

JACKSON

Founded 1829



2020 – 2021 Consolidated Annual Performance and Evaluation Report

Department of Neighborhood & Economic Operations



Table of Contents

CR-05 – Goals and Outcomes	1
Table 1 – Accomplishments – Program Year and Strategic Plan to Date	2
CR-10 – Racial and Ethnic Composition of Families Assisted	4
Table 2 – Table of Assistance to Racial and Ethnic Population by Source of Funds.....	4
CR-15 – Resources and Investments	6
Table 3 – Resources Made Available.....	6
Table 4 – Identify the Geographic Distribution and Location of Investments.....	6
Table 5 – Fiscal Year Summary – HOME Match Report.....	7
Table 6 – Match Contribution for the Federal Fiscal Year.....	8
Table 7 – Program Income.....	8
Table 8 – Minority Business and Women Business Enterprises	9
Table 9 – Minority Owners of Rental Property	9
Table 10 – Relocation and Real Property Acquisition	10
CR-20 – Affordable Housing	11
Table 11 – Number of Households.....	11
Table 12 – Number of Households Supported.....	11
Table 13 – Number of Households Served.....	12
CR-25 – Homeless and Other Special Needs	13
CR-30 – Public Housing	16
CR-35 – Other Actions	18
CR-40 – Monitoring	21
CR-45 – CDBG	23
CR-50 – HOME	24

Attachments:

- PR26 – CDBG Financial Summary Report
- PR26 – CDBG-CV Financial Summary Report

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.

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the results of activities completed by the City of Jackson to accomplish the outcomes identified in the 2020 – 2021 Annual Action Plan for the period of July 1, 2020 through June 30, 2021. This is the first CAPER submitted in association with the 2020 – 2024 Five-Year Consolidated Plan. Some goals in the Annual Action Plan take more than one year to achieve and are ongoing; however, all funded activities continue to further the Consolidated Plan’s priorities of providing decent, safe, sanitary, and affordable housing; reducing blighting effects through code enforcement or demolition; and improving the suitable living environment in distressed neighborhoods by sustaining public infrastructure and facilities.

Following the COVID-19 pandemic shutdown of the City of Jackson and State of Michigan, staff laid off in April 2020 were able to return to work July 6, 2020 utilizing precautionary measures. Staff able to perform job duties from home were encouraged to continue to work remotely in whole or in part. Inspections of housing units was slowly re-established, working with landlords and tenants who may be experiencing isolation or quarantine situations; however, construction and demolition projects that had been suspended during the State’s shutdown mandated by the Governor’s emergency orders were reinstated and completed.

In June 2020, the City received its first of two CDBG-CV formula allocations from the CARES Act, with its second allocation received in March 2021. The Jackson City Council initiated a Homeless Prevention Program through its subgrantee, Community Action Agency (CAA), receiving \$526,202 CDBG-CV funds to utilize over three categories: Eviction Protection, Water Shutoff Prevention, and Foreclosure Prevention. City grant staff and CAA also received \$100,000 in administration funds for overall program administration including, but not limited to, salaries, wages, and related costs of grantee staff or others engaged in program management, coordination, monitoring, reporting, and evaluation.

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	5-Year Strategic Plan			1-Year Action Plan		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
CHDO - New Construction	Affordable Housing	HOME: \$287,439	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	3	0	0.00%
CHDO Reserve - Homebuyer Rehabilitation	Affordable Housing		Homeowner Housing Added	Household Housing Unit	5	0	0.00%			
Code Enforcement (legal)	Non-Housing Community Development		Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	500	204	40.80%	100	204	204.00%
Homeowner Rehabilitation	Affordable Housing	CDBG: \$423,902	Homeowner Housing Rehabilitated	Household Housing Unit	75	14	17.33%	15	14	86.67%
Public Facilities/Infrastructure	Non-Housing Community Development	CDBG: \$761,266	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3180	6495	204.25%	3180	6495	204.25%
Residential Demolition	Clearance and Demolition	CDBG: \$300,000	Buildings Demolished	Buildings	100	20	20.00%	20	20	100.00%

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.

As noted in the 5-Year Consolidated Plan, public facilities and infrastructure improvements are solely the responsibility of the City of Jackson to maintain. Diminishing revenue streams and increasing costs to provide services the community expects from its government deferred maintenance of streets and parks. Public infrastructure projects completed during the 2020-2021 program year included street lighting upgrades to Adrian and Morrell Streets, reconstruction of severely deteriorated public streets at Chalet Terrace, and adding a new roof and rehabilitating the basketball courts at Loomis Park and the Boos Community Center.

The significant increase of costs to fully rehabilitate the homes of low-income homeowners also caused the City’s rehabilitation staff to reassess their program. In August 2020, City Council approved the addition of a partial rehabilitation option to replace a home’s major components that are nearing the end of their useful life but were not yet eligible as an emergency hazard. By adding this option, the City is able to help extra homeowners replace the more expensive repairs a home needs, allowing homeowners to use their limited maintenance budgets for more

cosmetic improvements. The City also reduced the amount of time a lien was placed on a property from 10 or 20 years to five (5) to 10 years, depending on the level of rehabilitation offered. Thirteen (13) low-income homeowners received emergency hazard or major component improvements during the program year, averaging over \$20,000 per loan offered; one (1) homeowner was the recipient of a full rehabilitation loan.

