

Consolidated Annual Performance Evaluation Report Draft For Public Comment

Note: The electronic IDIS Document Download is not working so a copy, paste and table screenshots were utilized to create the draft document.

CR-05 - Goals and Outcomes - 91.520(a)

Progress the state 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 in program year 2024 for the MEDC was focused on responding to an ice storm disaster that occurred in northern Michigan.

The MEDC's CDBG program provided just over \$1 million in assistance to local units to respond to the ice storm disaster that caused power outages, loss of backup generators, loss of phone and cellular services and impassable roads. The MEDC provided these funds to twelve counties that were impacted by this disaster.

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 the following HTF projects as follows:

Marwood Apartments - HTF 17 units

Country View III - HTF 47 units

Clawson Manor - Additional 2 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.

Table 1 - Accomplishments - Program Year

Goal	Category	Funding		Outcome				
CDBG - Blight Elimination	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Buildings Demolished	0	0	Buildings	0 %
CDBG - Community Development	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	0	37410	Persons Assisted	0 %
CDBG - Housing Rehabilitation	Affordable Housing	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$33,073,641.00	Rental units rehabilitated	125	25	Household Housing Unit	100.00 %
				Homeowner Housing Rehabilitated	300	0	Household Housing Unit	0.00 %
				Housing for Homeless added	0	0	Household Housing Unit	0 %
				Housing for People with HIV/AIDS added	0	0	Household Housing Unit	0 %
				Other	65	0	Other	0.00 %
CDBG - Planning, Technical Assistance, & Admin.	Other - Community Development	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		CDBG	\$1,000,000.00	Other	1	0	Other	0.00 %
ESG	Homeless			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Tenant-based rental assistance / Rapid Rehousing	206	0	Households Assisted	0.00 %
				Homelessness Prevention	413	0	Persons Assisted	0.00 %
HOPWA	Non-Homeless Special Needs	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		HOPWA	\$2,539,026.00	Tenant-based rental assistance / Rapid Rehousing	106	0	Households Assisted	0.00 %

Housing Trust Fund	Affordable Housing			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Rental units constructed	20	66	Household Housing Unit	330.00 %
MSHDA HOME Rental	Affordable Housing	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		HOME	\$16,028,445.00	Rental units rehabilitated	150	35	Household Housing Unit	23.33 %
				Homeowner Housing Rehabilitated	450	0	Household Housing Unit	0.00 %

Table 2 - Accomplishments - Strategic Plan to Date

Goal	Category	Funding		Outcome				
CDBG - Blight Elimination	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Facade treatment/business building rehabilitation	5	3	Business	60.00 %
				Buildings Demolished	0	0	Buildings	0 %
CDBG - Community Development	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	25000	185520	Persons Assisted	742.08 %
				Facade treatment/business building rehabilitation	10	0	Business	0.00 %
CDBG - Economic Development	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Jobs created/retained	400	1314	Jobs	328.50 %
				Businesses assisted	4	4	Businesses Assisted	100.00 %
CDBG - Housing Rehabilitation	Affordable Housing			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Rental units rehabilitated	5	25	Household Housing Unit	500.00 %
				Homeowner Housing Rehabilitated	50	0	Household Housing Unit	0.00 %
				Housing for Homeless added	0	0	Household Housing Unit	0 %
				Housing for People with HIV/AIDS added	0	0	Household Housing Unit	0 %

CDBG - Planning, Technical Assistance, & Admin.	Other - Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Other	2	0	Other	0.00 %
CDBG - Urgent Need	Non-Housing Community Development			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Public service activities other than Low/Moderate Income Housing Benefit	10000	0	Persons Assisted	0.00 %
ESG	Homeless	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		ESG	\$5,188,213.00	Tenant-based rental assistance / Rapid Rehousing	206	0	Households Assisted	0.00 %
				Homelessness Prevention	413	0	Persons Assisted	0.00 %
HOPWA	Non-Homeless Special Needs			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Tenant-based rental assistance / Rapid Rehousing	100	0	Households Assisted	0.00 %
				Homeless Person Overnight Shelter	0	0	Persons Assisted	0 %
				Homelessness Prevention	0	0	Persons Assisted	0 %
				Housing for People with HIV/AIDS added	106	0	Household Housing Unit	0.00 %
				HIV/AIDS Housing Operations	44	0	Household Housing Unit	0.00 %
				Other	0	0	Other	0 %
Housing Trust Fund	Affordable Housing	Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent complete
		HTF	\$7,364,581.00	Rental units constructed	20	66	Household Housing Unit	330.00 %
MSHDA HOME Rental	Affordable Housing			Indicator	Expected	Actual	Unit of Measure	Percent complete
				Rental units constructed	150	101	Household Housing Unit	67.33 %
				Rental units rehabilitated	600	558	Household Housing Unit	93.00 %
				Homeowner Housing Rehabilitated	0	0	Household Housing Unit	0 %

