

CAPER Report 7/1/22 – 6/30/23

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.

Programming reflected the new changes in the economic environment. The program continued to support businesses impacted by COVID-19 to retain employment, building infrastructure to support our communities and local businesses, and supporting broadband.

CDBG: To further support the employment of low and moderate income people and businesses that were impacted by the pandemic, the CDBG Program awarded almost \$28M to businesses, while leveraging nearly \$215M in investment in the State economy.

Several Technical Assistance opportunities were provided to regional entities to assist in the deployment and planning on broadband across the state.

Finally, our regularly planned public infrastructure round, funded 9 communities over \$15M to support water resiliency, providing improved water/sewer access for over 25,000 people.

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 for CDBG and HOME. It should also be noted that the HOPWA achievement data will be fully reported within the CAPER they submit and the ESG achievement data will be fully reported within the Sage HMIS Reporting Repository and the CAPER they submit.

For Housing Trust Funds we closed on three projects with HTF as follows:

Clawson Manor - 251 units, 40 HTF units.

Trumbull Crossing – 245 units, 77 HTF units.

Cathedral Arts – 27 units, 12 HTF units.

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: \$5000000	Facade treatment/business building rehabilitation	Business	5	3	60.00%	0	0	
CDBG - Community Development	Non-Housing Community Development	CDBG: \$15000000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	94611	378.44%	15000	40355	269.03%
CDBG - Community Development	Non-Housing Community Development	CDBG: \$15000000	Facade treatment/business building rehabilitation	Business	10	0	0.00%			
CDBG - Economic Development	Non-Housing Community Development	CDBG: \$20000000	Jobs created/retained	Jobs	400	131	32.75%	75	17	22.67%

CDBG - Economic Development	Non-Housing Community Development	CDBG: \$20000000	Businesses assisted	Businesses Assisted	4	4	100.00%	1	1	100.00%
CDBG - Housing Rehabilitation	Affordable Housing	CDBG: \$4000000	Rental units rehabilitated	Household Housing Unit	25	20	80.00%	5	3	60.00%
CDBG - Housing Rehabilitation	Affordable Housing	CDBG: \$4000000	Homeowner Housing Rehabilitated	Household Housing Unit	200	0	0.00%			
CDBG - Planning, Technical Assistance, & Admin.	Community Development	CDBG: \$2000000	Other	Other	2	0	0.00%	0	0	
CDBG - Urgent Need	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10000	0	0.00%			
ESG	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	206	90	43.69%	206	0	0.00%
ESG	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	413	415	100.48%	413	0	0.00%
HOPWA	Non-Homeless Special Needs	HOPWA: \$2250649	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	128	128.00%	106	0	0.00%

HOPWA	Non-Homeless Special Needs	HOPWA: \$2250649	Homeless Person Overnight Shelter	Persons Assisted	0	0		30	0	0.00%
HOPWA	Non-Homeless Special Needs	HOPWA: \$2250649	Homelessness Prevention	Persons Assisted	0	0		110	0	0.00%
HOPWA	Non-Homeless Special Needs	HOPWA: \$2250649	Housing for People with HIV/AIDS added	Household Housing Unit	106	93	87.74%			
HOPWA	Non-Homeless Special Needs	HOPWA: \$2250649	HIV/AIDS Housing Operations	Household Housing Unit	44	45	102.27%			
HOPWA	Non-Homeless Special Needs	HOPWA: \$2250649	Other	Other	0	0		44	0	0.00%
Housing Trust Fund	Affordable Housing	HTF: \$	Rental units constructed	Household Housing Unit	20	449	2,245.00%	20	129	645.00%
MSHDA HOME Rental	Affordable Housing	HOME: \$19525590	Rental units constructed	Household Housing Unit	150	129	86.00%	150	153	102.00%
MSHDA HOME Rental	Affordable Housing	HOME: \$19525590	Rental units rehabilitated	Household Housing Unit	600	777	129.50%			
MSHDA HOME Rental	Affordable Housing	HOME: \$19525590	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		600	0	0.00%

Recovery Housing Program	Non-Homeless Special Needs		Other	Other	10	7	70.00%	10	0	0.00%
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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 : Funds were used to continue the support of public infrastructure in rural communities, providing improved access to water/sewer systems. Additionally, area benefit projects improving public facilities namely parks and recreation were improved. CDBG-CV : Accomplishments were related to last PY’s health services activities finalizing reporting. Current CV projects are still in development and will report accomplishments in future CAPERS.