Demolition of foreclosed, vacant, or abandoned residential properties continues to be a measure used by the City to remove blighting effects in residential neighborhoods primarily housing low income households. With a change in City leadership, more homes acquired through tax reversion are being sold to responsible homebuyers or real estate investors, reducing the number of properties slated for demolition and providing more affordable housing options in the community. However, some tax reverted properties have suffered years of neglect and deferred maintenance and still require removal through demolition. Nine (9) demolitions were carried over from the 2019-2020 program year due to the suspension of work during the pandemic; an additional 11 demolitions took place on a timely basis and were completed by June 30, 2021. Being an activity under the Slum/Blight Spot Basis National Objective, staff closely tracks the 30% cap which limits the number of demolition projects which can be undertaken during a program year.

The following Homeless Prevention accomplishments have been achieved through the use of CDBG-CV funds:

- 68 households (175 individuals) remained housed through payment of rental arrears
- 57 households (133 individuals) kept their water service through payment of delinquent water bills
- 19 households (46 individuals) remained housed by avoiding foreclosure

Due to the unprecedented amount of federal and state funds made available in the Jackson community, other resources became accessible to prevent homelessness through similar means. As CDBG-CV funds cannot duplicate benefits, the City is exploring additional avenues in which to reprogram its remaining grant balance. Under consideration is a partnership with Jackson Public Schools offering a six to eight week program involving students and their families to circumvent difficulties the family may be experiencing as a result of the various issues that arose due to financial hardships, virtual schooling, and other matters related to COVID-19. Further, the City is also investigating the costs to upgrade the HVAC system at the Boos Community Center at Loomis Park as it is severely outdated, inefficient, and does not have the capacity to provide proper air transfer, heating, and cooling.

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
White	15	2
Black or African American	31	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Multi Racial (those who reported they are 2 or more races)	1	0
Total	47	2
Hispanic	0	0
Not Hispanic	47	2

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

Narrative

In early 2017, the Jackson City Council adopted a Non-Discrimination Ordinance, found at Chapter 15, Article III of the City of Jackson Code of Ordinances. This ordinance states in part: It is the intent of the City of Jackson that no person be denied the equal protection of the laws; nor shall any person be denied the enjoyment of his or her civil rights or be discriminated against because of their actual or perceived race, color, religion, national origin, sex, age, height, weight, marital status, physical or mental disability, family status, sexual orientation, or gender identity.

Of the fourteen (14) households assisted during program year 2020-2021, a total of 49 persons benefited from the assistance using CDBG or HOME funds. Other notable information includes, but is not limited to, the following:

- Total of eleven (11) female heads of household: Six (6) female heads of household with eight (8) children and four (4) single female households

- Total of twenty one (21) minor children
- Three (3) disabled adult persons
- Seven (7) elderly persons: two (2) couples and four (4) elderly single female heads of household

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	1,360,168	2,368,519
HOME	public - federal	337,239	122,864
CDBG-CV	public – federal	945,445	189,753

Table 3 - Resources Made Available

Narrative

Approximately 20% of the City’s total CDBG-CV allocation has been expended under the Homeless Prevention initiative. As additional state and federal resources flowed into the community to fund similar activities as this project’s initial focus, the ability to use CDBG-CV was hindered due to the “no duplication of benefits” requirements. The City is currently exploring additional avenues in which to reprogram its remaining grant balance to address community needs to prevent, prepare for, or respond to the pandemic and subsequent surges.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
East of S Martin Luther King Jr Dr	15%	45.3%
Two (2) residential properties were demolished; one (1) home was improved with a new roof and foundation repair; street lighting was upgraded; and two streets were reconstructed.		
West of Henry Ford Allegiance Health	15%	1.5%
Two (2) residential properties were demolished, removing their blighting effects from the neighborhood.		
West of S Martin Luther King Jr Dr	15%	0.0%
No improvements were made to this target area during 2020-2021.		

Table 4 – Identify the geographic distribution and location of investments

Narrative

This being the first year of the 5-Year Consolidated Plan, together with delays related to the pandemic and hiring a new grant staff

member, the amount of CDBG invested in the three (3) locally-designated target areas identified above is unbalanced. While exceeding the overall goal of investing 45% of CDBG funding in these target areas, one target area received nominal investment and the other no CDBG-funded activities. However, much planning has been undertaken by the City’s Engineering and rehabilitation staff to identify future projects.

In an effort to avoid future disparities, it was determined that a more targeted, strategic effort of generating interest in the rehabilitation program would be necessary. On July 2, 2021 over 500 postcards were mailed to homeowners in the target areas informing them about the rehabilitation options the City offers. Engineering staff has been assessing street conditions in the target areas that also require water and/or sewer upgrades to leverage additional funding for potential projects.

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.

Street reconstruction projects are selected in areas that also need water and/or sewer or other utility upgrades. The City of Jackson deeded a vacant lot to the Greater Jackson Habitat for Humanity to further its new construction project, DeLand Pointe, as the City’s CHDO.

The City of Jackson is exempt from providing 25% match through the HOME program due to its high poverty level, low per capita income, and fiscal distress.

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
Not applicable								

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 \$
55,354	37,600	18,880	0	74,154

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						
Number	0	0	0	0	0	1
Dollar Amount	0	0	0	0	0	122,760
Sub-Contracts						
Number	1	0	0	1	0	0
Dollar Amount	10,200	0	0	10,200	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	1		1			
Dollar Amount	10,200		10,200			

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					
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	0	0	1
Cost	\$2315	0	0	0	0	\$2315

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	16	14
Number of Special-Needs households to be provided affordable housing units	0	0
Total	16	14

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	1	0
Number of households supported through Rehab of Existing Units	15	14
Number of households supported through Acquisition of Existing Units	0	0
Total	16	14

Table 12 – Number of Households Supported

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

The rehabilitation policies and procedures manual, last updated in 2014, underwent significant changes early in the 2020-2021 program year. Although full rehabilitation remains in the manual, its use was suspended due to the cost to fully rehabilitate the City's aged housing stock becoming cost prohibitive. To help low-income homeowners remain housed and make that housing affordable to them, the incorporation of a "major components" program was added to the manual. This program allows the City to provide rehabilitation assistance to a homeowner to replace aged major systems, such as a roof, furnace, water heater, etc., before they become an emergency situation. The emergency hazard program remains intact and addresses issues that have escalated to an emergency situation, such as a leaking roof or a non-functioning furnace during the winter months.

