

State of Michigan CAPER Report Draft 9/12/19

CR-05 - Goals and Outcomes

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

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

The State believes the activities and strategies funded through the Consolidated Plan are making an impact on identified needs. Federal funding is being used to accomplish the major goals cited in the State of Michigan Consolidated Plan. The program year's anticipated achievements and the accomplishment data is identified within this document. It should also be noted that the HOPWA achievement data will be fully reported within the CAPER they submit (see attached) and the ESG achievement data will be fully reported within the Sage HMIS Reporting Repository.

CDBG

During the 2018 program year the Michigan CDBG Program awarded \$17,316,523 to 11 communities to improve public water and sewer systems. These grants are to improve the community's infrastructure related to water safety, supply, and access, which will improve service for approximately 39,000 people in the State. \$4,190,140 was awarded to 7 communities for building rehabilitation, to eliminate slum and blight and to preserve historic characteristics of buildings and districts. These projects brought both public and private partners together to ameliorate the effects of deteriorating and potentially dangerous properties, to become contributing buildings to a community's historic character. \$4,719,180 was awarded to Community Infrastructure projects that are creating new access for parks and recreational facilities for LMI Areas. These projects are part of an effort to increase the vibrancy of these communities to provide amenities that would otherwise not be available to LMI persons.

During the Program year the CDBG Program executed several internal improvements, firstly a consultant was brought in to review the Grant Administration Manual (GAM) for usability, accuracy, and format to best assist our grantees successfully complete a project in compliance with CDBG and other applicable regulations. The second major improvement was updates to our intake process to help grantees more easily understand the program requirements up to increase the timeliness of projects.

HOPWA

Michigan's HOPWA program, managed by the Michigan Department of Health and Human Services' (MDHHS) Housing and Homeless Services Division continues to develop its program through partnerships with other HOPWA funded communities, MDHHS internal partners, and other state agency partners. Key to this partnership is MDHHS's HIV/STD Divisions support in providing a program staff position to oversee Michigan's HOPWA work. The HOPWA program specialist is available to HOPWA sub-recipients for technical assistance and monitoring; including annual monitoring visits, an annual HOPWA orientation, and bi-monthly HOPWA sub-recipient calls. Because the position is housed within Housing and Homeless services, the specialist and is also able to build relationships with other housing and homeless service programs through MDHHS and MSHDA.

The HOPWA program specialist provides information on HOPWA to new Ryan White medical case managers in twice annual trainings and participates in Ryan White Collaborative meetings, also on a bi-annual basis. Also, because employment and income are particularly important to address housing stability, the specialist participates on an employment sub-committee of Michigan's Campaign to End Homelessness, which focuses on how to increase collaboration between workforce development and all homeless service providers, including HOPWA. The specialist also worked on a Hep A subcommittee during Michigan's Hepatitis A outbreak that took place during the program year. This enabled MDHHS to get information out in a timely manner to service providers to help reduce the spread of Hepatitis A among the HOPWA eligible population and the general homeless population.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG - Blight Elimination	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	15	14	93.33%	5	2	40.00%

CDBG - Community Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	126077	504.31%	5000	15759	315.18%
CDBG - Community Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	20	27	135.00%	5	7	140.00%
CDBG - Community Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	20	27	135.00%	5	7	140.00%
CDBG - Economic Development	Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Jobs created/retained	Jobs	1300	1084	83.38%	200	28	14.00%
CDBG - Economic Development	Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Businesses assisted	Businesses Assisted	15	43	286.67%	4	10	250.00%
CDBG - Housing Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	110	85	77.27%	20	0	0.00%
CDBG - Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	630	308	48.89%	50	9	18.00%
ESG	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		200	0	0.00%

