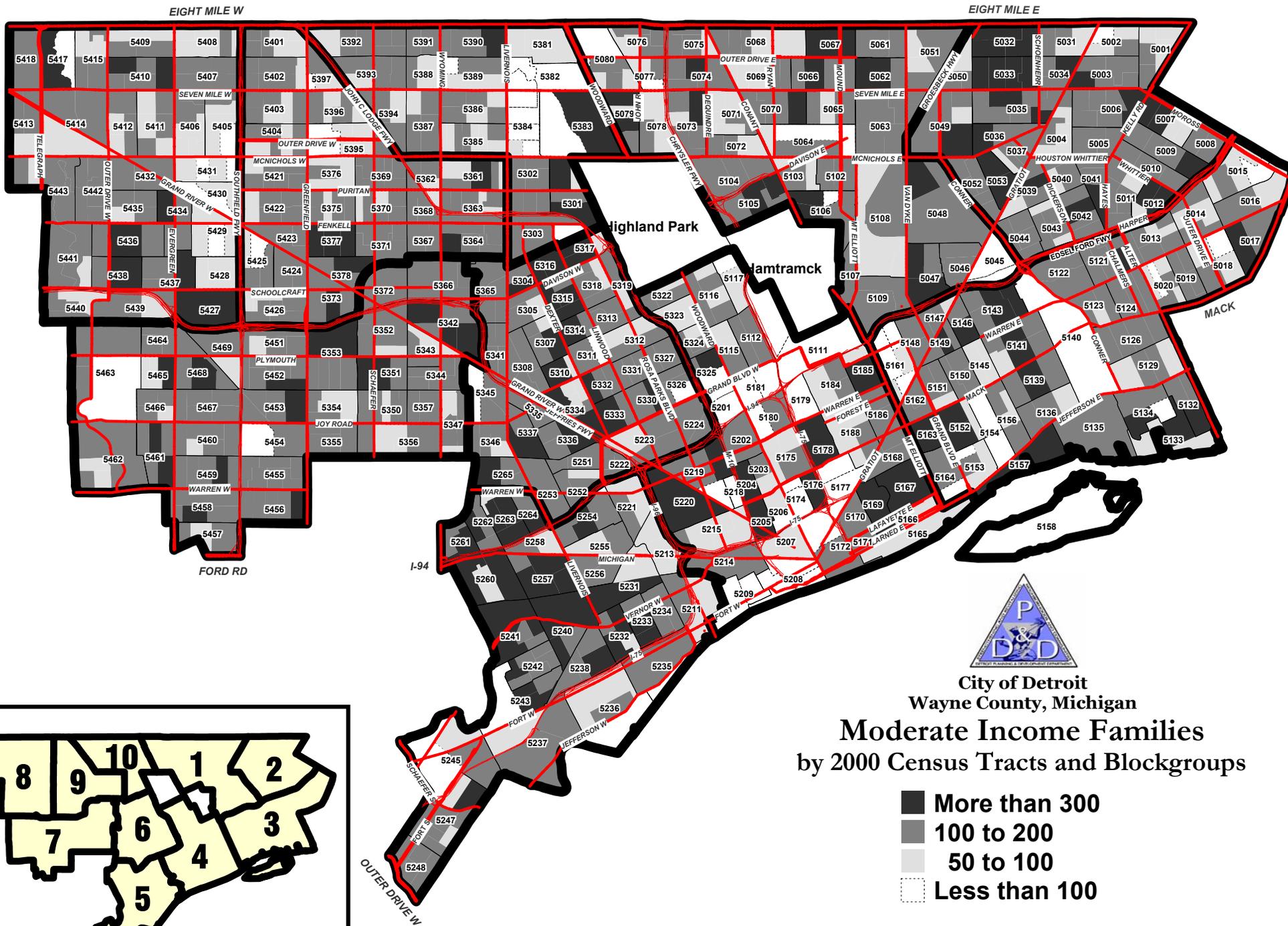
Planning Clusters Boundaries



**City of Detroit
Wayne County, Michigan
Low Income Families
by 2000 Census Tracts and Blockgroups**

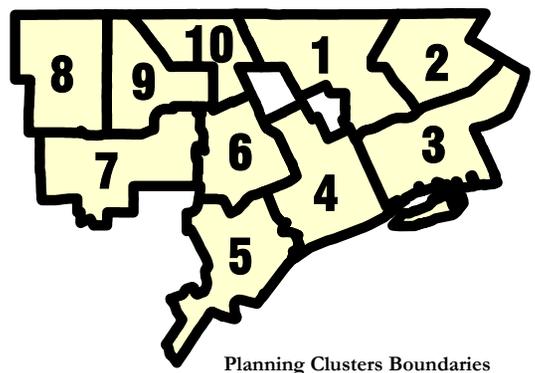
- More than 200
- 100 to 200
- 50 to 100
- Less than 50





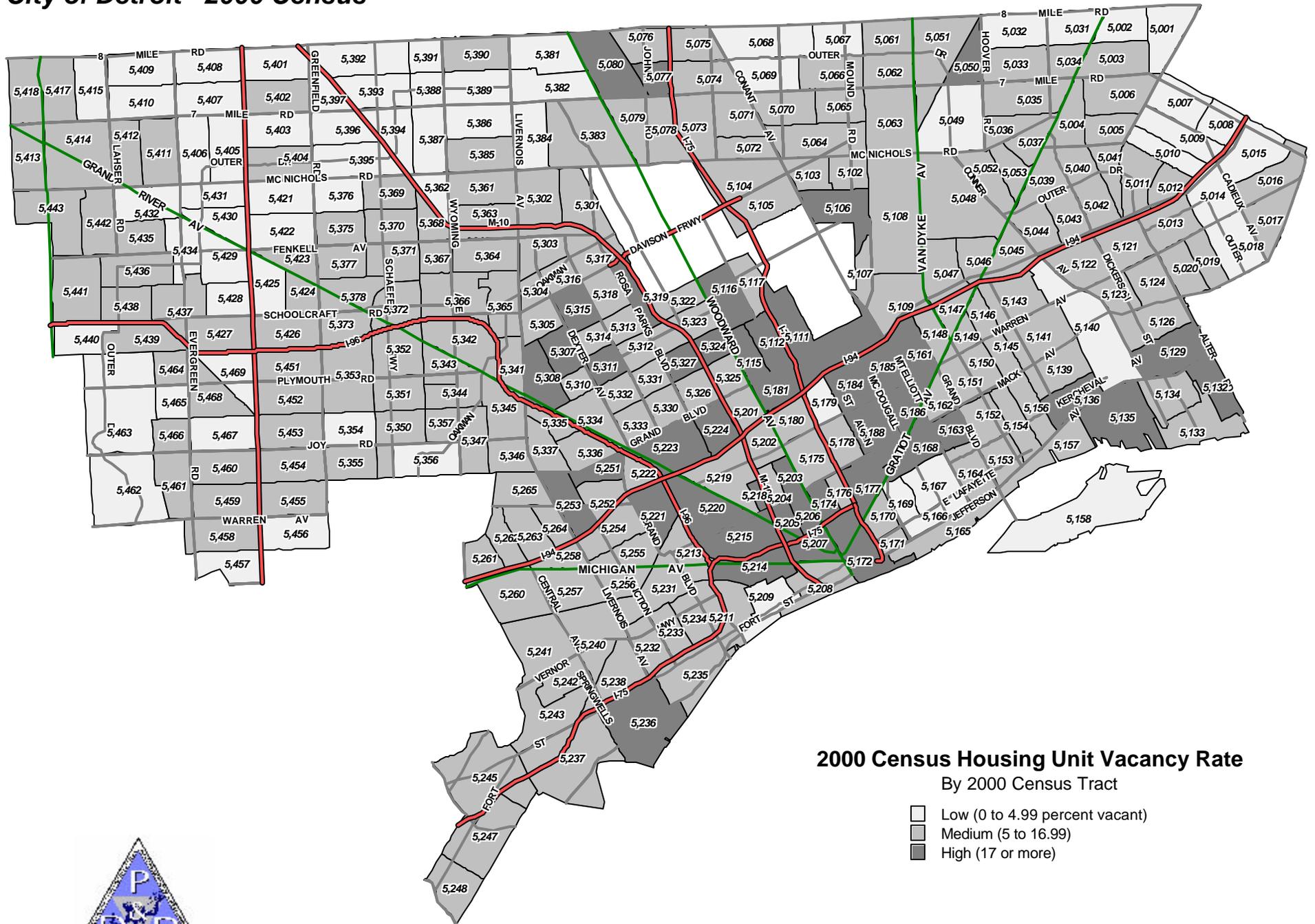
City of Detroit
Wayne County, Michigan
Moderate Income Families
by 2000 Census Tracts and Blockgroups