Over the years, the City’s rehabilitation program has been able to help fewer and fewer families due to increasing building material costs and level of repairs needed. Instead of trying to correct all code violations which may exist in a home, the focus has shifted to assist with the most expensive items a homeowner may face at any given time. Adding the ability to correct a home’s major systems and components that are toward the end of their useful life before they become an emergency situation will save homeowners thousands of dollars.

At the beginning of the 2021 fiscal year, over 500 postcards were mailed to homeowners in the City’s three local target areas informing them about the rehabilitation programs offered. The response to that targeted mailing has produced several new applications for assistance.

Discuss how these outcomes will impact future annual action plans.

Offering rehabilitation loans for homeowners facing emergency hazards or major components nearing the end of their useful life will continue as a high priority. Due to the overwhelming response early in the 2021 fiscal year, additional funds may be needed from projects that come in under budget or program income to offer the loans.

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
Extremely Low-income	3	1
Low-income	5	0
Moderate-income	7	0
Total	15	1

Table 13 – Number of Households Served

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

City of Jackson staff does not specifically reach out to homeless persons and assess their individual needs. However, staff does participate with the Jackson County Continuum of Care (CoC) and, in the past, has served as a co-chairperson to the Board. The CoC is comprised of various community service organizations and governmental entities that meet monthly to discuss emerging needs and strategically plan to address those needs, be it legal, social, practical, or others. On January 20, 2020, members of the CoC participated in the annual Point in Time (PIT) count to document the number of sheltered and unsheltered homeless persons residing in the community. The CoC provides funding to community service providers to screen and evaluate those living in a shelter or are otherwise homeless to assess an individual's or family's acuity. The screening tool is applied across multiple components then prioritizes who to serve next and why, while concurrently identifying areas in the person/family's life where support is most likely necessary to avoid housing instability.

A designated Housing Assessment and Resource Agency (HARA) is the primary access point for all homeless persons or those at risk of becoming homeless who are also able to be initially assessed through other avenues, such as emergency shelters, domestic violence shelters, veterans' providers, etc. The CoC uses the same assessment tool at all access points with criteria modifications for specific subpopulations, namely the Service Prioritization Decision Assistance Tool (SPDAT). The Tool determines each household's housing and service needs, but also prioritizes households for housing program referrals for permanent supportive housing, rapid re-housing, or supportive services only.

Addressing the emergency shelter and transitional housing needs of homeless persons

The 2020 PIT count performed by the CoC indicated 100 homeless individuals were documented, an increase of approximately 19.0% from 2019. Of those, 75 were sheltered and 25 were unsheltered. Six (6) individuals were considered chronically homeless, a slight decrease from 2019, defined as a single person (or head of household) who experienced four (4) homeless episodes during the previous 12 months; however, all of those persons were sheltered at the time the count was conducted.

The 2020 Housing Inventory Count (HIC) reports 115 year-round beds in shelters for those experiencing homelessness. Forty-five (45) beds are reserved for households without children and 68 beds are available for households with children. An additional ten (10) beds are available during overflow situations. In addition, the Rapid Re-Housing program reports 55 year-round beds; Permanent Supportive Housing supplies 95 year-round beds.

The Housing Assessment Resource Agency (HARA) screens clients to determine the appropriate housing interventions. Through the "no wrong door" approach, though, the screening can be accomplished by another agency and coordinated through the HARA. The assessment tool quickly evaluates the health and social needs of those experiencing, or are at risk of, homelessness to help identify the best type of support and housing intervention by relying on three (3) categories of recommendation:

- *Permanent Supportive Housing* - individuals or families who need permanent housing with ongoing access to services and case management to remain stably housed;

- *Rapid Re-Housing* - individuals or families who are likely to achieve housing stability over a short period of time through a medium or short term rent subsidy and access to support services;
- *Diversion* - individuals or families who do not require intensive supports but may still benefit from access to affordable housing with some light touch services. In these cases, the assessment tool recommends affordable or subsidized housing but no financial assistance.

The Coronavirus Aid, Relief, and Economic Security (CARES) Act provided an influx of Emergency Shelter and CoC grant money, among other CARES Act funding, to the Jackson community to address the needs in preventing, preparing for, and responding to COVID-19. As this global pandemic is still ongoing, and increasing at the time of writing this report, the outcomes of CARES Act spending are not fully known and will be tracked for future reporting requirements.

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

Members of the CoC constantly evaluate and report gaps in services for Jackson’s homeless population. The CoC operates a Coordinated Entry process that standardizes the way individuals and families at risk of homelessness are assessed for, and referred to, the housing and services they need for housing stability. The United Way of Jackson County also funds Central Michigan 2-1-1 which can connect persons in need with health and human resources available in the area simply by dialing 211 on their phone. The United Way also facilitates a monthly Emergency Needs Coalition meeting allowing various community service and faith based organizations to come together to share resources they have available and to problem solve.