Assess how the state'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 use was transitioned from the primary use of supporting public infrastructure in rural communities and providing improved access to water/sewer systems as well as area benefit projects to focusing on utilization of the allocated funds towards housing activities. 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 - 91.520(a)

Describe the families assisted (including the racial and ethnic status of families assisted 91.520(a)

	CDBG	HOME	HOPWA	HTF
Race:				
White	628	15	0	45
Black or African American	457	37	0	88
Asian	3	0	0	0
American Indian or American Native	0	0	0	2
Native Hawaiian or Other Pacific Islander	1	0	0	1
Total	1089	52	0	136
Ethnicity:				
Hispanic	93	5	0	2
Not Hispanic	996	47	0	134

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	Number of clients
American Indian, Alaska Native, or Indigenous	
Asian or Asian American	0
Black, African American, or African	
Hispanic/Latina/e/o	
Middle Eastern or North African	
Native Hawaiian or Pacific Islander	
White	0
Multiracial	
Client doesn't know	
Client prefers not to answer	
Data not collected	

Narrative

MEDC's CDBG program assisted a total of 38,532 individuals; with 88% being White and 12% being Asian.

CR-15 - Resources and Investments 91.520(a)







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CR-15 - Resources and Investments 91.520(a)

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Identify the resources made available.

Source of Funds	Resources Made Available	Amount Expended During Program Year Program Year 2024
CDBG	112162548	79648577
HOME	16028445	
HOPWA	2539026	0
ESG	5420436	0
HTF	4162030.2	17414785.9
Other		

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Identify the geographic distribution and location of investments.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Statewide	100	100	

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the state'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.

Evaluation of the state'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.

Number of households to be supported	One-Year Goal	Actual
Homeless	0	
Non-Homeless	206	117
Special-Needs	250	
Total	456	117

Number of households supported through:	One-Year Goal	Actual
Rental Assistance	0	
The Production of New Units	100	534
Rehab of Existing Units	350	24
Acquisition of Existing Units	0	
Total	450	558

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

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 formally identified goal numbers reflect annual projected closeouts not annual projected awards to remedy this delayed reporting issue and provide better information on yearly actions accomplished. A formal process to convey and report program data when utilization of a different reporting process is identified and the alignment of submissions will also be utilized in future reporting years.

Discuss how these outcomes will impact future annual action plans.

Future annual action plan goals for activities that were previously impacted due to the Covid-10 pandemic may need to be evaluated, addressed and adjusted to account for unforeseen circumstances when projecting numbers.

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 and the reporting of all programs. There are two programs not incorporated in the actual numbers outlined above.

This has been addressed and resolved based on the new five year (2025-2029) consolidated plan.

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.

Narrative

MEDC: Out of 16 total households assisted, 2 were of extremely low-income, 5 were low-income, and 5 were of moderate-income, with 4 being of non low and moderate income.

HTF: 523 units were developed in total with 66 occupied by extremely low-income households.

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 7/1/24 - 6/30/25.

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.

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 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 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. The MI Neighborhood Program

provides housing assistance to facilitate new construction, unoccupied rental rehabilitation and occupied home repairs 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.

Funding is allocated to reduce lead-based paint hazards in the assisted homes and/or units. Additional attention is being given to align our services with those of other State agencies. Training opportunities for current, and to develop additional, lead-based paint certified contractors is ongoing and an important priority for MSHDA.

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 over 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 over 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 households in achieving homeownership.

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 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 have been created and are posted on the MSHDA website.*

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.

Michigan took a historic step forward in June 2022 by releasing its first-ever [Statewide Housing Plan](#), a bold response to the state's affordable housing crisis. The Plan includes eight priorities and 37 goals; it's a call to action blueprint for MSHDA and other stakeholders. Fifteen Regional Housing Partnerships were established to assist with the implementation of the Plan, as well as develop regional action plans – each with regional priorities.