- More than 300
- 100 to 200
- 50 to 100
- Less than 100



Planning Clusters Boundaries

City of Detroit - 2000 Census



2000 Census Housing Unit Vacancy Rate

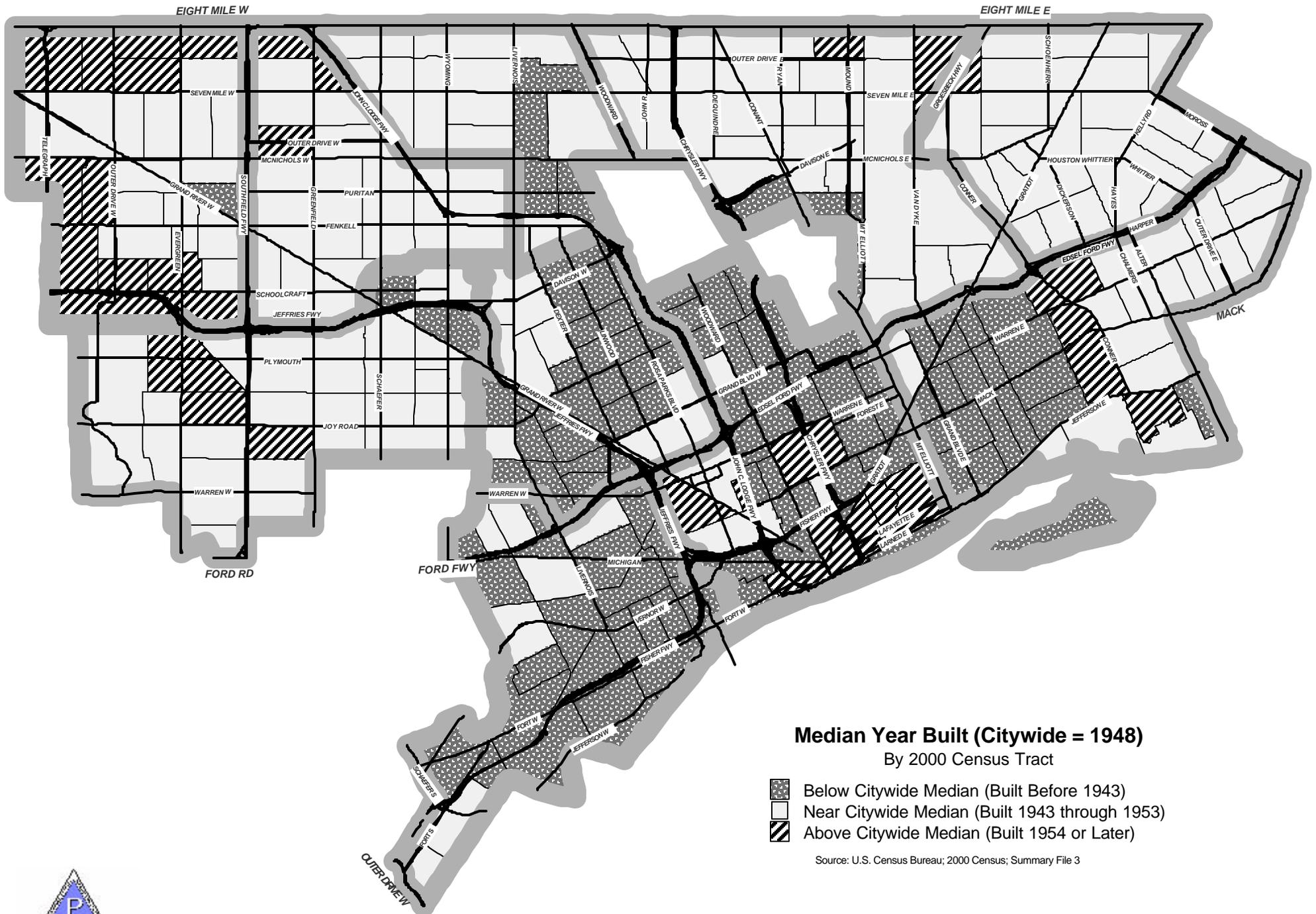
By 2000 Census Tract

- Low (0 to 4.99 percent vacant)
- Medium (5 to 16.99)
- High (17 or more)



City of Detroit

Planning and Development Department



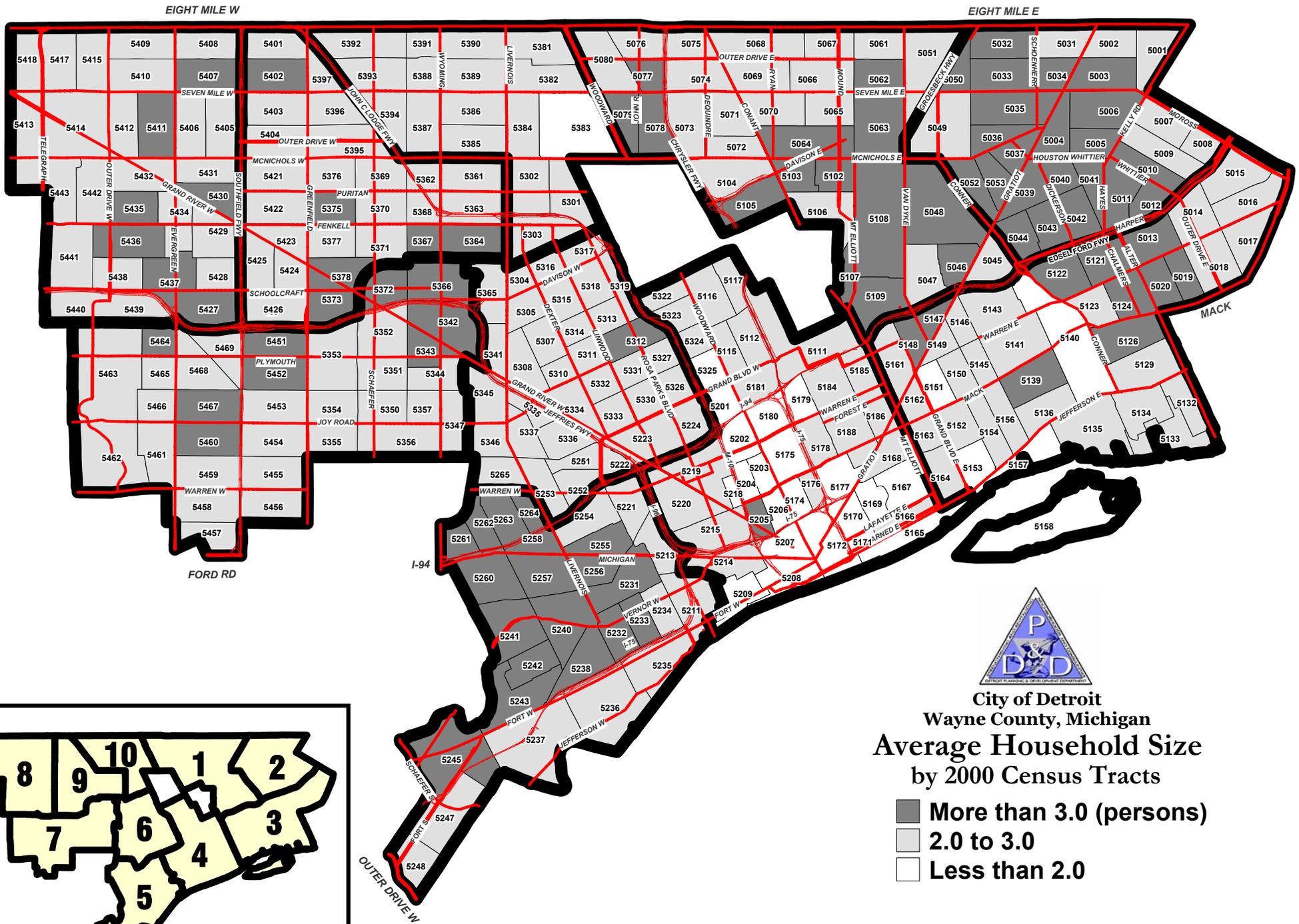
Median Year Built (Citywide = 1948)

By 2000 Census Tract

- Below Citywide Median (Built Before 1943)
- Near Citywide Median (Built 1943 through 1953)
- Above Citywide Median (Built 1954 or Later)

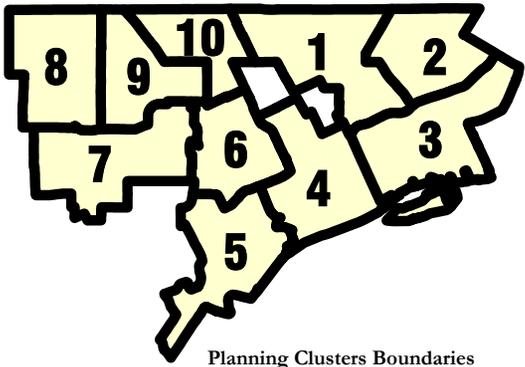
Source: U.S. Census Bureau; 2000 Census; Summary File 3