The onset of COVID-19 provided great insight into where gaps truly exist in providing key services to the Jackson community. Instead of assuming where these discrepancies existed from anecdotal reporting, the reality and priority of unmet needs became known, and are continuing to materialize, as Jackson deals with the real-time existence and emergence. For its part, the City of Jackson obligated a significant portion of its CDBG-CV grant toward Homeless Prevention activities which includes Foreclosure Prevention, Water Shutoff Protection, and Eviction Prevention.

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

In addition to operating a Coordinated Entry process, the CoC also adopted the Housing First model which prioritizes housing to people experiencing homelessness. By attending to a person's critical needs of food and shelter first, it is believed they will then be able to focus on other needs such as getting a job, learning how to budget properly, or attending to any substance abuse issues. Housing First does not require a person experiencing homelessness to address all of their problems or attend a variety of

service programs before receiving assistance. Once housing is stabilized, individuals are offered supportive services but are not required to participate.

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

Actions taken to address the needs of public housing

The Jackson Housing Commission (JHC) has served as the City's Public Housing Authority (PHA) for 60 years and also services all of Jackson County. JHC is considered a medium-sized agency providing 500 public housing units, 40 scattered-site single family homes, and up to 475 Housing Choice Vouchers (HCV).

In early 2020, the JHC applied to the HUD Rental Assistance Demonstration (RAD) program and received approved Commitments to enter into a Housing Assistance Payment (CHAP) for its three properties of Reed Manor, Chalet Terrace, and Shahan-Blackstone North. Congress authorized RAD in 2012 to preserve affordable housing by allowing Public Housing Agencies (PHAs) to convert from their original source of HUD funding to project-based section 8 contracts or project-based vouchers.

As part of this ongoing process, the JHC is working directly with local residents, partners, and consultants on a Master Plan to envision and revitalize each of the JHC's properties. Since early 2021, the Preliminary Development Phase has been underway through the utilization of a collaborative and participatory design process as a path to a community-led design for each property. The JHC has been evaluating the project sites, as well as potential off-site replacement housing opportunities in the surrounding neighborhoods. Each of the properties has been evaluated for long-term capital needs through both physical needs and energy assessments in collaboration with local partners including Consumers Energy.

The City will continue to work collaboratively with the JHC as needed through the RAD conversion, which changes the type of federal housing assistance from public housing (Section 9) to project-based vouchers (Section 8). The RAD conversion also allows the JHC to obtain other public or private funding sources to repair and improve their properties. Once the RAD conversion is fully implemented, the JHC plans to apply for Low-Income Housing Tax Credits (LIHTC) through the State of Michigan.

In July 2021, the JHC and City partnered in a Choice Neighborhoods Planning grant application. The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with severely distressed public housing and/or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and other stakeholders, such as public housing agencies, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood.

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

The JHC encourages and supports Resident Advisory Boards at its three public housing complexes. Residents are urged to attend Board meetings, talk with their housing managers, and even the Executive Director if warranted. Annual surveys are distributed to tenants to get their opinions on real or

perceived conditions at their complex and what improvements they would like to be considered. The City of Jackson provides each public housing complex hard copies of its Consolidated Plan, Annual Action Plan, and CAPER during public comment periods for resident review and input.

In February 2021, the JHC, in partnership with the City, led a day-long walking tour of the three properties, as well as the larger Downtown area. Members of the consulting team met with local residents to discuss potential opportunities and challenges relating to each site. In April 2021, the JHC led interactive online workshops for City agencies and leadership, as well as JHC Commissioners to gather input and preferences relating to potential redevelopment. In June 2021, the JHC and its consultants held a series of in-person community workshops with JHC residents and local partners at each of the three sites to provide an opportunity to learn more about the Master Plan and potential RAD conversion. These workshops, which were attended by over 150 JHC residents, included hands-on preference surveys related to potential unit improvements, outdoor site enhancements, community spaces, and neighborhood services and amenities. Reed Manor residents identified kitchens and bathrooms as being the areas that are most in need of upgrading. In terms of preferred indoor community spaces, the top choices were for an upgraded laundry room, a gym or fitness center, and a game room. Preferred outdoor site features included new benches, barbecue areas, and security features, as well as more convenient parking. For the larger neighborhood, residents identified the need for additional houses of worship, as well as a bakery and pharmacy within walking distance.

Actions taken to provide assistance to troubled PHAs

The JHC is not a troubled PHA.

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)

The City of Jackson does not intentionally create policies, codes, or rules that produce barriers to affordable housing, but rather faces the same realities experienced by most municipalities – increasing construction costs, complexity of financing for larger projects, and an affordability gap between incomes and housing costs. Likewise, most policies, ordinances, and/or codes are established to maintain compliance with local, state, and federal guidelines or for health and safety reasons.

Conversations with local housing providers reveals affordable housing in Jackson may not necessarily be limited to a specific type of housing but rather addressing the issues that interfere with obtaining housing. Examples of barriers include, but are not limited to, the following:

- Landlords unaware of the laws governing rental housing, including Fair Housing laws and prohibited discriminatory practices.
- Tenants do not realize their rights as it pertains to rental housing, including Fair Housing laws and awareness of discriminatory practices.
- Exorbitant security deposits, non-refundable application fees, and unaffordable deposits for utilities.
- Inability to obtain utilities in tenant's name.
- Limited public transportation options.
- Poor credit history, especially for youth just out of college, persons facing unexpected life issues, or ruined as part of a domestic violence situation.
- Rejection of service animals in the unit.
- Refusal to accept Housing Choice Vouchers or charging rents that don't qualify for fair market rent.
- People who are routinely discriminated against often don't notice or identify discrimination. If discrimination is suspected, the tenants are often more interested in finding housing to meet their immediate need rather than going through a lengthy appeal process.