ESG	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	0	0		350	0	0.00%
ESG	Homeless	ESG: \$	Other	Other	206	0	0.00%			
HOME DPA	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	83	0	0.00%	80	0	0.00%
HOPWA	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	112	112.00%	100	0	0.00%
HOPWA	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	106	96	90.57%	106	0	0.00%
HOPWA	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$	HIV/AIDS Housing Operations	Household Housing Unit	44	43	97.73%	44	0	0.00%
Housing Trust Fund	Affordable Housing	HTF: \$6004558 / Housing Trust Fund: \$	Rental units constructed	Household Housing Unit	10	0	0.00%			
Housing Trust Fund	Affordable Housing	HTF: \$6004558 / Housing Trust Fund: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%			

Housing Trust Fund	Affordable Housing	HTF: \$6004558 / Housing Trust Fund: \$	Other	Other	0	0		180	0	0.00%
MSHDA HOME Housing Activities	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	10	0	0.00%	15	0	0.00%
MSHDA HOME Housing Activities	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	100	0	0.00%			
MSHDA HOME Housing Activities	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		2	0	0.00%
MSHDA HOME Housing Activities	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	0	0.00%			
MSHDA HOME Rental	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	150	0	0.00%	100	0	0.00%
MSHDA HOME Rental	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	600	0	0.00%	300	0	0.00%

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

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

CDBG

The CDBG programs use of funds in 2018 has been used to address the need to for Area Benefit Projects in LMI Areas. Specifically, public water

and sewer infrastructure has been identified to maintain adequate flow for public safety, improving water quality, and to reduce environmental impacts. These projects further our goals and objectives to continue to improve access to critical services for Low- and Moderate-Income people.

HOPWA

One of the larger highlights during the program year was the Second Annual HIV and Housing Summit supporting by MDHHS's HIV/STD Division. This Summit brought HIV care providers, HOPWA, and other housing and homeless service providers together to increase knowledge and build collaboration within communities to facilitate better outcomes for PLWHA who are homeless or unstably housed. This second Summit had over 100 people in attendance from throughout the state.

Michigan exceeded its goals for providing Tenant Based Rental Assistance (TBRA) supports to PLWHA through the HOPWA program. Short-term rent, mortgage and utilities assistance (STRMU) support numbers were lower than expected but higher than the past few years, moving the program back towards meeting the expected goal. Permanent Housing Placement (PHP) was very close to the goal with only one client difference.

Additionally, MDHHS continues to participate in a collaborative group made up of HIV care and HOPWA programs. Meetings are held quarterly and include a discussion of relevant policies and programs. These meetings also provide a venue to understand what data is available across partners to better appreciate the impact of housing on well-being for PLWHA.

HOME

The reporting of units closed for HOME Rental, Homeowner, and Homebuyer activities is anticipated to significantly increase as the five-year consolidated plan is completed since the funding awards are created with two year terms. Therefore, the percentages reflected above do not actually reflect what is currently underway.

HTF

Three conditional awards have been issued for HTF: Ferguson Apartments for \$5,424,643, Shiloh Commons for \$4,021,108 and Colonial Meadows for \$2,398,299. The combined total development cost is anticipated to be over \$46 million with 326 units constructed.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	38	219	94	0	0
Black or African American	1	136	137	0	0
Asian	4	4	3	0	0
American Indian or American Native	0	0	3	0	0
Native Hawaiian or Other Pacific Islander	0	0	4	0	0
Total	43	359	241	0	0
Hispanic	5	10	25	0	0
Not Hispanic	38	349	219	0	0

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

Narrative

HOPWA

The above information is for HOPWA eligible individuals only and does not include “all other beneficiaries”, which would be other family members (e.g. spouses, partners, children) also living in the same household.

In addition to the categories listed above, HMIS also captures multi-racial categories. Michigan is reporting 1 individual as Black/African American and White, and 2 individuals as American Indian/Alaskan Native and Black/African American.

Note: ESG and HOPWA have submitted their own data. The HOME Beneficiary reports are being made available as an attachment to this CAPER. HOME distribution maps identifying both setups and awards is provided within this report as upload attachments below.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	103,023,666	2,803,799
HOME	public - federal	22,617,118	
HOPWA	public - federal	1,874,533	1,024,050
ESG	public - federal	4,834,151	
HTF	public - federal	14,378,252	0

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Statewide Distribution	100		Statewide distribution via a competitive process or on a continuous basis per program parameters.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

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

CDBG

\$9,452,673.50 in Matching Funds for projects approved in PY18.