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.

HOME - A MSHDA Statewide Housing Needs Assessment that was undertaken and completed in April 2019 and a Statewide Housing Plan was completed in 2022 which can be found on the MSHDA website. During the program year, the Michigan HOME Program funding was utilized for 100% multi-family developments to increase the availability of low/mod rental units to address the State's housing needs.

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	17	78	0	0	41
Black or African American	2	187	0	0	135
Asian	0	0	0	0	0
American Indian or American Native	0	3	0	0	0
Native Hawaiian or Other Pacific Islander	1	0	0	0	0
Total	20	268	0	0	176
Hispanic	0	2	0	0	0
Not Hispanic	20	266	0	0	176

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

Narrative

Refer to the separately submitted reports for ESG and HOPWA data.

For Home this number contains non-multifamily numbers. Multifamily numbers are reflected on the MBE/WBE chart.

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	93,787,888	21,344,415
HOME	public - federal	20,525,590	188,433
HOPWA	public - federal	3,903,308	2,012,845
ESG	public - federal	5,160,928	3,317,009
HTF	public - federal	18,775,197	18,775,197

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	100	100	Statewide

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 : For projects committed and approved in PY22 over \$37,420,230 in match and investment were leveraged. The majority of this leverage came from private funds being invested into Michigan businesses and economic development.

MSHDA complies with ESG regulation by supplying its general funds as a dollar-for-dollar match to the federal award. Matching funds are tracked uses the same processes as implemented for federal award expenditure, ensuring MSHDA achieves the match requirement as prescribed.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	112,948,282
2. Match contributed during current Federal fiscal year	11,855,783
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	124,804,065
4. Match liability for current Federal fiscal year	3,648,069
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	121,155,996

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
Arborview Village (22534)	06/30/2023	0	0	0	0	0	6,185,404	1,335,739
Brentwood (22654)	06/30/2023	0	0	0	0	0	2,232,421	158,046
Greenbriar Apartments (22653)	06/30/2023	0	0	0	0	0	1,854,163	22,288
HOM Flats at Felch Street (22603)	06/30/2023	0	0	0	0	0	5,978,168	603,980
Oakwood Townhomes (22436)	06/30/2023	0	0	0	0	0	140,636	82,451
Royal Oak Manor (22600)	06/30/2023	0	0	0	0	0	9,595,864	3,596,195
Transfiguration Place (22604)	06/30/2023	0	0	0	0	0	2,153,356	406,629
Tri City Village (22661)	06/30/2023	0	0	0	0	0	3,843,858	969,986
Waverly Place (22601)	06/30/2023	0	0	0	0	0	10,805,522	3,326,157

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
Whetstone Village (22616)	06/30/2023	0	0	0	0	0	5,628,241	1,354,312

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 beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
596,003	7,592,948	4,269,696	0	3,919,254

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	56,344,016	0	0	0	0	56,344,016
Number	10	0	0	0	0	10
Sub-Contracts						
Number	176	2	5	13	11	145
Dollar Amount	37,987,458	503,901	927,245	2,765,663	3,239,462	30,551,187
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	56,344,016	0	56,344,016			
Number	10	0	10			
Sub-Contracts						
Number	58	28	30			
Dollar Amount	14,202,812	6,041,492	8,161,320			

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	0
Number of Special-Needs households to be provided affordable housing units	250	0
Total	456	0

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	20
Number of households supported through Rehab of Existing Units	350	153
Number of households supported through Acquisition of Existing Units	0	0
Total	450	173

Table 12 – Number of Households Supported

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

There was a slowdown due to the Covid-19 pandemic associated with the production and rehabilitation of units. At the same time, there was an increased household need for the homeless and HOPWA assistance programs.

