



**CITY OF WARREN**

**2017-2018 HOUSING AND COMMUNITY DEVELOPMENT  
ACTION PLAN**

**Accepted by HUD October 4, 2017**

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The City of Warren has a Housing and Community Development Consolidated Plan for the period July 1, 2016 - June 30, 2020. The purpose of the Consolidated Plan is to achieve the goals of providing decent housing, creating a suitable living environment, and expanding economic opportunities principally for low and moderate income persons. The Consolidated Plan is a five-year Strategic Plan that identifies housing and community development needs for the City of Warren and contains goals, objectives and strategies for addressing the highest priority needs. It also assesses the housing needs of persons living with HIV/AIDS (PLWH/A) in the Warren EMA (Warren-Farmington Hills-Troy Metropolitan Statistical Area composed of Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties) and contains long term goals, objectives, and strategies for addressing the highest priority housing needs of PLWH/A. The 2017-2018 Action Plan covers the 12 month period July 1, 2017 - June 30, 2018. It serves as the budget and application for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) funds and lists specific actions or activities that will be undertaken during the year to implement the strategies in the Consolidated Plan. The Action Plan also indicates the measurable outcomes or accomplishments that can be expected from the completion of each activity. The projects and activities the City proposes funding with 2017-2018 CDBG, HOME, and HOPWA funds are listed in Appendix B: Proposed Budgets, along with the allocation for each.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The long term goals of the City's current five year strategic plan are:

- 1) To provide decent housing
- 2) To provide a suitable living environment

3) To expand economic opportunities for very low, low and moderate income Warren residents. (No changes to the goals are proposed).

A strategic plan has been developed to meet the City's priority needs. Four objectives established to meet the City's priority housing and community development needs are listed below in order of priority. They are followed by a fifth objective established to meet the housing needs of PLWH/A (Persons Living with HIV/AIDS) in the Warren EMA.

1. Preserve existing single family neighborhoods.
2. Preserve existing single family housing stock.
3. Encourage homeownership among very low, low, and moderate income households and provide these households with opportunities to purchase affordable, decent, safe, and sanitary housing.
4. Encourage and cooperate with providers of shelter and support services for the homeless and with providers of homeless prevention services.
5. Provide income eligible PLWH/A in the 5 county Warren EMA with access to permanent, stable, decent, and affordable housing.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The activities the City has completed with its CDBG and HOME funds are succeeding in meeting the affordable housing and community development needs in the City. The overall goal of the City's Consolidated Housing and Community Development Plan is to provide decent, safe, and affordable housing and improved living environments for low and moderate income households. This goal is being pursued through activities in low and moderate income neighborhoods to upgrade the housing stock, improve the infrastructure, and other neighborhood services.

The City continues to certify Macomb Habitat for Humanity as a CHDO. The City has also improved its ability to provide affordable housing in a timely manner by working with Habitat for Humanity to identify potential homebuyers during the construction process.

There are still a number of vacant substandard properties for sale by foreclosing entities within the City. The cost of acquiring these homes and rehabilitating them to a level that makes them suitable for habitation is often more than market value. When these properties are purchased by households who will be occupants, the buyers often do not have the resources to make the needed repairs and end up

living in substandard housing. To address these issues the City funds code enforcement and demolition activities in an attempt to ensure occupied housing meets minimum habitability standards.

The City's performance administering HOPWA funds is satisfactory. The City successfully executed contracts with the Oakland Livingston Human Services Agency (OLHSA) to provide emergency housing assistance (short term assistance with rent, mortgage and utility payments and assistance with move-in expenses), housing support services (housing case management, assistance accessing available benefits and services, and life skill education), permanent housing placement (assistance with first months rent and security deposits) and in home care for the medically fragile. The City has also contracted with OLHSA to administer Tenant Based Rental Assistance as the City's housing agent.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Prior to preparing the 2017-2018 Proposed Action Plan, the City held three public meetings to review the needs, goals, objectives and strategies identified in the Consolidated Plan. On January 30, 2017 there was a meeting to discuss HOPWA. Meetings to discuss CDBG and HOME were held on January 31st and February 1st. Notice of the meetings invited written comments and requests for funding specific activities in the 2017-2018 program year with CDBG, HOME, or HOPWA funds. All comments and proposals received were considered in preparing this Action Plan. The 2017-2018 Proposed Action Plan will be made available for public comment for a period of 30 days from March 1, 2017 through March 31, 2017. On March 28, 2017, a public hearing was held before the Warren City Council to receive comments on the Proposed Plan. The 2017-2018 Action Plan was finalized taking into account any comments received at the March 28, 2017 public hearing or submitted in writing prior to the close of the public comment period on March 31, 2017. The 2017-2018 Action Plan was presented to the Warren City Council for adoption on July 11, 2017. The 2017-2018 funds allocated in the adopted Action Plan will be available for expenditure after the Action Plan is accepted by the U.S. Department of Housing and Urban Development (HUD) and 2017-2018 CDBG, HOME and HOPWA Grant Agreements with the Federal Government are executed. Reprogrammed funds from prior years will be available immediately.