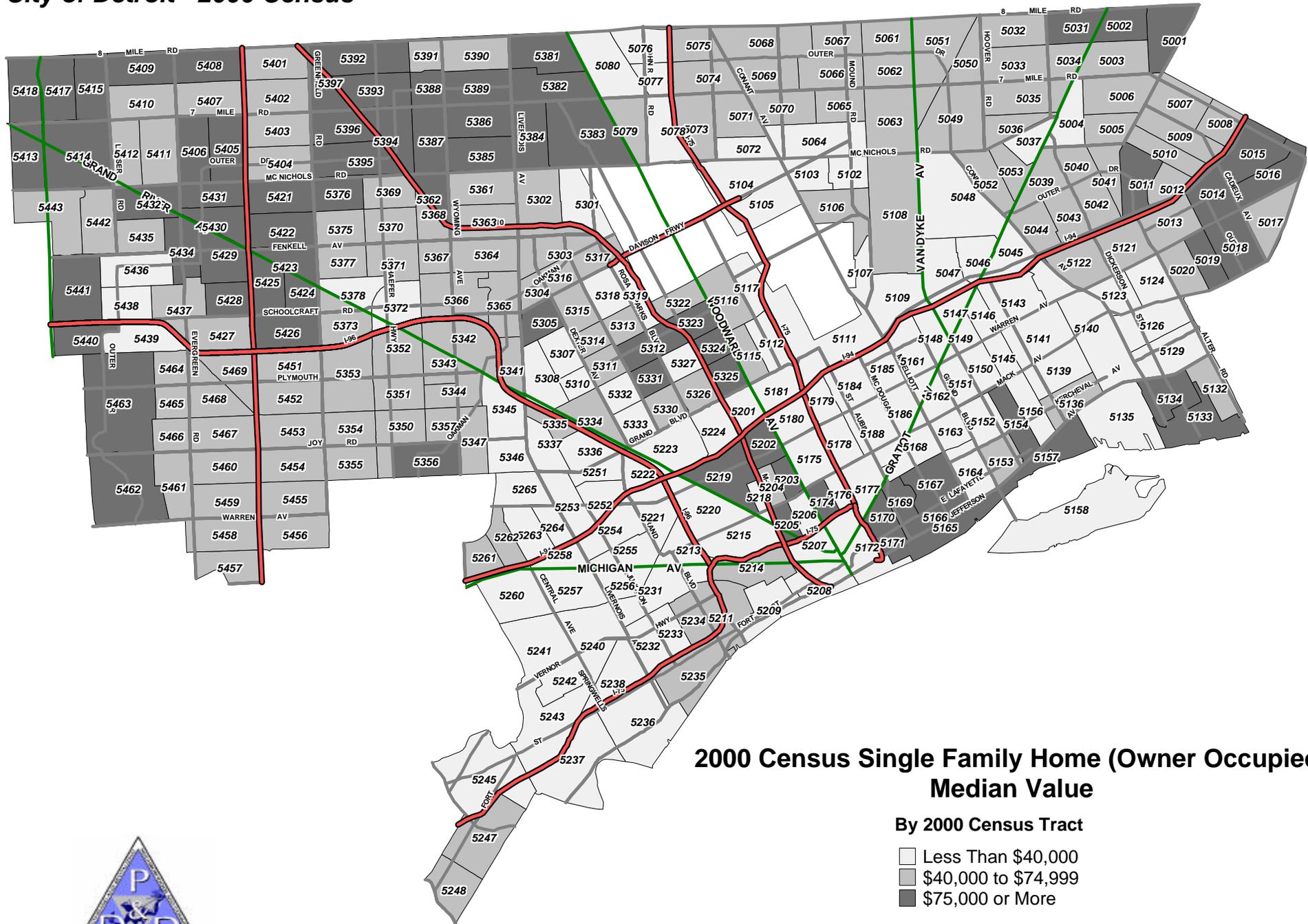
City of Detroit
Wayne County, Michigan
**Average Household Size
by 2000 Census Tracts**

- More than 3.0 (persons)
- 2.0 to 3.0
- Less than 2.0



Planning Clusters Boundaries

City of Detroit - 2000 Census



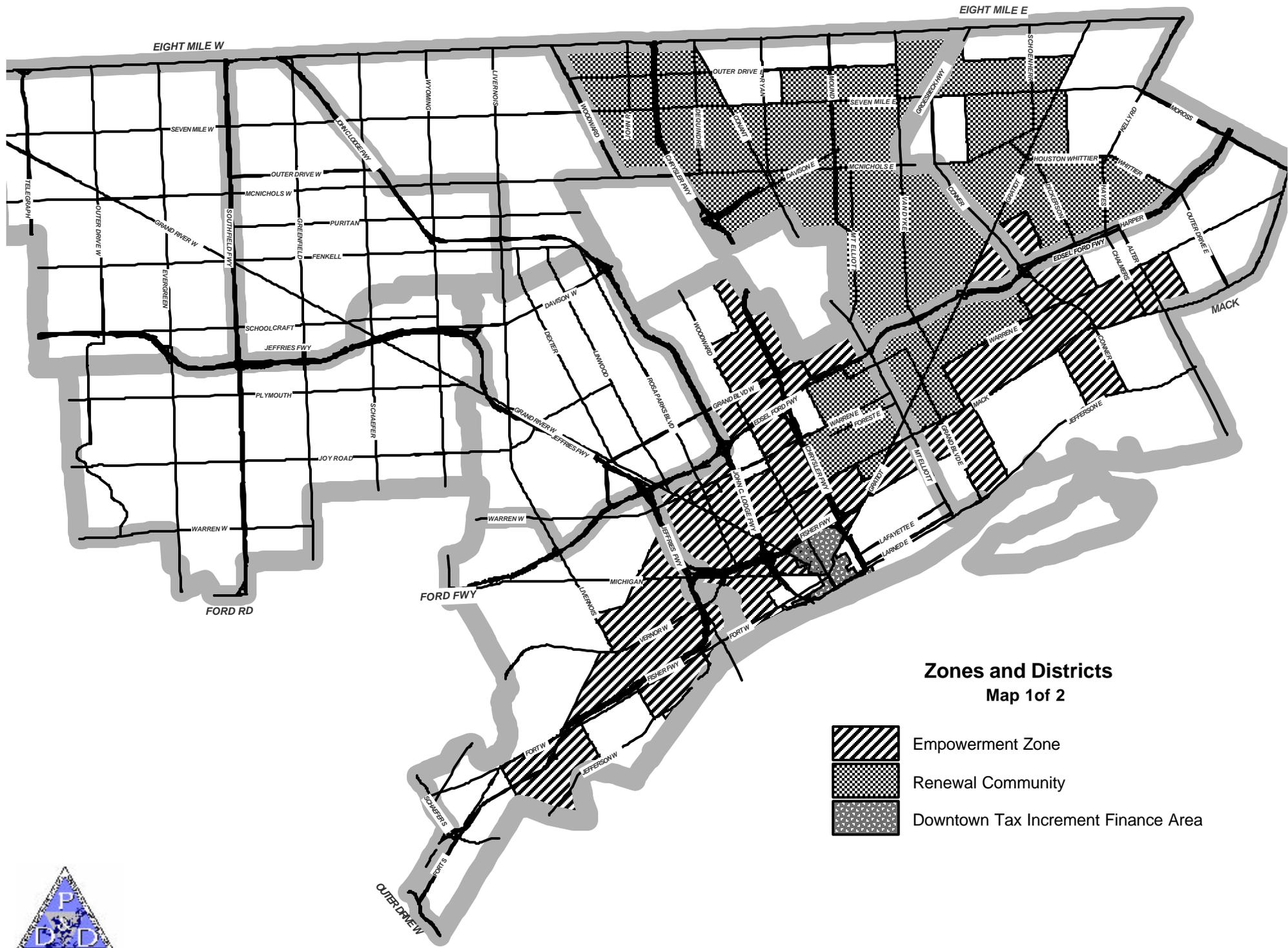
2000 Census Single Family Home (Owner Occupied) Median Value