46% and 49% of these matching funds were from Private and Local sources respectively.

Public property and right of way will be used to improve public infrastructure and facilities for project approved in PY18. These projects address area benefit needs for improving water sewer services and recreational facilities.

3,328,116 Square Feet of Public space will be improved from projects approved in PY18.

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

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Gardenview Estates	11/21/2017	0	0	0	0	0	7,668,809	1,622,740
Heather Gardens	01/28/2019	0	0	0	0	0	3,647,445	1,185,409
Ida Young Gardens	07/10/2018	0	0	0	0	0	0	2,069,944
Otsego Apartments	08/14/2018	0	0	0	0	0	4,229,106	1,612,379
Walnut Grove	03/27/2019	0	0	0	0	0	4,226,314	1,440,490
Woodland Place	01/28/2019	0	0	0	0	0	1,542,603	121,782

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
2,922,039	5,698,950	7,118,631	0	1,502,358

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	34,484,430	0	0	0	0	34,484,430
Number	6	0	0	0	0	6
Sub-Contracts						
Number	98	2	2	9	7	78
Dollar Amount	24,275,571	339,664	1,630,890	2,709,352	1,820,484	17,775,181
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	34,484,430	0	34,484,430			
Number	6	0	6			
Sub-Contracts						
Number	98	11	87			
Dollar Amount	25,794,870	2,515,449	23,279,421			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	206	359
Number of Special-Needs households to be provided affordable housing units	250	251
Total	456	251

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	100	Split TBD
Number of households supported through Rehab of Existing Units	350	Split TBD
Number of households supported through Acquisition of Existing Units	0	0
Total	450	359

Table 12 – Number of Households Supported

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

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons

served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	1	0	0
Low-income	3	0	
Moderate-income	1	0	
Total	5	0	

Table 13 – Number of Households Served

Narrative Information

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

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

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

MSHDA's Chief Housing Solutions Officer chairs the Michigan Interagency Council on Homelessness (MI ICH). This council consists of leaders from seven other state agencies and four other interested parties. In addition, a team of state and non-profit leaders meet monthly to further develop and strengthen the Campaign to End Homelessness in Michigan. The Campaign began in 2006 and several pilot programs and initiatives were developed, many of which have become common practice in the day-to-day work of ending homelessness. The Campaign also has four on-going statewide workgroup that address housing, communications, technology, and training needed to further our goal of ending homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

MSHDA provides Emergency Solutions Grant (ESG) funding to community based agencies and organizations. ESG funds are awarded through a statewide formula based allocation in conjunction with a community based Continuum of Care planning process. These funds support a broad array of eligible activities, including homelessness prevention and rapid rehousing, shelter operations and essential services.

Through the Emergency Solutions Grant Program (ESG) and the PATH Program CoC's provide outreach to people living on the streets and in shelters. Through a MSHDA grant to the Michigan Coalition Against Homelessness (MCAH), Continuum of Care hold Project Homeless Connect events to provide housing outreach to people living in homelessness, food, haircuts, dental work, etc. MSHDA also provides media/awareness and training on conducting a Point in Time account.

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

MSHDA has aligned our Michigan's Campaign to End Homelessness Action Plan 2017-2019 with HUD's Plan on ending homelessness. In working to end homelessness, MSHDA preferences all of our Housing Choice Vouchers (approximately 28,000+) to people who are living in homelessness, i.e., people on the homeless preference waiting list are given a voucher before people on the regular (non-homeless

preference) waiting list. Through the federal Low Income Housing Tax Credit (LIHTC) Program MSHDA creates housing for all homeless populations. MSHDA provides a dollar-for-dollar match to HUD's ESG funding. MSHDA mandates that CoCs use a percentage of their ESG for rapid re-housing. MSHDA works to keep ESG case management costs reasonable thereby enabling ESG dollars to reach the public in the form of prevention and rapid re-housing.