In order to enhance coordination among the Continuum of Care, public and assisted housing providers, private and governmental health, mental health, and service agencies the City sent out a notice to each of these local providers inviting them to participate in the public meetings.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Please see attached appendices regarding public comments received.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments or views were accepted in formulating the plan.

**7. Summary**

Please see attached appendices for a summary of the requests for funds for the 2017-2018 CDBG, HOME, and HOPWA funds along with comments received.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WARREN	
CDBG Administrator	WARREN	City of Warren: Community Development
HOPWA Administrator	WARREN	City of Warren: Community Development
HOME Administrator	WARREN	City of Warren: Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

**Narrative (optional)**

The City of Warren operates under a strong Mayor/City Council form of government. City Council adopts the Consolidated Plan, which includes goals, objectives and strategies in the 5-year Strategic Plan and specific activities and budgets in the 1-year Action Plan. All amendments to the Consolidated Plan are adopted by City Council. The Mayor is elected as the chief executive officer and is the head of the administrative branch of the City.

By resolution when accepting CDBG, HOME and HOPWA funds, the City Council authorizes the Mayor to administer these programs. The Mayor has made administration of these programs part of the duties of his appointed Director of the Department of Community Development, who is also the CDBG, HOME, and HOPWA Program Director. As program director, his appointee is responsible for preparing the Consolidated Plan and providing direction, staffing, and coordination for all Consolidated Plan activities. He is assisted by the other members of the Community Development staff that includes four permanent employees: a Community Development Administrative Assistant; a Community Development Administrative and Financial Assistant; a Community Development Technician; and a Community Development Inspector and one full time

temporary employee: an Administrative Aide. These employees are responsible for the administrative, financial, clerical, and activity delivery functions.

The Mayor has also appointed a Community Development Committee (Committee) to make recommendations to the Mayor and the City Council with regard to the administration of the community development programs. Representatives from the following departments sit on the Committee: Mayor's Office, Attorney's Office, Controller's Office, Public Service Department - Building Division, Public Service Department - Engineering Division, and the Planning Department. One (1) member of City Council is selected by the Council to sit as a non-voting member on the Committee.

At each Committee meeting, the progress of all ongoing housing and community development activities is reviewed. The Committee provides program oversight and technical advice, making recommendations on how staff should proceed with the operation or administration of each activity. The Committee reviews all bills and makes recommendations regarding payments that are forwarded to City Council for final approval.

The representative from the Attorney's Office addresses legal questions at the meetings and reviews all contract documents associated with the operation of these programs. The Mayor's assistant ensures that there is ongoing communication with the Mayor. In addition, staff uses the resources of other city departments, as necessary, to coordinate Consolidated Plan activities.

The City does have a housing commission, but it is not part of the team that is responsible for administration of the CDBG, HOME, and HOPWA Programs.

#### **Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The following is an overview of the consultation that was conducted in preparation for the 2017-2018 Action Plan.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

Various agencies were invited to participate in the public meetings in preparation of the action plan to enhance coordination among public and assisted housing providers and other services agencies. The City will also plan to regularly attend meetings of the Macomb Homeless Coalition, the Continuum of Care planning body, to increase networking opportunities and exchange resource information with the other service organizations attending these meetings.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Warren invited the Macomb Homeless Coalition, the Continuum of Care planning body to participate in public meetings to identify priorities for this year’s action plan. The City will also attend regular meetings of the Homeless Coalition in order to increase coordination of homeless services.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Macomb County Continuum of Care claimed 405 homeless individuals were identified in the 2016 Point in Time Count of the homeless in Macomb County. Of those identified, approximately 15% stated that their last permanent address was in Warren. These numbers represent record numbers of first time homeless families seeking assistance from shelters and service providers. ESG funds will be utilized to provide emergency shelter beds, shelter operations, and financial assistance to low income clients

and case management. Additional efforts have been made by participating jurisdictions in supporting the need for affordable housing within the County.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