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

City staff continues to maintain its network of state and local public agencies and non-profit service providers and facilitates meetings when appropriate. The use of CDBG or HOME funds to meet underserved needs is subject to fluctuations in annual funding. The CARES Act and subsequent federal and state subsidies provided unprecedented levels of funding in the community to address a variety of urgent needs from keeping families housed to supporting small businesses.

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

According to the Michigan Department of Health and Human Services (MDHHS), environmental exposure to lead in amounts sufficient to cause illness and neurological damage in children remains a significant concern in Michigan. Jackson County has been identified as one of 14 counties in Michigan at high risk for childhood lead exposure and poisoning. Lead-based paint hazards are a major concern for the City's young children and pregnant women as over 90% of all housing was constructed prior to 1978.

Housing built prior to 1978 (when federal law banned the use of lead-based paint in residential housing) is considered to be at risk of containing some amount of lead-based paint. The amount of lead pigment in the paint increases with the age of the housing. Housing built prior to 1950 remains a significant concern for lead poisoning as 1950 is often recognized as the "threshold" to lower levels of lead-based paint. Before 1940, paint typically contained high amounts of lead, often 10 to 50 percent. In the early 1950s, paint industry standards voluntarily called for limiting lead content to 1%. With approximately 77% of the housing stock built prior to 1950, Jackson housing units pose a high risk of containing significant lead-based paint hazards. Young children of very low- and low-income households are most likely to reside in older housing, and are disproportionately at risk of lead poisoning. Rental properties make up a large percentage of the City's housing units. If units containing lead-based paint are not properly maintained, the risk of young children coming into contact with lead-paint hazards will continue to climb.

Inspections of non-owner occupied housing units assess deteriorated paint and are cited as a violation and ordered repaired before a certificate of compliance is issued to the property owner. Any rehabilitation activities that may disturb painted surfaces in a home receive a combination lead paint inspection/risk assessment and, if hazards exist, treated according to the Lead Safe Housing Rule. All actions taken to remediate an identified lead hazard must be approved through a lead clearance examination.

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

The City of Jackson has neither the facilities nor resources to carry out programs directly targeted at reducing the number of households at or below the poverty level. However, through the use of CDBG and HOME funds, the City offers services and programs to make housing affordable to its low- to moderate-income homeowners:

- *Rehabilitation* – Unfortunately, rising construction costs led to the suspension of offering low-income homeowners a full rehabilitation to correct all code violations. However, up to \$25,000 is available through a five year, zero-interest, deferred loan with a partial low repayment factor to correct emergency hazards or replace a home's major components nearing the end of their useful life. By assisting homeowners address the major aspects of home ownership maintenance needs, more households benefit from the City's limited CDBG funds.
- *Homebuyer New Construction* – currently under development through the City's CHDO, the Greater Jackson Habitat for Humanity.

In addition, the City ensures tenants have decent, safe, and sanitary living conditions through its Housing Code Enforcement (HCE) program (not federally funded). The HCE program also improves neighborhood living conditions through enforcement of various blight ordinances, such as garbage, inoperable vehicles, noxious weeds and trees, and zoning violations.

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

City staff actively participates with the CoC and other collaborative meetings as may be necessary to remain aware of the community's health and emerging needs. Close monitoring of projects implemented by other City departments ensures compliance with federal rules and regulations and the timely expenditure of CDBG funds. The Greater Jackson Habitat for Humanity receives technical assistance and guidance by various City staff as its new housing construction project proceeds.

The onset of COVID-19 made the community keenly aware of the need to develop a stronger institutional structure. As the seriousness of the novel coronavirus became evident to Michigan communities, the Mayor and City Manager worked closely with community stakeholders. Among partners were local health care leaders such as Henry Ford Allegiance Health, the Jackson County Health Department, the Center for Family Health, the United Way of Jackson County, Community Action Agency, and others to coordinate local non-profits' efforts to address the emerging needs of the community.

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

Once a year, the Jackson City Council holds a public hearing to specifically gain input from the community on general housing and community development needs prior to the start of the annual funding process. Comments received during the public hearing are considered by the City Council and incorporated into the Annual Action Plan and/or Consolidated Plan. City staff actively participates with the CoC; members of the CoC represent various public and non-profit agencies in Jackson that provide mainstream and specialized services to homeless, non-homeless special needs, and general populations and subpopulations. Discussion at monthly CoC meetings always includes identification of emerging needs or gaps in service that need attention.

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

The purpose of an Analysis of Impediments to Fair Housing is to determine if possible discrimination to housing choice exists in the community within the seven (7) federally protected classes of race, religion, sex, color, national origin, disability, or familial status. In early 2017, the Jackson City Council adopted a non-discrimination ordinance and recently updated Jackson's Fair Housing Ordinance, found at Chapter 14, Article IV of the City of Jackson Code of Ordinances to include several additional classes protected from housing discrimination as follows: religion, race, color, national origin, ancestry, age, sex, sexual orientation, gender identity, familial status, marital status, source of income, height, weight, religious or political opinion, union affiliation, and physical or mental handicap.

While the City's Fair Housing ordinance includes protected classes beyond those identified at the federal level, local housing advocates report discriminatory practices are often not pursued. Tenants are usually in "survival mode" and are more interested in obtaining housing than proceeding with legal action. The process is intimidating, takes time, and is not clear cut. Oftentimes a discriminatory practice may be the underlying issue but housing is denied for minor legitimate reasons making prosecution especially difficult.