There is also a delay between the goals and outcomes primarily because of the two year grant cycle. Within the annual reporting period there are projects being continually awarded with a two year

term which transition from award to completion in multi-year reporting cycles. This CAPER reflects documentation of fully closed activities not activities awarded that are currently underway. Therefore the numbers identified reflect outcomes/results of previous year awards and do not demonstrate whether or not goals projected for this year were met as the completion end results have not yet been determined during this reporting period. The table above has acquisition and rehab split out for tracking purposes it should be noted that the same units may consist of support for both acquisition and rehabilitation and this is not incorporated into the grand total completed units for HOME identified in the IDIS HOME Summary of Accomplishments report.

Within the next five year consolidated plan it has been determined that the formally identified goal numbers should reflect annual projected closeouts not annual projected awards to remedy this issue and provide better information on a yearly basis. We will also identify a formal process to convey and report program data when utilization of a different reporting process is identified and the alignment of submissions accordingly.

Discuss how these outcomes will impact future annual action plans.

Future annual action plan goals for activities that have been impacted due to the Covid-10 pandemic may be addressed and adjusted.

The one-year goals may be completely revised based on the consolidated plan's strategy and the significant influx of resources associated with the pandemic.

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	65	129
Low-income	6	80	
Moderate-income	9	8	
Total	16	153	

Table 13 – Number of Households Served

Narrative Information

CDBG 4 Non-LMI Units

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 provides ESG funding through a non-competitive formula that covers every county in the State of Michigan. These funds are used for street outreach, emergency shelter, rapid re-housing, homeless prevention, and supporting the Coordinated Entry System. Information on access points for the Coordinated Entry System is marketed broadly and enhanced through street outreach to ensure that any individual or family experiencing homelessness can gain equitable access to housing resources and other supports. Highly vulnerable populations are the focus of street outreach efforts. Collaboration with other service providers at the local level promotes warm transfers for mutually served households. Additional funding is available through the Michigan Department of Health and Human Services (MDHHS) PATH Program, which supports street outreach connected to mental health services providers throughout the state.

Additionally, 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. There is also 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

ESG funding allows communities to support emergency shelter services as part of the Continuum of Care (CoC) or Local Planning Body (LPB) homeless crisis response system. This system is designed locally throughout the state, with guidance provided by MSHDA based on HUD regulations and nationally recognized best practices. CoCs and LPBs assess local need to support strategic allocation of available resources, including HUD CoC Program funding and MDHHS Emergency Shelter Program funding which is also available in every county in Michigan.

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 the Michigan Campaign to End Homelessness Action Plan (2017-2019) with the USICH "Home, Together" federal strategic plan. In working to end homelessness, MSHDA applies a Homeless Preferences to all of its Housing Choice Vouchers (approximately 28,000+). This preferences households experiencing homelessness on the Housing Choice Voucher wait list and requires local verification by homeless service providers throughout the state. Through the federal Low-Income Housing Tax Credit (LIHTC) Program, MSHDA supports the creation of additional and targeted housing opportunities for those experiencing homelessness or are at risk of homelessness. MSHDA provides a dollar-for-dollar match to HUD's ESG funding and requires communities to allocate funding to rapid re-housing, homeless prevention, and case management/supportive services as part of the Coordinated Entry System in a balanced approach that expands the reach of ESG funding within each community.

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 funding is used throughout the state to support local Coordinated Entry Systems, each designed to: decrease the length of time households experience homelessness; create equitable access to homeless services and housing resources; and preventing or diverting households from becoming homeless. To this end, MSHDA follows HEARTH regulations in making maximum amounts of ESG available to CoCs and LPBs to provide services in support of these outcomes. MSHDA also provides a Domestic Violence (DV) grant to MDHHS, who in turn subgrants these funds to DV shelters and service providers statewide. Additionally, MDHHS contracts with the Salvation Army to provide hotel/motel rooms in communities when shelter(s) are full or unavailable. CoCs and LPBs 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 7/1/22 - 6/30/23.

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.