1	<p><b>Agency/Group/Organization</b></p>	<p>OAKLAND LIVINGSTON HUMAN SERIVE AGENCY</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Persons with HIV/AIDS</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>HOPWA Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>OLHSA was consulted on the housing and priority needs of persons living with HIV/AIDS in the Warren EMA (Oakland, Livingston, Macomb, Lapeer, and St Clair Counties). The consultation provided evidence of a link between stable housing and the ability to participate in HIV care. Proposed activities will center around stably housing clients and provide them supportive services to sustain positive changes.</p>
2	<p><b>Agency/Group/Organization</b></p>	<p>Care House</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Children</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Care House/Macomb County Child Advocacy Center was consulted on the needs of children and their families. The Proposed activities will center around providing assistance to families in Warren who are victims of abuse.</p>
3	<p><b>Agency/Group/Organization</b></p>	<p>Turning Point</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Victims of Domestic Violence Services-homeless</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Families with children</p>

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Turning Point was consulted on the needs of victims of domestic violence and their families.
4	<b>Agency/Group/Organization</b>	Macomb County Warming Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Warming Center was consulted on the needs of the homeless.
5	<b>Agency/Group/Organization</b>	Salvation Army MATTS Shelter
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army was consulted on the needs of the homeless.
6	<b>Agency/Group/Organization</b>	MCREST
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MCREST was consulted on the needs of the homeless.

7	Agency/Group/Organization	MCCSA- Senior Chores Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MCCSA was consulted on the needs of Senior Citizens.
8	Agency/Group/Organization	Society of St. Vincent De Paul
	Agency/Group/Organization Type	Services families at risk of becoming homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SVPD was consulted on the needs of families who are at risk of becoming homeless.
9	Agency/Group/Organization	Fair Housing Center of Metro Detroit
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing Center of Metro Detroit was consulted on the actions to help encourage fair housing.

Identify any Agency Types not consulted and provide rationale for not consulting

Several other public service organizations were invited to participate in the consultation process but did not respond to the invitation. The City did not intentionally omit any agency types from consultation.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Macomb Homeless Coalition	Through partial funding of the Macomb Homeless Coalition- Continuum of Care Coordinator, the goals of the continuum of care plan and the City's action plan are coordinated.

**Table 3 – Other local / regional / federal planning efforts**

## AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting

On January 11, 2017 an ad was published in the Warren Weekly indicating that the City was seeking input into the development of its 2017-2018 Housing and Community Development Action Plan HOPWA (Housing Opportunities for Persons with HIV/AIDS), HOME (HOME Investment Partnerships Program) and CDBG (Community Development Block Grant Program) Budgets. A special notice regarding only the HOPWA program was published in the Detroit News to reach all five counties (Lapeer, Livingston, Macomb, Oakland, and St. Clair) in the Warren EMA. The notices let interested parties know that they could submit comments directly to the City's Community Development staff or speak at public meetings scheduled as follows:

Meeting to Discuss HOPWA

Monday, January 30, 2017, at 10:00 a.m.

Warren City Hall

Township Meeting Room, 2nd Floor

One City Square

Warren, Michigan 48093

Meeting to Discuss CDBG & HOME

Tuesday, January 31, 2017 at 10:00 a.m.

Warren City Hall

Township Meeting Room, 2nd Floor

One City Square

Warren, Michigan 48093

Meeting to Discuss CDBG, HOME, & HOPWA

Wednesday, February 1, 2017 at 6:00 p.m.

Warren Community Center

Conference Room B (RM 504)

5460 Arden

Warren, Michigan 48092

Known affordable housing providers, housing support service providers and other parties who might have an interest in providing input into the development of the plan were sent individual notice of the meetings. The City also welcomed comments on the Development of the Action Plan from those who were unable to attend the meetings until the end of the comment period.



The City also scheduled a public hearing for March 28th to receive comments on the Proposed Plan. Interested parties were able to turn in comments prior to the close of the comment period

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community		This meeting was to discuss the 2017-2018 HOPWA grant and how funds should be allocated based on the current needs of persons living with HIV/Aids in the Warren EMIA.		
2	Public Meeting	Non-targeted/broad community				
3	Public Meeting	Non-targeted/broad community				
4	Newspaper Ad	Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Mailing	Public agencies, providers of hsg & community dev services, interested citizens, adjacent cities				
6	Internet Outreach	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources -- 91.220(c)(1,2)

#### Introduction

Below please find the amount of expected 2017-2018 funds for each of the respective grants.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	952,363	150,000	80,000	1,182,363	Expected Amount Available Remainder of ConPlan \$  2,700,000

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	372,687	30,000	0	402,687	900,000
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	603,737	0	29,975	633,712	0