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

Monitoring is completed mainly through desk reviews. With City departments overseeing funded projects, access to immediate review and consultation is easily achieved. Employees with many years of experience managing federally-funded projects oversee these activities. Responsible staff has found few if any issues to address.

All expenditures of CDBG/HOME funds are thoroughly reviewed for eligibility and adequate documentation. Once approved for compliance, invoices are submitted for payment where they are further evaluated before processing. An independent auditor performs a single audit of the City's federal grants annually.

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.

Jackson encourages all citizens, and especially those for whom activities are targeted, to participate in the planning and utilization of CDBG and HOME funds. The City of Jackson also invites active participation by local and regional institutions, the Jackson County Continuum of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in developing and implementing the Consolidated Plan and Annual Action Plan. The ability for citizens to participate in community development goes beyond the formal processes described in the Citizen Participation Plan through day-to-day involvement and interaction with City staff, formal boards, planning committees, ad hoc advisory groups, and the Mayor and City Council.

Notice of upcoming public hearings and open comment periods is published in local newspapers at least 10 days in advance. Information is also posted on the City's website and on its social media platforms. The Consolidated Plan and Annual Action Plans provide a 30-day public comment period while the Consolidated Annual Performance and Evaluation Report is 15 days. Comments are taken orally or in writing, are considered by the Jackson City Council, and incorporated into the document to which they pertain.

A Public Hearing to obtain citizen comments regarding the FY 2020 program performance was held during the Jackson City Council's September 28, 2021 regular meeting. No comments were received.

STATE OF MICHIGAN)
County of Jackson

ss. Aaron Suttrop

Being duly sworn deposes and say he/she is Principal Clerk of



JACKSON CITIZEN PATRIOT
DAILY EDITION

a newspaper published and circulated in the County of Jackson and otherwise qualified according to Supreme Court Rule; and that the annexed notice, taken from said paper, has been duly published in said paper on the following day(day(s))

September 4 A.D. 20 21

Sworn to and subscribed before me this 7th day of September 2021

Teasha R. Payne
TEASHA R. PAYNE
NOTARY PUBLIC, STATE OF MI
COUNTY OF HECOSTA
COMMISSION EXP. FEB. 24, 2026
ACTING IN COUNTY OF Peru

Public Notice

The City of Jackson is inviting citizens to attend a Public Hearing on Tuesday, September 28, 2021 at 6:30 p.m. The hearing will be held in the City Council Chambers on the second floor of City Hall, 161 West Michigan Avenue.

The purpose of the Public Hearing is to invite citizens to comment on the City of Jackson's progress in accomplishing the goals and objectives in its Consolidated Plan, including provisions for affordable housing and the Community Development Block Grant (CDBG) and HOME Programs for the period of July 1, 2020 through June 30, 2021. At the time of the Public Hearing, the Jackson City Council will be reviewing the City's Consolidated Annual Performance and Evaluation Report (CAPER) and accepting comments from the public. After the Public Hearing, the CAPER will be submitted to the Department of Housing and Urban Development.

Beginning September 10, 2021, a copy of the CAPER can be reviewed at the following locations:

City Hall 161 W Michigan Avenue, Jackson	Shaban-Blockman North Apts. 102 Shaban Drive, Jackson
1 st Floor - City Clerk's Office 34 Floor - Department of Neighborhood & Economic Operations	Reed Manor 301 Steward Avenue, Jackson
Jackson District Library Carnegie Branch 224 W Michigan Avenue, Jackson	Choke Terrace 216 Barbary Drive, Jackson
Community Action Agency 1214 Greenwood Ave, Jackson	

An electronic copy of the CAPER can also be viewed on the City's website at: <http://www.cityofjackson.org/2332/consolidated>

For general information concerning the Public Hearing, please contact Lisa A. French, Grant Coordinator, at (517) 768-6436 or leave comment at lfrench@cityofjackson.org

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.

Staff does not foresee a change in Jackson’s program objectives, which include housing rehabilitation, new or converted housing, blight elimination through clearance, and public infrastructure and facility improvements. Concentrating resources within these objectives versus spreading limited funds among a variety of unfocused activities has proven extremely effective in improving the community and local economy.

The CDBG-CV funds received by the City through the CARES Act has been primarily used for public service activities to address homelessness prevention. Rent assistance was in great demand during the early months of the pandemic; however, an unprecedented abundance of federal and state funds have since flowed into the community to address those needs. Water shutoff prevention was the second most essential homelessness prevention need as utility assistance was not initially available in the community. However, as other sources of funds are identified and received by community service providers, those needs are starting to be met as well. With a prohibition on the duplication of benefits, the City is exploring other avenues in which to meet the community’s need to prevent, prepare for, or respond to the ongoing coronavirus.

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

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.

The City of Jackson has not invested HOME funds in rental housing; rather it has concentrated on low-income homeowners or homebuyers receiving assistance.

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

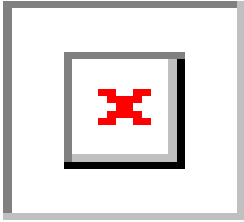
The City of Jackson has not produced rental or homebuyer projects consisting of five (5) or more units.

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

During Program Year 2020-2021, the City received program income in the amount of \$37,600. This program income derived from HOME-funded rehabilitation loans completed during prior years. \$18,880 in program income was expended during 2020-2021.