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

MSHDA's ESG follow the HUD HEARTH regulations in making maximum amounts of ESG available to CoC Bodies to provide to shelters. MSHDA provides a Domestic Violence (DV) grant to the Michigan Department of Health and Human Services (MDHHS). These funds are awarded to DV shelters statewide. MSHDA works closely with the MDHHS who has contracts with the Salvation Army to provide hotel/motel rooms when shelters are full. CoCs use a state-wide common assessment and prioritization tool to ensure resources are used efficiently and households are provided the most appropriate housing intervention.

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

Actions taken to address the needs of public housing

The State does not own or operate public housing in Michigan; consequently no initiatives are planned in this area and no public housing was assisted with these programs during the timeframe of 7/1/18-6/30/19.

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

Not Applicable.

Actions taken to provide assistance to troubled PHAs

Not Applicable.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

For HOPWA, there were no actions taken in response to the reportable areas.

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

For HOPWA, there were no actions taken in response to the reportable areas.

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

CDBG

The CDBG Program is showing its commitment to reduce lead-based paint hazards for multi-family rental rehabilitation projects by covering the cost of lead-based paint abatement above the match and leverage requirements as set forth in the CDBG Funding Guide.

For HOPWA, there were no actions taken in response to the reportable areas.

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

For HOPWA, there were no actions taken in response to the reportable areas.

MSHDA's rental, homeowner and homebuyer programs are designed to provide affordable housing to families statewide. All homeowner and homebuyer HOME program activities require beneficiaries to be at or below 80% Area Median Income. All rental HOME program activities require beneficiaries to be at or below 60% Area Median Income.

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

For HOPWA, there were no actions taken in response to the reportable areas.

The Regional Prosperity Initiative was structured to align services and programs offered by the State of Michigan to better serve the population. Streamlining of policies, programs and paperwork remains a top priority within the State of Michigan.

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

For HOPWA, there were no actions taken in response to the reportable areas.

During this report period, there was continued support reflected by the Meta Interdepartmental Team's comprehensive agenda of conducting assessments of local needs in conjunction with local leaders to create greater community prosperity.

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

For HOPWA, there were no actions taken in response to the reportable areas.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

The Michigan State Housing Development Authority (MSHDA), which is the lead agency responsible for preparing the CAPER solicited comments from the public in multiple ways. Public hearings were held regarding the annual action plan prior to submission of this CAPER. Notice of the public hearings were placed in newspapers statewide. There were no substantial comments received during the public hearings. The CAPER was posted electronically and there was a fifteen day formal written comment period provided prior to submission of the report. Comments could be submitted in writing to the MSHDA office or electronically via the hidmailbox@michigan.gov. In addition, the final report is posted on MSHDA's website and will be retained on the website as part of the five year Consolidated Plan documents.

CR-45 - CDBG 91.520(c)

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

CDBG

The CDBG Program looks to continue to improve community's public infrastructure such as water and sewer systems as feedback from community's, other state departments, and the State administration are continuing to identify the need for investment in infrastructure.

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

No

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

CR-50 - HOME 91.520(d)

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

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

Multi-Family HOME Assisted Projects: During the reporting period, 7/1/18-6/30/2019, (4149) units in (318) developments assisted with HOME were still in the compliance period. MSHDA's Physical Inspection Contractors inspected (151) HOME assisted projects. MSHDA's contractors conduct inspections on the timeframe required by HUD using a varying sample of the total number of units in a project. During the reporting period, (762) units were inspected in these (151) developments. (498) units were found to have violations. At the time of reporting, (477) units of the (498) with findings had been brought into compliance within 45-90 days of their inspection. (16) units have not reached the end of the correction period and (5) units have exceeded their allowed correction period.

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

Each multifamily HOME assisted project is required to have an affirmative marketing plan in place which is asset managed long term.

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

HOME Program Income was attributed to IDIS Activities during this time period.