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

Increase Access to Workforce Housing:

Michigan's workforce is growing, but housing options aren't keeping pace. The Employer-Assisted Housing Fund is a bold, state-funded initiative designed to help employers invest in housing solutions for income-eligible households. By bringing together employers, local

governments, housing professionals, and MSHDA, the Employer-Assisted Housing Fund tackles one of Michigan's most pressing economic challenges, ensuring workers have access to affordable homes near their jobs.

CR-40 - Monitoring 91.220 and 91.230

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

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

CDBG and CDBG-CV funds were not directly allocated to the reduction or ending of homelessness objectives.

HOPWA and ESG reports are submitted separately that provide data on each jurisdiction's progress in meeting its objectives. Overall, the data demonstrates that there are standards and procedures identified within each funding program designed to monitor activities, further the plan's objectives and goals and to ensure program requirements including the encouragement of minority business outreach and comprehensive planning activities are undertaken. Specific to ESG and ESG-CV awards, standards and procedures are outlined in policy and procedure materials which are published on our agency's [website](#) and shared directly with all subgrantee organizations. Additionally, grant management staff partner with ESG and ESG-CV subgrantees to provide technical assistance and support to ensure compliance with federal regulations, applicable waivers, and industry best practice.

MSHDA's Compliance unit (Rental Development Division) and Asset Management Division jointly monitor the Authority's portfolio of HOME and HTF rental developments in accordance with HUD regulations throughout the affordability period. The Compliance unit's contracted inspectors conduct the on-site physical inspections and tenant file reviews.

Description of 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. The CAPER is posted on the MSHDA website. Public comments will be collected during the public notice comment period.

CR-45-CDBG 91.520(c)

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

The CDBG program is now with MSHDA and future programs will be focused on LMI Housing. PY22 and prior programs are sunseting.

Does this state have any open Brownfields Economic Development Initiative (BEDI) grants? No

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, 7/1/24-6/30/2025, (3,360) units in (313) developments assisted with HOME were still in the compliance period. MSHDA's Physical Inspection Contractors inspected (244) HOME assisted projects with 262 physical inspections. 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, (870) units were inspected in these (244) developments. (634) units were found to have violations. At the time of reporting, (604) units of the (634) with findings had been brought into compliance within 90 days of their inspection or an approved extension, and (19) unit currently are still within the correction period or have an approved extension, and (11) unit are noncompliance.

**An assessment of the jurisdiction's affirmative marketing actions for HOME units.
91.520(e) and 92.351(a)**

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

Data on 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 AML, unit size and dollar amount would be duplicative of what has already been provided. A sample of the data collected on the completion report for each unit looks like the following:

Unit No.; Number of Bedrooms; Is the unit occupied?; 5 of AML; Ethnicity of Head of Household; Hispanic or Latino?; Race of Head of Household; Household Size

**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 over fifty years of experience in financing affordable rental housing that transactions with deeply targeted units require the blending of multiple funding streams in order to make them feasible.

CR-55 - HOPWA 91.520(e)

Since the fiscal year 2023 reporting cycle, HUD has modified the CAPER content for HOPWA which now consists of 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. Over eleven HTF projects have been awarded that will create or preserve 1,200+ 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	66	0	0	66	0	66
Homebuyer	0	0	0	0	0	0

CR-58 - Section 3

Total Labor Hours:

	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	9	4	0	0	2
Total Labor Hours	33646	134481			126998
Total Section 3 Worker Hours	278	10544			9308
Total Targeted Section 3 Worker Hours	0	8533			9150

Qualitative Efforts - Number of Activities by Program:

	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				1
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					1
Direct, on-the job training (including apprenticeships).		1			2
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.	1	2			
Technical assistance to help Section 3 business concerns understand and bid on contracts.		1			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	1	1			
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.		1			
Held one or more job fairs.		1			1
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.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Assisted residents with finding child care.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Assisted residents to apply for, or attend community college or a four year educational institution.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Assisted residents to apply for, or attend vocational/technical training.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Assisted residents to obtain financial literacy training and/or coaching.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Provided or connected residents with training on computer use or online technologies.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other.	<input type="text" value="8"/>	<input type="text" value="3"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="1"/>

Narrative

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A Section 3 report is submitted separately.

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

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.