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)

The City of Jackson ensures landlords maintain housing units to decent, safe, and sanitary conditions through a biennial housing inspection process. City administration helps private developers access funding resources that may be available, such as LIHTC. The City's CHDO is in the planning stages to implement a homebuyer project.



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2020
JACKSON , MI

DATE: 09-01-21
TIME: 9:32
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,333,541.92
02 ENTITLEMENT GRANT	1,284,968.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	178,050.83
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,796,560.75

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	2,249,464.09
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	2,249,464.09
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	119,055.11
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	2,368,519.20
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	428,041.55

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,942,731.00
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,942,731.00
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	86.36%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

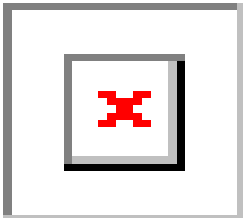
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2020 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	7,451.07
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	130,479.07
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	123,028.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	1,284,968.00
33 PRIOR YEAR PROGRAM INCOME	149,862.91
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,434,830.91
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	119,055.11
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	10,053.61
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	73,560.79
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	44,452.07
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	100,000.00
42 ENTITLEMENT GRANT	1,284,968.00
43 CURRENT YEAR PROGRAM INCOME	178,050.83
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,463,018.83
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	6.84%



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2020
 JACKSON , MI

DATE: 09-01-21
 TIME: 9:32
 PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

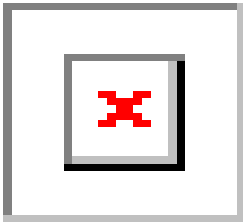
Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	20	1711	6416381	Loomis Park Basketball Court Improvements	03F	LMA	\$11,535.99
2019	20	1711	6430031	Loomis Park Basketball Court Improvements	03F	LMA	\$160,740.00
2019	20	1711	6442623	Loomis Park Basketball Court Improvements	03F	LMA	\$1,410.50
2019	20	1711	6450557	Loomis Park Basketball Court Improvements	03F	LMA	\$63,386.10
2019	20	1711	6497893	Loomis Park Basketball Court Improvements	03F	LMA	\$27,887.90
2019	20	1711	6530799	Loomis Park Basketball Court Improvements	03F	LMA	\$28,715.00
2020	10	1720	6442623	Loomis Park Boos Center Roof Replacement	03F	LMA	\$4,000.00
2020	10	1720	6450557	Loomis Park Boos Center Roof Replacement	03F	LMA	\$18,025.50
2020	10	1720	6460298	Loomis Park Boos Center Roof Replacement	03F	LMA	\$160,917.30
2020	10	1720	6486973	Loomis Park Boos Center Roof Replacement	03F	LMA	\$61,839.20
					03F	Matrix Code	\$538,457.49
2019	18	1706	6409496	Special Assessment Relief - Street Reconstruction 2019	03K	LMC	\$4,364.96
2019	19	1707	6425091	Street Lighting	03K	LMA	\$187,151.67
2019	19	1707	6455980	Street Lighting	03K	LMA	\$3,872.32
2019	23	1713	6425091	Street Reconstruction - Steward: RR to Ganson	03K	LMA	\$670.32
2019	24	1726	6425091	Street Reconstruction - Chalet Terrace Ph 1	03K	LMA	\$1,185.14
2019	24	1726	6455980	Street Reconstruction - Chalet Terrace Ph 1	03K	LMA	\$478,814.86
2020	2	1719	6425091	Steward Ave: RR to E Ganson	03K	LMA	\$12,401.14
2020	2	1719	6455980	Steward Ave: RR to E Ganson	03K	LMA	\$1,488.87
2020	2	1719	6476330	Steward Ave: RR to E Ganson	03K	LMA	\$13,401.00
2020	2	1719	6486973	Steward Ave: RR to E Ganson	03K	LMA	\$39,655.64
2020	2	1719	6530089	Steward Ave: RR to E Ganson	03K	LMA	\$26,868.03
2020	2	1727	6455980	Street Reconstruction - Chalet Terrace Ph 1	03K	LMA	\$177,586.54
2020	2	1727	6486973	Street Reconstruction - Chalet Terrace Ph 1	03K	LMA	\$40,771.62
2020	2	1729	6455980	Street Reconstruction - TBD	03K	LMA	\$4,248.39
					03K	Matrix Code	\$992,480.50
2016	2	1712	6486973	Homeowner Residential Rehabilitation	14A	LMH	\$6,417.79
2018	2	1686	6395628	Residential Emergency Hazard	14A	LMH	\$3,377.17
2018	2	1686	6409496	Residential Emergency Hazard	14A	LMH	\$8,030.00
2018	2	1686	6412146	Residential Emergency Hazard	14A	LMH	\$11,860.00
2018	2	1686	6430031	Residential Emergency Hazard	14A	LMH	\$39,870.05
2018	2	1686	6433486	Residential Emergency Hazard	14A	LMH	\$35,792.86
2018	2	1686	6455980	Residential Emergency Hazard	14A	LMH	\$506.34
2018	2	1686	6465593	Residential Emergency Hazard	14A	LMH	\$6,909.60
2018	2	1686	6503018	Residential Emergency Hazard	14A	LMH	\$1,073.47
2020	1	1715	6425091	2020 Rehabilitation	14A	LMH	\$12,399.62
2020	1	1715	6430031	2020 Rehabilitation	14A	LMH	\$0.60
2020	1	1715	6442623	2020 Rehabilitation	14A	LMH	\$5,510.00
2020	1	1715	6450557	2020 Rehabilitation	14A	LMH	\$31,080.00
2020	1	1715	6455980	2020 Rehabilitation	14A	LMH	\$33,799.18
2020	1	1715	6471101	2020 Rehabilitation	14A	LMH	\$22,680.00
2020	1	1715	6476330	2020 Rehabilitation	14A	LMH	\$23,120.00
2020	1	1715	6492553	2020 Rehabilitation	14A	LMH	\$26,220.00
2020	1	1715	6508833	2020 Rehabilitation	14A	LMH	\$2,196.65
					14A	Matrix Code	\$270,843.33
2017	2	1682	6395628	Rehabilitation Administration	14H	LMH	\$4,647.11
2017	2	1682	6399656	Rehabilitation Administration	14H	LMH	\$4,323.34