This data is available via IDIS reports and MSHDA databases. We can account for all expenditures to date, projects, tenant characteristics, etc. The AMI, unit size and dollar amount would be duplicative of what has already been provided. A sample of the data commlected on the completion report for each unit look like the following:

Unit No.; Number of Bedrooms; Is the unit occupied?; 5 of AMI; Ethnicity of Head of Household; Hispanic or Latino?; Race of Head of Household; Household Size; Household Type; Montly Rent/Utilities; Tenant Contribution; Subsidy Amount; and Rental Assistance

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

In an effort to refinance and rehabilitate multifamily transactions with existing debt, MSHDA makes available MSHDA HOME and Preservation Funds exclusively in the Authority's Gap Financing Program. Participation in the Gap Financing Program requires the applicant to also obtain tax-exempt bond-funded permanent financing from MSHDA. For purposes of allocating these limited resources, MSHDA utilizes a public Notice of Funding Availability (NOFA) process. The Gap Financing Program Guidelines best describe what types of projects will be eligible and the allocation process through which these funds will be awarded.

MSHDA recognizes from its fifty years of experience in financing affordable rental housing, that transactions with deeply targeted units requires the blending of multiple funding streams in order to make them feasible.

In the Housing Trust Fund Program, it is anticipated that most units will be integrated into affordable housing properties serving families and/or elderly households that are financed using MSHDA tax-exempt or taxable bond products, LIHTC, or federal historic tax credits.

MSHDA's LIHTC program is fully integrated into its other affordable housing production programs, in particular the multifamily HOME program. MSHDA's 9% LIHTC allocation policies place a focus on preserving affordable housing units, creating new units in strong locations, and creating permanent supportive housing units. Additionally, MSHDA also has an active tax-exempt bond lending program that also uses the 4% LIHTC for either the creation or rehabilitation of affordable housing units. In many of these LIHTC transactions, HOME is also used as a source of financing to fill funding gaps that may exist between the total costs of a development and the sources that are available to cover those costs, which helps to achieve MSHDA policy and financing objectives. The current market for LIHTC equity is fairly strong, which means that less HOME is needed in each transaction (or not needed at all in some cases), allowing HOME and LIHTC dollars to go further, which ultimately allows for completion of more developments in total.

CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	106	96
Tenant-based rental assistance	100	112
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	44	43
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

Michigan continues to encourage permanent stable housing for HOPWA clients through the provision of TBRA services that assist clients in stabilizing their health through stable housing. Michigan has exceeded its TBRA annual goal for the past five years. Short-Term Rent, Mortgage and Utilities (STRMU) came in under our goal but is higher than it has been for the past five years, reflecting an increasing need for assistance. Lastly, PHP has remained relatively stable over the past couple of years with Michigan's focus on assisting with first month's rent and security deposit (not exceeding two month's rent).

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

Conditional awards for three projects were awarded by the Rental Development Division at MSHDA. The combined amount of the awards is \$11,844,050 with a total investment anticipated of over \$46 million. A total of 306 units will be completed as part of these three projects. No HTF activity will be reported for the period 7/1/18 - 6/30/19.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name MICHIGAN
Organizational DUNS Number 809037120
EIN/TIN Number 386000134
Identify the Field Office DETROIT
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix Ms
First Name Christina
Middle Name

CAPER

25

Last Name	Soulard
Suffix	
Title	Homeless Solutions Program Manager, RAHS

ESG Contact Address

Street Address 1	735 E. Michigan Avenue
Street Address 2	0
City	Lansing
State	MI
ZIP Code	-
Phone Number	5172410876
Extension	0
Fax Number	5172413372
Email Address	SoulardC@michigan.gov

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2018
Program Year End Date	06/30/2019

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

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

Data Collected Outside of IDIS - See Sage Report

See Sage Report

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

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

Refer to Sage Report for Data

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

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

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	0	0	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