By 2000 Census Tract

- Less Than \$40,000
- \$40,000 to \$74,999
- \$75,000 or More



City of Detroit
Planning and Development Department

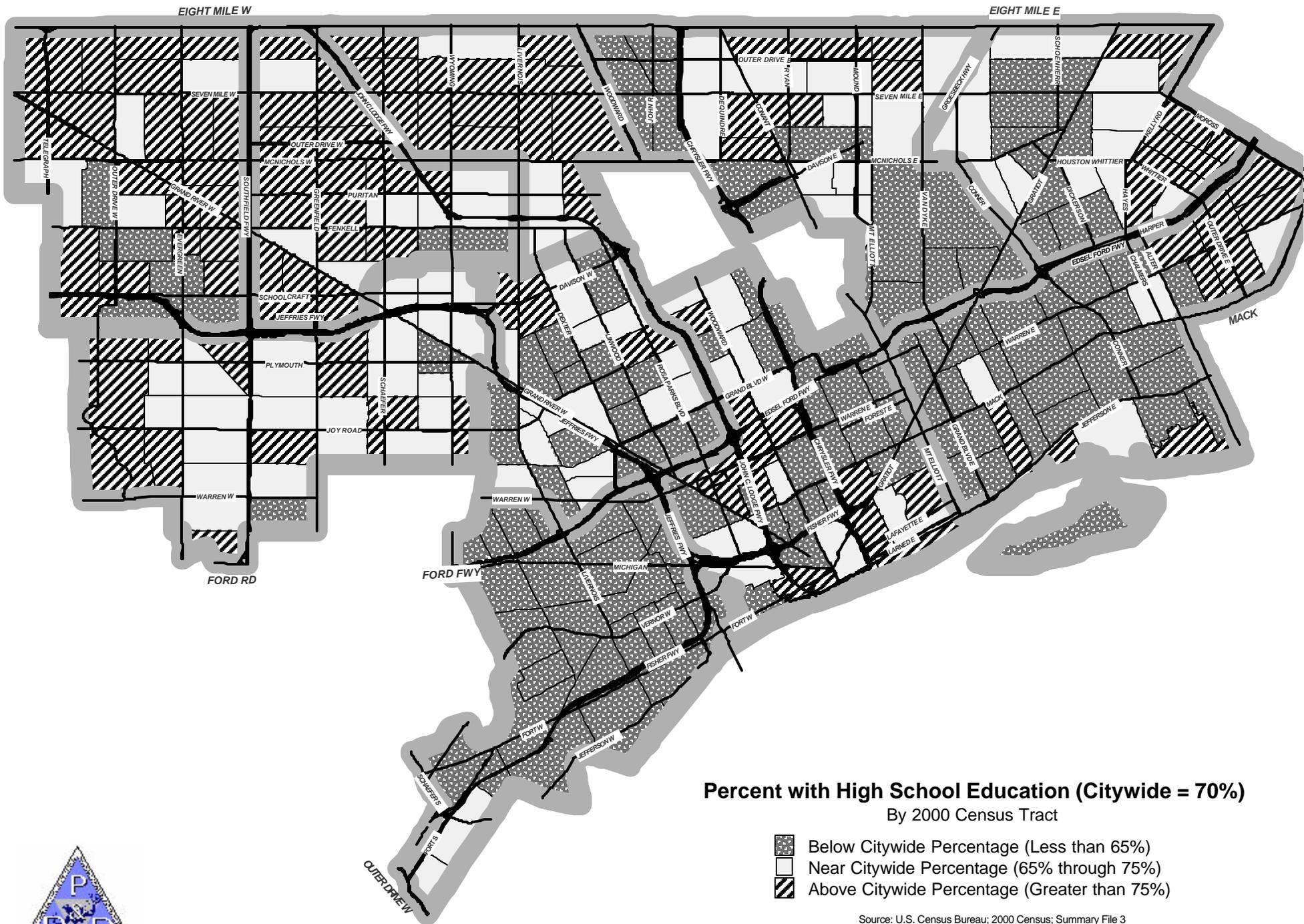




Zones and Districts
Map 2 of 2

- ★ Neighborhood Enterprise Zone
- ▣ Renaissance Zone
- Obsolete Property Districts

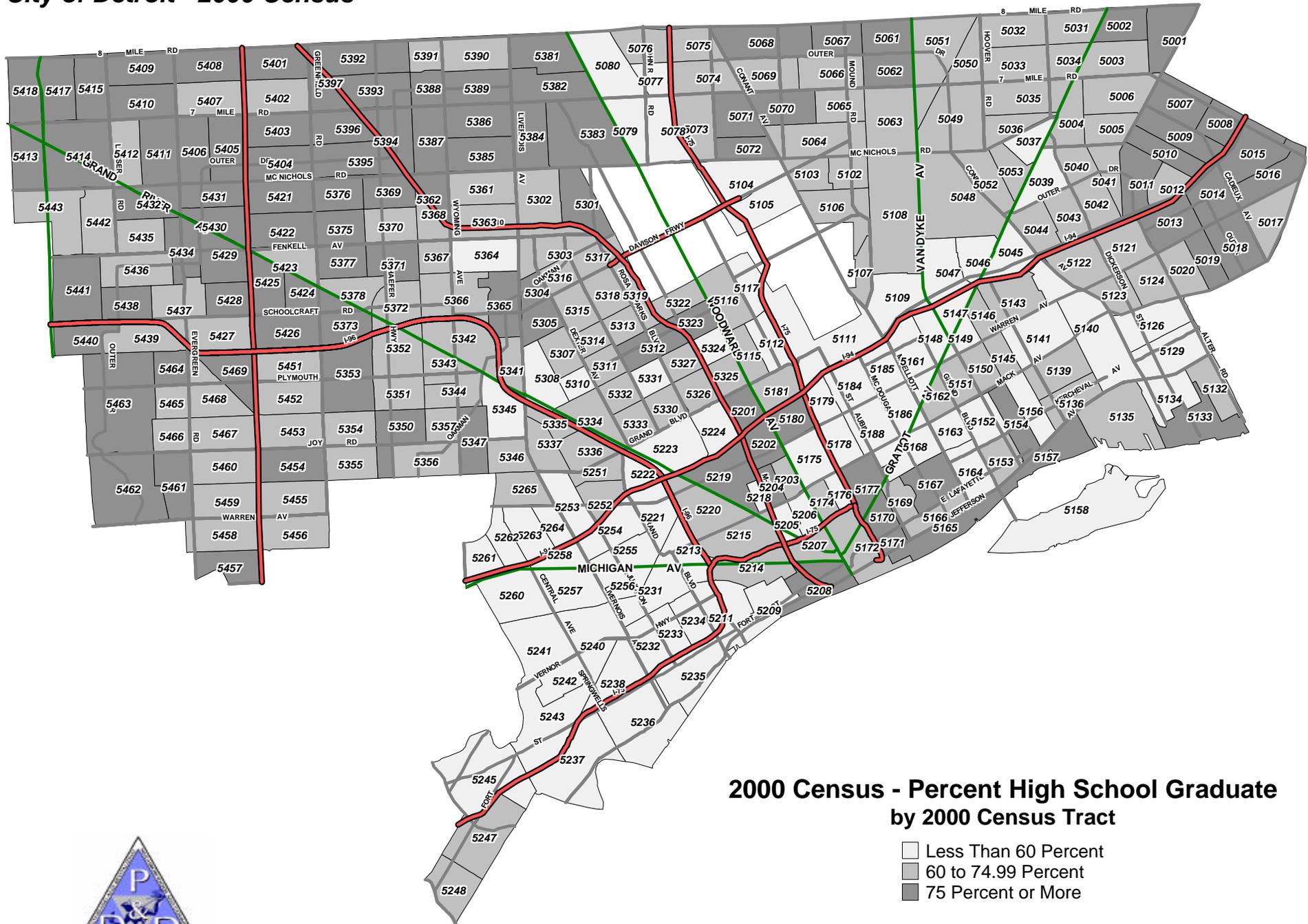




Source: U.S. Census Bureau; 2000 Census; Summary File 3



City of Detroit - 2000 Census



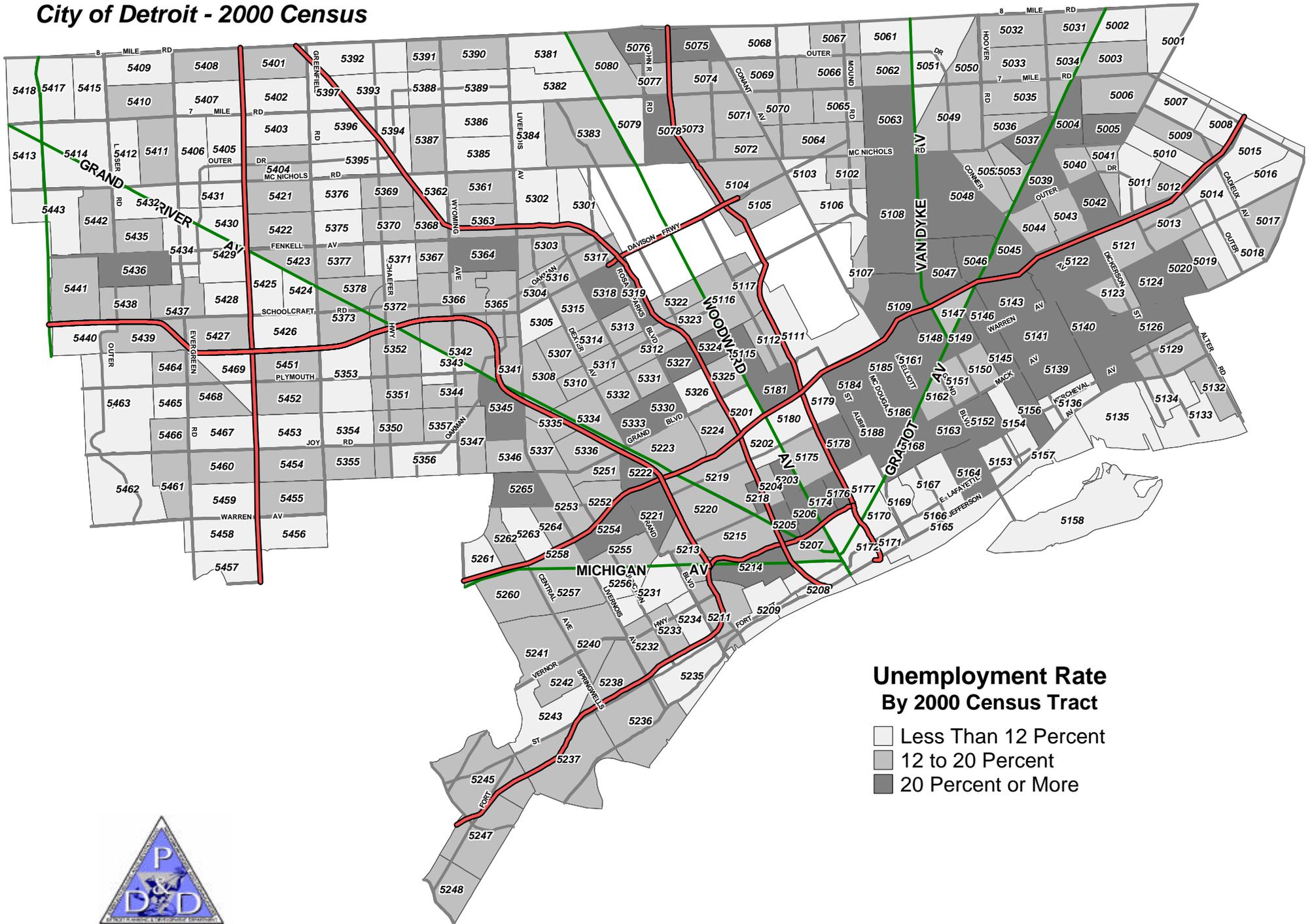
2000 Census - Percent High School Graduate by 2000 Census Tract

- Less Than 60 Percent
- 60 to 74.99 Percent
- 75 Percent or More



City of Detroit
Planning and Development Department

City of Detroit - 2000 Census

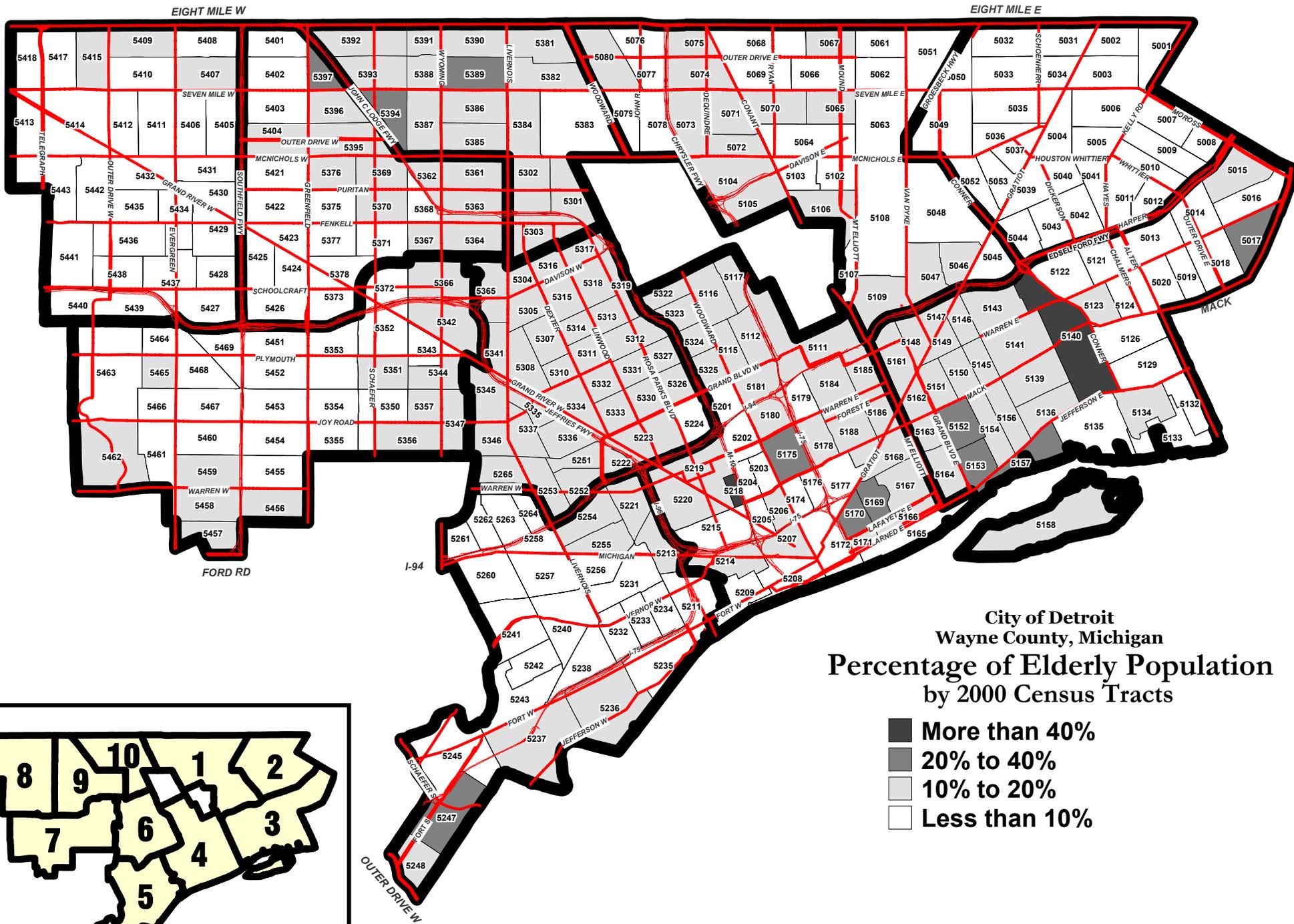


**Unemployment Rate
By 2000 Census Tract**

- Less Than 12 Percent
- 12 to 20 Percent
- 20 Percent or More



City of Detroit
Planning and Development Department

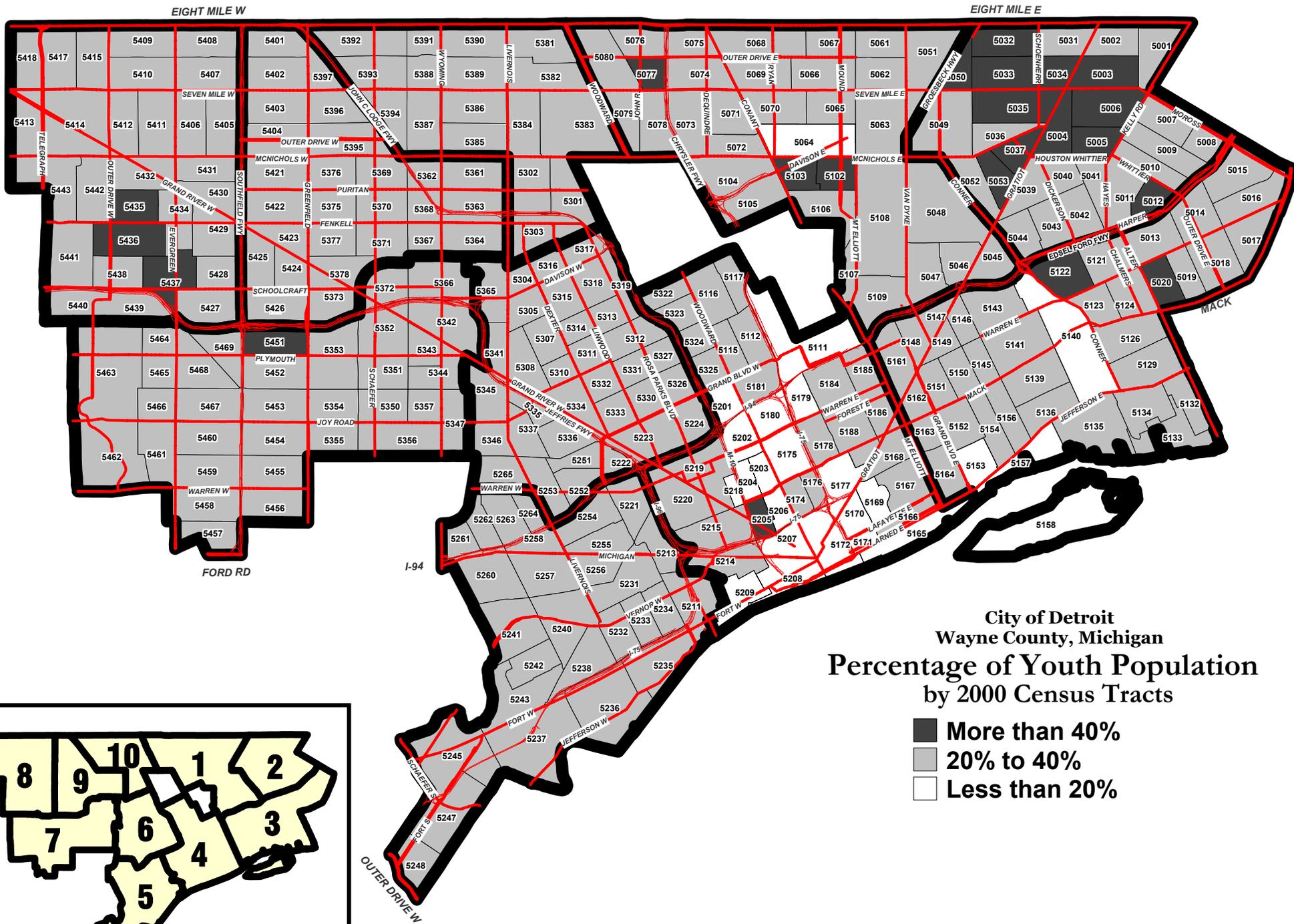


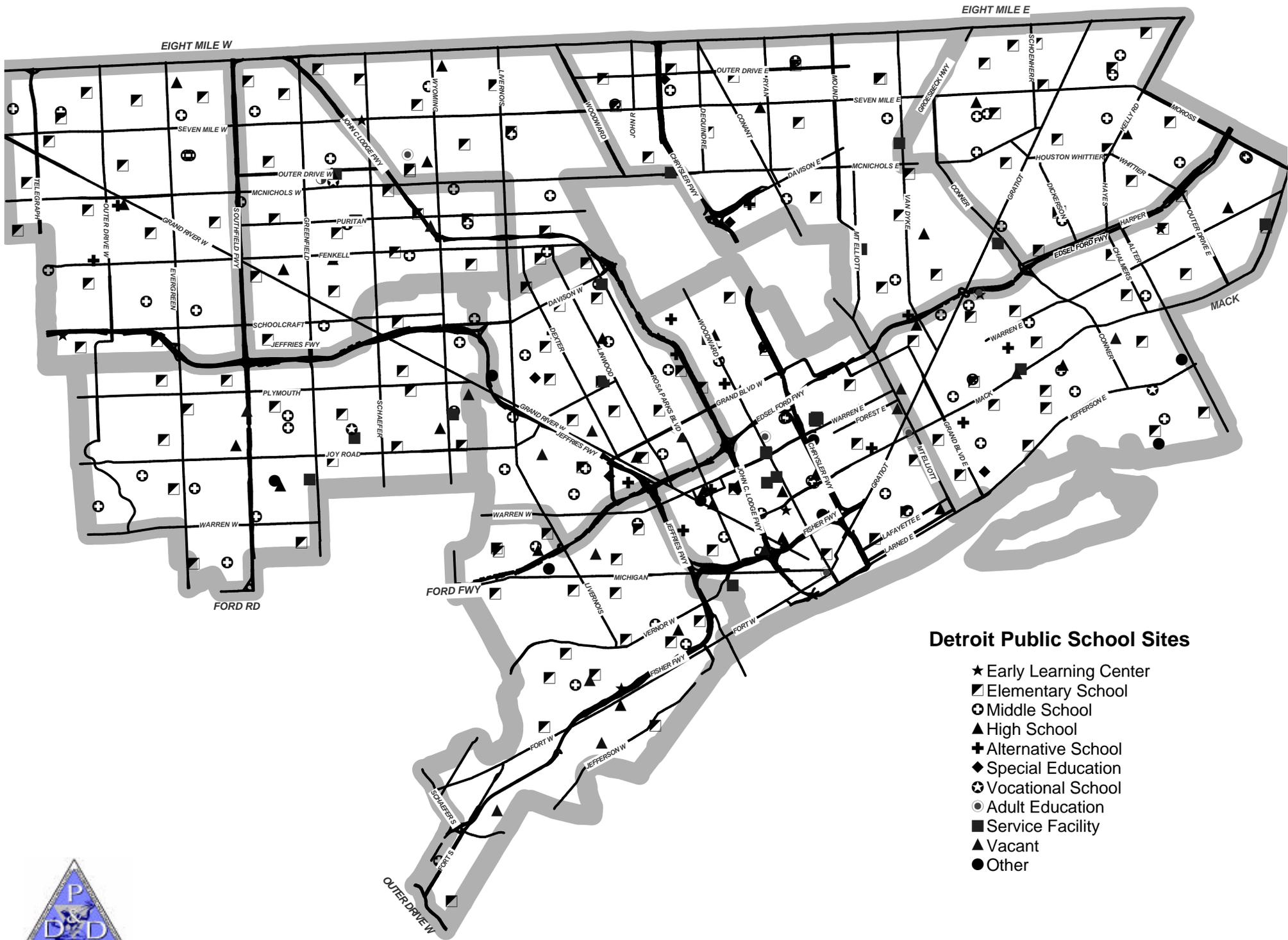
City of Detroit
Wayne County, Michigan
Percentage of Elderly Population
by 2000 Census Tracts

- More than 40%
- 20% to 40%
- 10% to 20%
- Less than 10%



Planning Clusters Boundaries







Parks and Recreation Department Sites

- ▣ Major Park
- ★ Playfield
- Playground
- Other

- ★ Recreation Centers
- ⊕ Detroit Public Library Sites



Housing Needs Table		Grantee: Jurisdiction														Priority Need?	Plan to Fund?	Fund Source		
		Only complete blue sections. Do NOT type in sections other than blue.																		
		Current % of House-holds	Current Number of House-holds	3-5 Year Quantities															% of Goal	
Year 1				Year 2		Year 3		Year 4*		Year 5*		Cumulative								
Housing Needs		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
2. < 30% MFJ	I. Renter	A. Elderly	2. NUMBER OF PEOPLE	100%	10864															
			3. Any housing problems	60.3	6551															
			4. Cost Burden > 30%	59.6	6475										0	0	####	Y	Y	Home
			5. Cost Burden >50%	35.8	3889										0	0	####	Y	Y	Home
			2. NUMBER OF PEOPLE	100%	22660															
	B. Small Related	3. Any housing problems	83.4	18898										0	0	####	Y	N		
		4. Cost Burden > 30%	80.1	18151										0	0	####	Y	Y	Home/CI	
		5. Cost Burden >50%	61.3	13891										0	0	####	Y	Y	Home/CI	
		2. NUMBER OF PEOPLE	100%	9045																
		3. Any housing problems	90.7	8204										0	0	####	Y	N		
	C. Large Related	4. Cost Burden > 30%	81.0	7326										0	0	####	Y	Y	Home	
		5. Cost Burden >50%	56.3	5092										0	0	####	Y	Y	Home	
		2. NUMBER OF PEOPLE	100%	18480																
		3. Any housing problems	66.4	12271										0	0	####	N	N		
		4. Cost Burden > 30%	64.5	11920										0	0	####	Y	Y	Home/CI	
	D. All other	5. Cost Burden >50%	H	#VALUE!										0	0	####	Y	Y	Home/CI	
		II. Owner	A. Elderly	2. NUMBER OF PEOPLE	100%	12505														
				3. Any housing problems	64.4	8053									0	0	####	N	N	
				4. Cost Burden > 30%	64.9	8116									0	0	####	Y	N	
				5. Cost Burden >50%	40.9	5115									0	0	####	Y	N	
2. NUMBER OF PEOPLE	100%			9385																
B. Small Related	3. Any housing problems	73.5	6898										0	0	####	Y	N			
	4. Cost Burden > 30%	72.7	6823										0	0	####	Y	N			
	5. Cost Burden >50%	56.9	5340										0	0	####	Y	N			
	2. NUMBER OF PEOPLE	100%	4070																	
	3. Any housing problems	83.8	3411										0	0	####	Y	N			

6. 30-50% MFI

I. Renter

II. Owner	C. Large Related	4. Cost Burden > 30%	72.4	2947											0	0	####	Y	N		
		5. Cost Burden >50%	51.6	2100												0	0	####	Y	N	
		2. NUMBER OF PEOPLE	100%	7220																	
		3. Any housing problems	63.7	4599												0	0	####	Y	N	
	D. All other Related	4. Cost Burden > 30%	63.0	4549												0	0	####	Y	N	
		5. Cost Burden >50%	50.1	3617												0	0	####	Y	N	
		6. NUMBER OF PEOPLE	100%	3964																	
		7. Any housing problems	36.6	1451												0	0	####	Y	N	
	A. Elderly	8. Cost Burden > 30%	35.2	1395												0	0	####	Y	Y	Home
		9. Cost Burden >50%	7.9	313												0	0	####	Y	Y	Home
		6. NUMBER OF PEOPLE	100%	12100																	
		7. Any housing problems	49.7	6014												0	0	####	Y	N	
B. Small Related	8. Cost Burden > 30%	44.0	5324												0	0	####	Y	Y	Home	
	9. Cost Burden >50%	5.6	678												0	0	####	Y	Y	Home	
	6. NUMBER OF PEOPLE	100%	5040																		
	7. Any housing problems	60.0	3024												0	0	####	Y	N		
C. Large Related	8. Cost Burden > 30%	30.4	1532												0	0	####	Y	Y	Home	
	9. Cost Burden >50%	2.5	126												0	0	####	Y	Y	Home	
	6. NUMBER OF PEOPLE	100%	7020																		
	7. Any housing problems	51.6	3622												0	0	####	Y	N		
D. All other Related	8. Cost Burden > 30%	48.8	3426												0	0	####	Y	Y	Home	
	9. Cost Burden >50%	8.7	611												0	0	####	Y	Y	Home	
	6. NUMBER OF PEOPLE	100%	9603																		
	7. Any housing problems	30.0	2881												0	0	####	Y	N		
A. Elderly	8. Cost Burden > 30%	29.2	2804												0	0	####	Y	N		
	9. Cost Burden >50%	12.0	1152												0	0	####	Y	N		
	6. NUMBER OF PEOPLE	100%	9284																		
	7. Any housing problems	50.8	4716												0	0	####	Y	N		
B. Small Related	8. Cost Burden > 30%	48.2	4475												0	0	####	Y	N		
	9. Cost Burden >50%	16.0	1485												0	0	####	N	N		
	6. NUMBER OF PEOPLE	100%	4475																		
	7. Any housing problems	60.1	2689												0	0	####	Y	N		

C. Larg	12. Cost Burden > 30%	13.6	867											0	0	####	Y	Y	Home
	13. Cost Burden >50%	1.3	83											0	0	####	Y	Y	Home
D. All other	10. NUMBER OF PEOPLE	100%	6299																
	11. Any housing problems	35.7	2249											0	0	####	N	N	
	12. Cost Burden > 30%	34.4	2167											0	0	####	N	N	
	13. Cost Burden >50%	7.8	491											0	0	####	N	N	
	Total Any Housing Problem			0	0	0	0	0	0	0	0	0	0	0	0				Total Disabled
	Total 215 Renter																		Total Racial/Ethnic Needs
	Total 215 Owner																		Total Lead-Based Housing
	Total 215			0	0	0	0	0	0	0	0	0	0	0					Total HIV/AIDS

# of people who are disabled	# of people w/ racial/ethnic need	# of people in lead-based Housing	Total Low Income HIV/AIDS Population
n/a	n/a	#####	5648
n/a	n/a		
DBG			
DBG			
n/a	n/a		
n/a	n/a		
DBG			
DBG			
n/a	n/a		
n/a	n/a		
n/a	n/a		

n/a	n/a		
n/a	n/a		
n/a	n/a		
n/a	n/a		
n/a	n/a		
n/a	n/a		
n/a	n/a		

n/a	n/a		
n/a	n/a		
n/a	n/a		
n/a	n/a		
n/a	n/a		
n/a	n/a		
n/a	n/a		

n/a	n/a		
0			
	0		
		###	
			5648

Jurisdiction						
Housing Market Analysis						
<i>Complete cells in blue.</i>						
	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Housing Stock Inventory						
Units Rented/Owned						
Occupied Units: Renter		46700	53125	51930	151755	5278
Occupied Units: Owner		6722	44244	133690	184656	2442
Vacant Units: For Rent	7%	4795	5185	14325	24305	n/a
Vacant Units: For Sale	1%	440	1570	2915	4925	n/a
Total Units Occupied & Vacant		58657	104124	202860	365641	7720
Rents: Applicable FMRs (in \$s)		663	801	1,002		
Rent Affordable at 30% of 50% of MFI (in \$s)		655	786	908		
Public Housing Units						
Occupied Units		1538	678	1269	3485	
Vacant Units		48	21	41	110	
Total Units Occupied & Vacant		1586	699	1310	3595	0
Rehabilitation Needs (in \$s)		n/a	n/a	n/a	0	

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered		Un-sheltered						
		Emergency	Transitional							
1. Homeless Individuals		2374 (A)	1240 (A)							
2. Homeless Families with Children		331 (E)	248 (E)							
2a. Persons in Homeless with Children Families		1325 (A)	992 (A)							
Total (lines 1 + 2a)		3699	2232							
Part 2: Homeless Subpopulations		Sheltered		Un-sheltered						
1. Chronically Homeless			1250 (E)							
2. Severely Mentally Ill			3605 (E)							
3. Chronic Substance Abuse			5083 (E)							
4. Veterans			2146 (E)							
5. Persons with HIV/AIDS			1822 (E)							
6. Victims of Domestic Violence			3568 (E)							
7. Youth (Under 18 years of age)			1035 (E)							
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities					
					Year 1		Year 2		Year 3	
					Goal	Complet e	Goal	Complet e	Goal	Complet e
Beds	Emergency Shelters	3174	2374	800	0	0	0	0	0	0
	Transitional Housing	2048	1240	808	408	0	0	0	0	0
	Permanent Supportive Housing	6363	1149	5214	334	0	0	0	0	0
	Total	11585	4763	6822	742	0	0	0	0	0
Chronically Homeless										
Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities					
					Year 1		Year 2		Year 3	
					Goal	Complet e	Goal	Complet e	Goal	Complet e
Beds	Emergency Shelters	1325	1325	0	0	0	0	0	0	0
	Transitional Housing	1212	992	220	20	0	0	0	0	0
	Permanent Supportive Housing	4511	677	3834	0	0	0	0	0	0
	Total	7048	2994	4054	20	0	0	0	0	0

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered.

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, and other public places.

Total		Jurisdiction
6822 (A)	10436 (A)	
1014 (E)	1593 (E)	
4054 (A)	6371 (A)	
10876	16807	
Total		
4986 (E)	6236	
0	0	
0	0	
0	0	
0	0	
0	0	
0	0	

Year 4		Year 5		Total			Priority H, I	Plan to Fun	Fund Source: CDBG, HOME, HOPWA, ESG or Other
Go al	Co mp let e	Go al	Co mp let e	Go al	Act ual	% of Go al			
0	0	0	0	0	0	#DIV/0!			
0	0	0	0	0	0	#DIV/0!			
0	0	0	0	0	0	#DIV/0!			
0	0	0	0	0	0	#DIV/0!			

Year 4		Year 5		Total			Priority H, I	Plan to Fun	Fund Source: CDBG, HOME, HOPWA, ESG or Other
Go al	Co mp let e	Go al	Co mp let e	Go al	Act ual	% of Go al			
0	0	0	0	0	0	#DIV/0!			
0	0	0	0	0	0	#DIV/0!			
0	0	0	0	0	0	#DIV/0!			
0	0	0	0	0	0	#DIV/0!			

altered locations at a one-day point in time. The counts must be from: (A) administra

unsheltered locations at a one-day point in time. The numbers must be from: (A) adminis
neless, including domestic violence shelters, residential programs for runaway/home
s, alleys, parking ramps, parts of the highway system, transportation depots and other

Community Development Needs	Needs	Current	Gap	5-Year Quantities												
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative		
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	
01 Acquisition of Real Property 570.201(a)		0.00	0.00													
02 Disposition 570.201(b)	0.00	0.00	0.00													
Public Facilities and Improvements																
03 Public Facilities and Improvements (General) 570.201(c)	405579000.00	0.00	405579000.00													
03A Senior Centers 570.201(c)	0.00	0.00	0.00													
03B Handicapped Centers 570.201(c)	0.00	0.00	0.00													
03C Homeless Facilities (not operating costs) 570.201(c)	0.00	0.00	0.00													
03D Youth Centers 570.201(c)	0.00	0.00	0.00													
03E Neighborhood Facilities 570.201(c)	0.00	0.00	0.00													
03F Parks, Recreational Facilities 570.201(c)	133535000.00	0.00	133535000.00													
03G Parking Facilities 570.201(c)	185324000.00	0.00	185324000.00													
03H Solid Waste Disposal Improvements 570.201(c)	49978000.00	0.00	49978000.00													
03I Flood Drain Improvements 570.201(c)	0.00	0.00	0.00													
03J Water/Sewer Improvements 570.201(c)	1227830002.00	0.00	1227830002.00													
03K Street Improvements 570.201(c)	413187000.00	0.00	413187000.00													
03L Sidewalks 570.201(c)		0.00	0.00													
03M Child Care Centers 570.201(c)	0.00	0.00	0.00													
03N Tree Planting 570.201(c)	0.00	0.00	0.00													
03O Fire Stations/Equipment 570.201(c)	62276000.00	0.00	62276000.00													
03P Health Facilities 570.201(c)	15500000.00	0.00	15500000.00													
03Q Abused and Neglected Children Facilities 570.201(c)	0.00	0.00	0.00													
03R Asbestos Removal 570.201(c)	0.00	0.00	0.00													
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0.00	0.00	0.00													
03T Operating Costs of Homeless/AIDS Patients Programs	0.00	0.00	0.00													
04 Clearance and Demolition 570.201(d)	10000000.00	0.00	10000000.00													
04A Clean-up of Contaminated Sites 570.201(d)	8696000.00	0.00	8696000.00													
Public Services																
05 Public Services (General) 570.201(e)	1319598.00	0.00	1319598.00													
05A Senior Services 570.201(e)	618200.00	0.00	618200.00													
05B Handicapped Services 570.201(e)	231200.00	0.00	231200.00													
05C Legal Services 570.201(e)	92000.00	0.00	92000.00													
05D Youth Services 570.201(e)	1933840.00	0.00	1933840.00													
05E Transportation Services 570.201(e)	65892000.00	0.00	65892000.00													
05F Substance Abuse Services 570.201(e)	159600.00	0.00	159600.00													
05G Battered and Abused Spouses 570.201(e)	348000.00	0.00	348000.00													
05H Employment Training 570.201(e)	0.00	0.00	0.00													
05I Crime Awareness 570.201(e)	55200.00	0.00	55200.00													
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	60000.00	0.00	60000.00													
05K Tenant/Landlord Counseling 570.201(e)	0.00	0.00	0.00													
05L Child Care Services 570.201(e)	0.00	0.00	0.00													
05M Health Services 570.201(e)	76000.00	0.00	76000.00													
05N Abused and Neglected Children 570.201(e)	0.00	0.00	0.00													
05O Mental Health Services 570.201(e)	76000.00	0.00	76000.00													
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201	0.00	0.00	0.00													
05Q Subsistence Payments 570.204	0.00	0.00	0.00													
05R Homeownership Assistance (not direct) 570.204	0.00	0.00	0.00													
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0.00	0.00	0.00													
05T Security Deposits (if HOME, not part of 5% Admin c	0.00	0.00	0.00													
06 Interim Assistance 570.201(f)	0.00	0.00	0.00													
07 Urban Renewal Completion 570.201(h)	0.00	0.00	0.00													
08 Relocation 570.201(i)	0.00	0.00	0.00													
09 Loss of Rental Income 570.201(j)	0.00	0.00	0.00													
10 Removal of Architectural Barriers 570.201(k)	0.00	0.00	0.00													
11 Privately Owned Utilities 570.201(l)	0.00	0.00	0.00													

12 Construction of Housing 570.201(m)	0.00	0.00	0.00																0	0
13 Direct Homeownership Assistance 570.201(n)	0.00	0.00	0.00																0	0
14A Rehab; Single-Unit Residential 570.202	0.00	0.00	0.00																0	0
14B Rehab; Multi-Unit Residential 570.202	0.00	0.00	0.00																0	0
14C Public Housing Modernization 570.202	0.00	0.00	0.00																0	0
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0.00	0.00	0.00																0	0
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	0.00	0.00	0.00																0	0
14F Energy Efficiency Improvements 570.202	0.00	0.00	0.00																0	0
14G Acquisition - for Rehabilitation 570.202	0.00	0.00	0.00																0	0
14H Rehabilitation Administration 570.202	0.00	0.00	0.00																0	0
14I Lead-Based/Lead Hazard Test/Abate 570.202	0.00	0.00	0.00																0	0
15 Code Enforcement 570.202(c)	0.00	0.00	0.00																0	0
16A Residential Historic Preservation 570.202(d)	103150000.00	0.00	103150000.00																0	0
16B Non-Residential Historic Preservation 570.202(d)	0.00	0.00	0.00																0	0
17A CI Land Acquisition/Disposition 570.203(a)	0.00	0.00	0.00																0	0
17B CI Infrastructure Development 570.203(a)	0.00	0.00	0.00																0	0
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0.00	0.00	0.00																0	0
17D Other Commercial/Industrial Improvements 570.203(a)	0.00	0.00	0.00																0	0
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0.00	0.00	0.00																0	0
18B ED Technical Assistance 570.203(b)	0.00	0.00	0.00																0	0
18C Micro-Enterprise Assistance	0.00	0.00	0.00																0	0
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0.00	0.00	0.00																0	0
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0.00	0.00	0.00																0	0
19C CDBG Non-profit Organization Capacity Building	0.00	0.00	0.00																0	0
19D CDBG Assistance to Institutes of Higher Education	0.00	0.00	0.00																0	0
19E CDBG Operation and Repair of Foreclosed Property	0.00	0.00	0.00																0	0
19F Planned Repayment of Section 108 Loan Principal	0.00	0.00	0.00																0	0
19G Unplanned Repayment of Section 108 Loan Principal	0.00	0.00	0.00																0	0
19H State CDBG Technical Assistance to Grantees	0.00	0.00	0.00																0	0
20 Planning 570.205	0.00	0.00	0.00																0	0
21A General Program Administration 570.206	0.00	0.00	0.00																0	0
21B Indirect Costs 570.206	0.00	0.00	0.00																0	0
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0.00	0.00	0.00																0	0
21E Submissions or Applications for Federal Programs 570.206	0.00	0.00	0.00																0	0
21F HOME Rental Subsidy Payments (subject to 5% cap)	0.00	0.00	0.00																0	0
21G HOME Security Deposits (subject to 5% cap)	0.00	0.00	0.00																0	0
21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0.00	0.00	0.00																0	0
21I HOME CHDO Operating Expenses (subject to 5% cap)	0.00	0.00	0.00																0	0
22 Unprogrammed Funds	0.00	0.00	0.00																0	0
HOPWA 31J Facility based housing - development	0.00	0.00	0.00																0	0
31K Facility based housing - operations	0.00	0.00	0.00																0	0
31G Short term rent mortgage utility payments	0.00	0.00	0.00																0	0
31F Tenant based rental assistance	0.00	0.00	0.00																0	0
31E Supportive service	0.00	0.00	0.00																0	0
31I Housing information services	0.00	0.00	0.00																0	0
31H Resource identification	0.00	0.00	0.00																0	0
31B Administration - grantee	0.00	0.00	0.00																0	0
31D Administration - project sponsor	0.00	0.00	0.00																0	0
Totals	2685916640.00	0.00	2685916640.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Grantee Name: Jurisdiction		Needs	3-5 Year Quantities										Total			Priority Need: <u>H, N</u>	Plan to Fund? <u>Y, N</u>	Fund Source: <u>CDBG, HOME, HOPWA, ESG, Other</u>
Non-Homeless Special Needs Including HOPWA			Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal			
			Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Housing Needed	52. Elderly	45384	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	C,H,O
	53. Frail Elderly	3946	0	0	0	0	0	0	0	0	0	0	0	0	####	H	N	O
	54. Persons w/ Severe Mental Illness	N/A	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	C,O
	55. Developmentally Disabled	N/A	0	0	0	0	0	0	0	0	0	0	0	0	####	H	N	O
	56. Physically Disabled	65805	0	0	0	0	0	0	0	0	0	0	0	0	####	H	N	O
	57. Alcohol/Other Drug Addicted	39960	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	O
	58. Persons w/ HIV/AIDS & their families	218	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	C,A
	59. Public Housing Residents	30842	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	H,O
	Total	2E+05	0	0	0	0	0	0	0	0	0	0	0	0	####			
Supportive Services Needed	60. Elderly	47548	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	C,O
	61. Frail Elderly	2140	0	0	0	0	0	0	0	0	0	0	0	0	####	H	N	O
	62. Persons w/ Severe Mental Illness	20023	0	0	0	0	0	0	0	0	0	0	0	0	####	H	N	O
	63. Developmentally Disabled	5006	0	0	0	0	0	0	0	0	0	0	0	0	####	H	N	O
	64. Physically Disabled	70394	0	0	0	0	0	0	0	0	0	0	0	0	####	H	N	C,O
	65. Alcohol/Other Drug Addicted	89640	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	C,O
	66. Persons w/ HIV/AIDS & their families	2598	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	C,A,O
	67. Public Housing Residents	773	0	0	0	0	0	0	0	0	0	0	0	0	####	H	N	H,O
Total	2E+05	0	0	0	0	0	0	0	0	0	0	0	0	####				

HOPWA Performance Chart 1	Needs	Current	Gap	Year 1						
				Outputs Households				Funding		
				HOPWA Assistance		Non-HOPWA		HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA
				Goal	Actual	Goal	Actual			
Tenant-based Rental Assistance	200	180	20							
Short-term Rent, Mortgage and Utility payments	176	156	20							
Facility-based Programs	0	0	0							
Units in facilities supported with operating costs	60	48	12							
Units in facilities developed with capital funds and placed in service during the program year	0	0	0							
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	0	0	0							
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	0	0	0							
Adjustment for duplication of households (i.e., moving between types of housing)										
Subtotal unduplicated number of households/units of housing assisted										
Supportive Services				Outputs Individuals						
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)	0	0	0							
Housing Placement Assistance										
Housing Information Services	0	0	0							
Permanent Housing Placement Services	0	0	0							
Housing Development, Administration, and Management Services										
Resource Identification to establish, coordinate and develop housing assistance resources										
Project Outcomes/Program Evaluation (if approved)										
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)										

Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)																				
Other Activity (if approved in grant agreement)																				
Specify:																				
1		0	0	0																
2		0	0	0																
3		0	0	0																
4		0	0	0																
Totals																				

HOPWA Performance Chart 3

Type of Housing Assistance	Total Number of Households	Average Length of Stay [in weeks]	Number Remaining in Project	[3] Number Re
Short-term Rent, Mortgage, and Utility Assistance	PY1	PY1	PY1	Emergency Shelter
				Temporary Housing
	PY2	PY2	PY2	Private Hsg
				Other HOPWA
	PY3	PY3	PY3	Other Subsidy
				Institution
	PY4	PY4	PY4	Jail/Prison
				Disconnected
	PY5	PY5	PY5	Death
Tenant-based Rental Assistance	PY1	PY1	PY1	Emergency Shelter
				Temporary Housing
	PY2	PY2	PY2	Private Hsg
				Other HOPWA
	PY3	PY3	PY3	Other Subsidy
				Institution
	PY4	PY4	PY4	Jail/Prison
				Disconnected
	PY5	PY5	PY5	Death
Facility-based Housing Assistance	PY1	PY1	PY1	Emergency Shelter
				Temporary Housing
	PY2	PY2	PY2	Private Hsg
				Other HOPWA
	PY3	PY3	PY3	Other Subsidy
				Institution
	PY4	PY4	PY4	Jail/Prison
				Disconnected
	PY5	PY5	PY5	Death



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
- This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official	<input style="width: 100%; height: 20px;" type="text"/>
<input style="width: 100%; height: 20px;" type="text"/>	Date
Name	
<input style="width: 100%; height: 20px;" type="text"/>	
Title	
<input style="width: 100%; height: 20px;" type="text"/>	
Address	
<input style="width: 100%; height: 20px;" type="text"/>	
City/State/Zip	
<input style="width: 100%; height: 20px;" type="text"/>	
Telephone Number	

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2___, 2___, 2___, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
- This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
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Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

- This certification does not apply.
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply.
<input type="checkbox"/> This certification is applicable. |
|---|

ESG Certifications

I, _____, Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official	Date
Name	
Title	
Address	
City/State/Zip	
Telephone Number	

<input type="checkbox"/> This certification does not apply. <input type="checkbox"/> This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

Jurisdiction

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number