Affordable Housing Production: The Qualified Allocation Plan (QAP) for the Low-Income Housing Tax Credit (LIHTC) Program is currently being modified, and is undertaking public comments. The QAP includes point incentives for developments located in close proximity to amenities such as grocery stores, pharmacies, doctor office(s), public schools, parks, and senior centers. Additionally, the QAP uses the Enterprise Opportunity 360 tool to give points to areas that rank high in Education, Health and Well-Being, Economic Security, and Jobs, Goods, and Services. QAP point incentives are also available for developments that are located in close proximity to walkable areas and employment centers, developments that are located in an area that has received significant investment in the last 5 years and can demonstrate significant future investment is planned, and locations where the market-rate rental units are not affordable to an individual earning 60% of Area Median Income (AMI) and below. The QAP also provides scoring incentives for developments located in state designated investment areas. MSHDA has awarded millions in LIHTC projects resulting in thousands of affordable housing units. The LIHTC Program offers a financial incentive to construct, rehabilitate, and operate rental housing for low-income tenants.

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.

Increase Access to Housing for Low-income and Disabled Residents: Work in partnership with the Department of Health and Human Services (DHSS) and Community Mental Health to identify individuals eligible to participate in HUD's 811 **Supportive Housing for Persons with Disabilities Program**. The 811 Program administered by MSHDA is designed to provide individuals with a disability (ages 18 to 61) at 30% AMI or less with housing to live independently in the community. MSHDA's 811 Program will generate hundreds of units of Project Rental Assistance.

Enhance Access to Homeless Prevention Services: Maintains Michigan's Campaign to End Homelessness website (<https://www.michigan.gov/mcteh>) that provides pertinent information related to programming, workshops/training, and initiatives to assist organizations serving the homeless. There is also partnering undertaken with the Michigan Campaign to End Homelessness Partners to host an annual Summit on Ending Homelessness which includes sessions on fair housing rights.

Homeless Prevention Services: Partner with regional and community providers to support Street

Outreach, Emergency Shelter, Homelessness Prevention and Rapid Re-housing activities to keep people in housing or to help people obtain housing. Annually awards approximately \$9,700,000 in Emergency Solutions Grants to 42 agencies to support statewide homeless prevention activities not including covid relief funding that was awarded to address pandemic hardship.

MI-HOPE (Michigan Housing Opportunities Promoting Energy Efficiency) and MICH (MSHDA Investing in Community Housing) programs have been launched and will serve households at or below 300% federal poverty level and provide energy efficiency items and accessibility rehabilitation as well as the construction of visitable homes statewide.

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

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

The Authority often works with older housing, therefore lead paint issues in our HOME programs are not uncommon. We see a fair amount in our MF redevelopment deals and work through the various requirements with the developers and their consultants. HID has educational material and requirements for compliance with HUD Part 35 for their subgrantees on single-family rehab projects. The Housing Choice Voucher program has probably the most complex set of tasks related to recent changes in HUD Part 35 that require them to take a series of actions when a child with an elevated blood is identified. Experienced environmental staff are brought in to advise on a case-by-case basis, but everyday management is handled by several, trained people throughout these programs.

For Housing Trust Funds, the projects are limited to new construction and therefore no lead-based paint activities are needed.

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.

Housing Counseling Services: MSHDA's Housing Education Program (HEP) provides homebuyers with a good understanding of their mortgage loan, the closing process, budgeting, recapture taxes, fair housing rights, avoiding predatory lending and foreclosure. There are currently 30 HEP housing counseling

agencies funded through MSHDA's Housing Education Program throughout the state of Michigan. MSHDA's HEP Counselors are required to receive ongoing professional development training to ensure they are only delivering the most current information to clients especially surrounding lending and housing laws. Approximately 12,168 households received housing education counseling through HEP.

Homeownership Mortgage and Down Payment Assistance: Provides Investment in single family mortgage lending and in Down Payment Assistance (DPA) loans, MSHDA funding to support **ten thousand plus** households in achieving homeownership.

Homeownership Down Payment Assistance Grant: Provided investment in Step Forward Down Payment Assistance (DPA) federally funded through the Michigan Homeowner Assistance Nonprofit Housing Corporation, to support households in achieving homeownership.

MIHAF: The Homeowner Assistance Fund was established under section 3206 of the American Rescue Plan Act of 2021 (the ARP) to mitigate hardships associated with the coronavirus pandemic by providing funds to prevent homeowner mortgage delinquencies, defaults, foreclosure, loss of utilities or home energy services and displacements of homeowners experiencing financial hardship on or after January 21, 2020 or for those homeowners who experience a coronavirus pandemic financial hardship that began before January 21, 2020 but continued after that date.

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 Statewide Housing Partnership has been created 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. Regional Housing Partnerships are designed to work collaboratively with local governments and community leaders. *The new advisory body is tasked with implementing Michigan's Statewide Housing Plan to build more affordable housing, lower costs, and address economic, racial, and geographic inequities. The Statewide Housing Plan was developed to identify need and implement various kinds of projects that then apply for existing funding from state and federal programs. A new regional housing partnership map has been created and more details can be found at Statewide Housing Plan (michigan.gov). Regional housing partnership leads and co leads have been identified and formal regional plans are being created in the Fall of 2023.*

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. Meta is short for Metamorphosis, which is a state government team consisting of senior staff from MSHDA, MEDC, Treasury, Natural Resources, Agriculture and Rural Development, Transportation, Environment/Great Lakes/Energy, Work Force Development, and State Land Bank.

Fair Housing Outreach: Local units of government, nonprofit organizations, and other organizations funded through MSHDA with federal U.S. Department of Housing & Urban Development programs prominently place fair housing posters and information for the public to view and are required to affirmatively further fair housing in providing services.

Fair Housing Workshops: Regularly sponsor fair housing events hosted by local fair housing centers to support and expand fair housing efforts in training, awareness, testing, etc. to tackle impediments to fair housing choice. Incorporate fair housing training into existing regional meetings, conferences, and workshops with housing partners.

Enhance Fair Housing Information on Website: Strengthen fair housing information on MSHDA's website to connect users to local and national fair housing resources.

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. MSHDA initiated the following activities and investments to affirmatively further fair housing:

Assessment of Michigan's Housing Stock: Michigan Statewide Housing Needs Assessment prepared by MSHDA has created a Statewide Housing Plan to assist communities in identifying, developing, and implementing strategies to address local, regional and statewide housing needs. A Michigan Homeownership Study was also commissioned to analyze each Prosperity Region to understand the nuances of the for-sale housing market and the implications for for-sale housing.

Improve Access to Affordable Housing: Maintains Michigan Housing Locator website (www.MichiganHousingLocator.com) to assist residents in finding affordable housing and provides property owners a marketing tool for their entire rental portfolio. The website is free to both renters and landlords and available 24 hours a day, 7 days a week.

Housing Choice Voucher (HCV) program: Assist 28,000+ low-income families with rent subsidies through MSHDA's HCV Program. The program includes a homeless preference to move homeless individuals into safe, decent, and stable housing. The HUD VASH program administered by MSHDA combines the HCV rental assistance for homeless veterans with case management and clinical services provided by the Department of Veteran Affairs (VA).

Increase Awareness of Fair Housing Rights: Disseminate fair housing rights materials including information related to sexual harassment to approximately 28,000+ households receiving assistance through MSHDA's Housing Choice Voucher Program. Additionally, distributes fair housing materials to approximately 11,500+ landlords participating in the HCV Program.

Enhancement of Neighborhoods and Homes: Launched in mid-2017, the Neighborhood Enhancement Program (NEP) was designed to fund tangible, housing-oriented activities that are implementation ready; highly visible; impactful to the neighborhood and residents' quality of life; community focused, and demonstrably supported within the neighborhood and community. The program has earmarked over \$9,000,000 and awarded approximately \$7,000,000 in MSHDA funding to support homeowner rehabilitation and neighborhood improvements to support low-moderate income neighborhoods and over 900 households at or below 120% AMI.

Increase Access to Workforce Housing: Launched in 2018, the MSHDA Mod Pilot Program has become an established permanent program that uses modular home products to help communities address workforce housing shortages due to economic growth. MSHDA has financed fifteen homes to date with twelve completed and sold to buyers (up to 120% AMI). Go to the MSHDA website to see and learn more about this efficient housing option. A new initiative named M3, MSHDA Multiple Modulars, has been launched as a pilot in 2023 which will allow one subrecipient agency to construct four modular single-family homes at one time.

The Missing Middle Housing Program ("MMHP") is a housing production program designed to address the general lack of attainable housing and the housing challenges underscored by the COVID-19 pandemic by increasing the supply of housing stock to support the growth and economic mobility of employees by providing cost defrayment to developers investing in, constructing, or substantially rehabbing properties targeted to Missing Middle households.

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.

A public notice was advertised in multiple newspapers statewide. We received no public comments. The CAPER is posted on the MSHDA website.

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.

With the change in Department managing the CDBG Funds future program objectives will be focused on LMI Housing, with PY22 prior programs sunsetting.

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 24 CFR 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 24 CFR §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.

MSHDA's Compliance unit (Rental Development Division) and Asset Management Division jointly monitor the Authority's portfolio of HOME rental developments in accordance with HOME regulations throughout the affordability period. The Compliance unit's contracted inspectors conduct the on-site physical inspections and tenant file reviews. Compliance provides oversight of this process and the owner/manager annual reporting process (Annual Owner Certification of Continuing Program Compliance/Rent and Occupancy Reports). Both Compliance and Asset Management review the Annual Compliance Certifications/Rent and Occupancy Reports for compliance. Asset Management approves tenant selection plans, conducts annual reviews of budgets, financial statements, management/operations, and annually approves the rents and utility allowances for HOME-assisted developments.

MSHDA utilizes a yearly monitoring plan for its HOME recipients.

Multi-Family HOME Assisted Projects: During the reporting period, 07/01/2022 – 06/30/2023, 3,801 units in 252 developments assisted with HOME/HTF were still in the compliance period. MSHDA's Physical Inspection Contractors inspected 155 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, 756 units were inspected in these 155 developments. 524 units were found to have violations. At the time of reporting, 489 units of the 524 with findings had been brought into compliance within 45-90 days of their inspection, and 35 had not yet hit the 90-day limit with extensions.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

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

Refer to attachment and tables.

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

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 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.

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	110	0
Tenant-based rental assistance	106	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	30	0

Table 14 – HOPWA Number of Households Served

Narrative

For this fiscal year reporting cycle, HUD has completely changed the way the CAPER for HOPWA looks so it is now individual workbooks from each project sponsor vs a compiled report. If needed, we can provide either all the individual workbooks or upload individual specific workbook items and/or data upon request.

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.

All approved HTF allocation plan and 24 CFR part 93 requirements will be complied with. MSHDA endorses the objectives of the Housing and Economic Recovery Act of 2008 establishing the Housing Trust Fund to increase and preserve the supply of rental housing for extremely low income families. Michigan expects to receive future HTF allocations and continue to expend previous HTF allocations. Eleven HTF projects have been awarded that will create or preserve 1,298 units.

Between July 1, 2022 and June 30, 2023:

Clawson Manor - 251 units, 40 HTF units.

Trumbull Crossing – 245 units, 77 HTF units.

Cathedral Arts – 27 units, 12 HTF units.

Construction consisted of 523 total units with 129 HTF assisted units.

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	24	0	0	24	0	24
Homebuyer	0	0	0	0	0	0

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

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

A Section 3 report is submitted separately.

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
UEI
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 Kelly
Middle Name
Last Name Rose
Suffix
Title Rental Assistance and Homeless Solutions Division

ESG Contact Address

Street Address 1 735 E. Michigan Avenue
Street Address 2
City Lansing
State MI
ZIP Code -
Phone Number 5173359846
Extension
Fax Number 5173732450
Email Address RoseK2@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 07/01/2022
Program Year End Date 06/30/2023

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

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
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	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

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

Table 21 – Gender Information

6. Age—Complete for All Activities

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

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

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

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	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)

All project outcome data is provided within the SAGE report submitted to HUD separately. Data entry and/or report line items can be provided upon request.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
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		
	2020	2021	2022
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		
	2020	2021	2022
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		
	2020	2021	2022
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	2020	2021	2022
	0	0	0

Table 29 - Total ESG Funds Expended

11f. Match Source

	2020	2021	2022
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	2020	2021	2022
	0	0	0

Table 31 - Total Amount of Funds Expended on ESG Activities