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

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

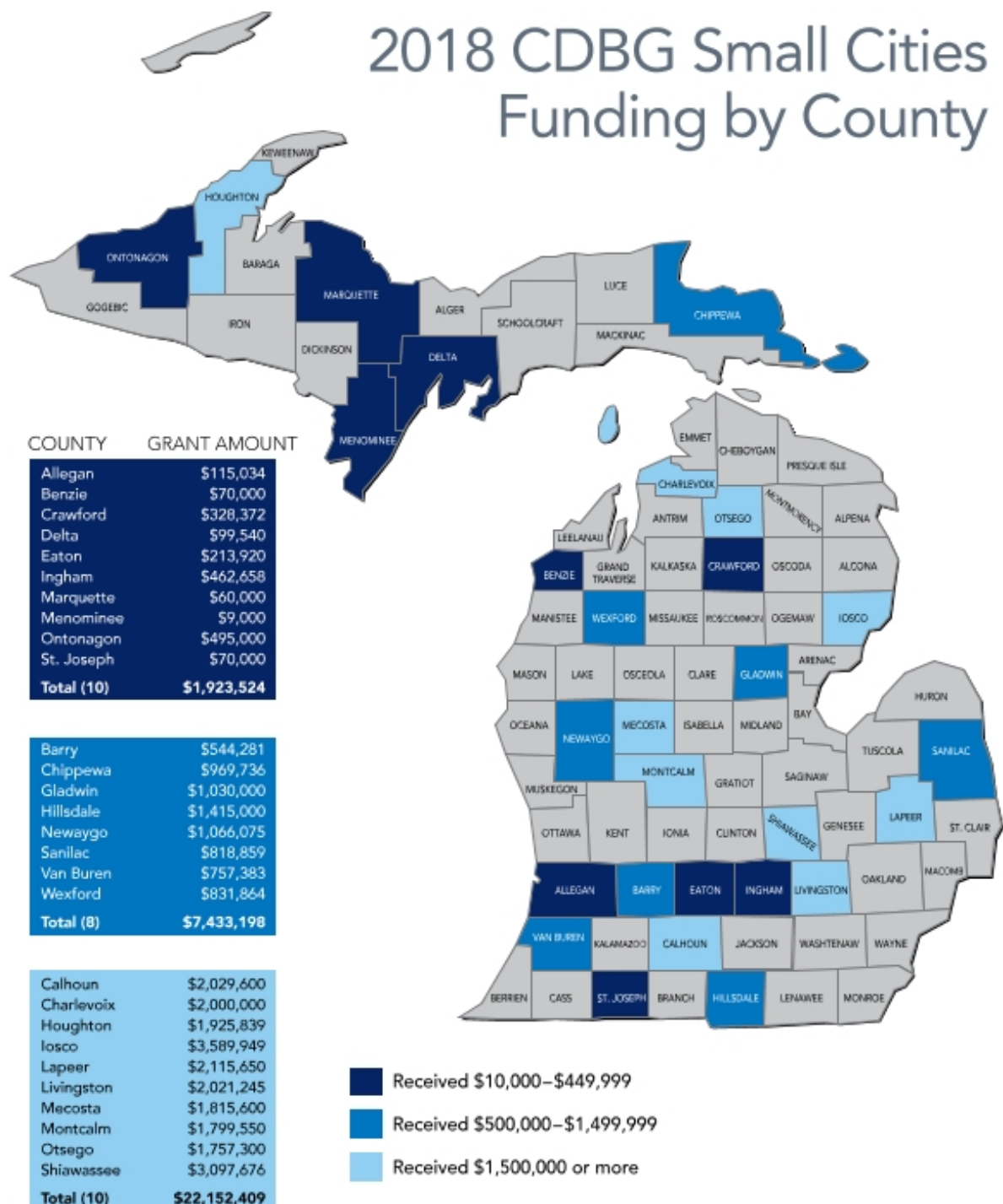
Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	0	0	0

Table 31 - Total Amount of Funds Expended on ESG Activities

Data Collected Outside of IDIS - See Sage Report

Attachment

CDBG Funding Map PY18



4436-190104

MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION