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2020
 JACKSON , MI

DATE: 09-01-21
 TIME: 9:32
 PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	2	1682	6403996	Rehabilitation Administration	14H	LMH	\$4,372.43
2017	2	1682	6409496	Rehabilitation Administration	14H	LMH	\$3,960.94
2017	2	1682	6412146	Rehabilitation Administration	14H	LMH	\$1,050.92
2017	2	1682	6430031	Rehabilitation Administration	14H	LMH	\$1,583.26
2019	16	1700	6412146	Rehabilitation Administration - 2019	14H	LMH	\$5,331.87
2019	16	1700	6416381	Rehabilitation Administration - 2019	14H	LMH	\$4,184.22
2019	16	1700	6420462	Rehabilitation Administration - 2019	14H	LMH	\$4,099.49
2019	16	1700	6425091	Rehabilitation Administration - 2019	14H	LMH	\$5,748.10
2019	16	1700	6430031	Rehabilitation Administration - 2019	14H	LMH	\$6,413.63
2019	16	1700	6433486	Rehabilitation Administration - 2019	14H	LMH	\$3,864.40
2019	16	1700	6437282	Rehabilitation Administration - 2019	14H	LMH	\$4,067.00
2019	16	1700	6442623	Rehabilitation Administration - 2019	14H	LMH	\$4,304.33
2019	16	1700	6446742	Rehabilitation Administration - 2019	14H	LMH	\$4,098.90
2019	16	1700	6450557	Rehabilitation Administration - 2019	14H	LMH	\$3,468.07
2019	16	1700	6455980	Rehabilitation Administration - 2019	14H	LMH	\$869.99
2020	7	1717	6430031	2020 Rehabilitation Administration	14H	LMH	\$7.15
2020	7	1717	6455980	2020 Rehabilitation Administration	14H	LMH	\$3,202.65
2020	7	1717	6460298	2020 Rehabilitation Administration	14H	LMH	\$4,011.23
2020	7	1717	6465593	2020 Rehabilitation Administration	14H	LMH	\$4,140.78
2020	7	1717	6471101	2020 Rehabilitation Administration	14H	LMH	\$4,084.92
2020	7	1717	6476330	2020 Rehabilitation Administration	14H	LMH	\$1,812.07
2020	7	1717	6480842	2020 Rehabilitation Administration	14H	LMH	\$6,355.46
2020	7	1717	6486973	2020 Rehabilitation Administration	14H	LMH	\$6,726.83
2020	7	1717	6492553	2020 Rehabilitation Administration	14H	LMH	\$6,344.45
2020	7	1717	6497893	2020 Rehabilitation Administration	14H	LMH	\$5,584.81
2020	7	1717	6503018	2020 Rehabilitation Administration	14H	LMH	\$122.58
2020	7	1717	6508833	2020 Rehabilitation Administration	14H	LMH	\$10,579.99
					14H	Matrix Code	\$119,360.92
2019	7	1703	6420462	Code Enforcement - Legal Services	15	LMA	\$1,499.00
2019	7	1703	6430031	Code Enforcement - Legal Services	15	LMA	\$2,229.29
2019	7	1703	6442623	Code Enforcement - Legal Services	15	LMA	\$4,984.43
2019	7	1703	6460298	Code Enforcement - Legal Services	15	LMA	\$1,627.12
2019	7	1703	6476330	Code Enforcement - Legal Services	15	LMA	\$1,857.74
2019	7	1703	6480842	Code Enforcement - Legal Services	15	LMA	\$2,069.14
2019	7	1703	6492553	Code Enforcement - Legal Services	15	LMA	\$1,928.20
2019	7	1703	6503018	Code Enforcement - Legal Services	15	LMA	\$2,056.32
2019	7	1703	6514053	Code Enforcement - Legal Services	15	LMA	\$1,492.59
2019	7	1703	6524237	Code Enforcement - Legal Services	15	LMA	\$1,844.93
					15	Matrix Code	\$21,588.76
Total							\$1,942,731.00

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Report returned no data.

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	1	1698	6403996	Admin/Planning - 2019	21A		\$6,362.85
2019	1	1698	6409496	Admin/Planning - 2019	21A		\$3,824.98
2019	1	1698	6412146	Admin/Planning - 2019	21A		\$3,816.78
2019	1	1698	6416381	Admin/Planning - 2019	21A		\$3,821.79
2019	1	1698	6420462	Admin/Planning - 2019	21A		\$3,889.27
2019	1	1698	6425091	Admin/Planning - 2019	21A		\$7,524.14
2019	1	1698	6430031	Admin/Planning - 2019	21A		\$49.37



PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	945,445.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	945,445.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	170,198.44
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	19,536.13
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	189,734.57
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	755,710.43

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	170,198.44
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	170,198.44
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	170,198.44
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	170,198.44
17 CDBG-CV GRANT	945,445.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	18.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	19,536.13
20 CDBG-CV GRANT	945,445.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	2.07%