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

A local match equal to 25 percent of the HOME entitlement expended for non-administrative purposes is required. Expenditures for

administration are limited to 10% of the entitlement amount. The City intends to expend this full amount for administration. Therefore, the City is required to make a local match equal to \$83,855 based on a HOME entitlement of \$372,687. Eligible forms of matching contributions subject to program restrictions include: cash from non-federal sources; taxes, fees, or charges which are waived, foregone, or deferred in a manner that achieves affordability of housing assisted with HOME funds; the value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of donated land or other real property; the cost of investment, made with non-federal resources, in infrastructure that the City documents are directly required for affordable housing assisted with HOME funds; proceeds from multifamily affordable housing and single-family project bond financing; and the reasonable value of site preparation and construction materials, not acquired with federal resources and any donated or voluntary labor in connection with the site preparation for, or construction or rehabilitation of, affordable housing. The City anticipates using the following sources of match to meet this obligation: Grant funds received from the Federal Home Loan Bank. For the past several years, local banks have sponsored applications submitted by Warren residents and home-buyers for grants made available through various Federal Home Loan Bank programs. During the 2017/2018 year, Macomb Habitat for Humanity will develop 2 new homes with HOME funds. The value of volunteer labor that will be expended on this home is estimated at \$25,000. This amount will be counted as non-cash match. The FHLBI Home Ownership Program (HOP) and Neighborhood Stabilization Assistance Program (NSA) provides non-federal funds to eligible home-buyers for down payment assistance. Similarly Bank of America provides non-federal funds through its Welcome Home Program to eligible home-buyers for down payment assistance. The City will encourage families buying housing developed with City of Warren HOME or NSP funds to take advantage of these programs. The value of any assistance they receive will be counted as match. Grants from the non-federal sources for weatherization or energy improvements at home rehabilitated with HOME, NSP, or CDBG funds administered by the Macomb County Community Services Agency. Waived bank fees for the first time home-buyers purchasing homes constructed or rehabilitated with HOME, NSP or CDBG fund. Waived fees for appraisals, surveys, real estate closings and other professional services. Donated land and labor.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

**Discussion**

Above please find a list of the expected resources for three (3) of the Federal grants administered by the City of Warren along with a discussion on how these funds will be leveraged.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve existing single family neighborhoods	2016	2020	Non-Housing Community Development	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Rehabilitation of owner occupied housing Reversal of Neighborhood Decline Maintenance of the Supply of Affordable Housing	CDBG: \$471,891 HOME: \$67,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Encourage Homeownership	2016	2020	Affordable Housing	South East Warren South Van Dyke Warren South West Warren	Increased Homeownership	HOME: \$280,000	Homeowner Housing Added: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homeless Prevention Services	2016	2020	Homeless	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Housing & Supportive Services for the Homeless	CDBG: \$30,000	Homelessness Prevention: 20 Persons Assisted
4	Preserve existing single family housing stock	2016	2020	Affordable Housing	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Rehabilitation of owner occupied housing	CDBG: \$325,000 HOME: \$67,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Access to affordable housing for PLWH/A	2016	2020	Non-Homeless Special Needs	Warren EMA	Housing (long term) Assistance with Rent Housing/ Resource Identification In Home Support for Medically Fragile Emergency Assistance with Rent, Mortgage, Utility	HOPWA: \$280,625	Tenant-based rental assistance / Rapid Re-housing: 30 Households Assisted Homelessness Prevention: 15 Persons Assisted Other: 20 Other

Table 6 – Goals Summary

**Goal Descriptions**

1	Goal Name	Preserve existing single family neighborhoods
	Goal Description	
2	Goal Name	Encourage Homeownership
	Goal Description	
3	Goal Name	Homeless Prevention Services
	Goal Description	
4	Goal Name	Preserve existing single family housing stock
	Goal Description	

5	<b>Goal Name</b>	Access to affordable housing for PLWH/A
	<b>Goal Description</b>	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following projects have been proposed in this year's action plan in order to help meet the needs and goals identified in the 5 year Strategic Plan.

### Projects

#	Project Name
1	2017 CDBG Housing
2	2017 CDBG Public Services
3	2017 CDBG Public Improvements
4	2017 CDBG Admin/Planning/Fair Housing
5	2017 CHDO Housing Development
6	2017 HOME Owner Rehab
7	2017 HOME New Construction
8	2017 HOME Admin/Planning
9	2017-2020 City of Warren MIH-17F-002 (COW)
10	2017-2020 Oakland Livingston Human Service Agency MIH-17F-002 (OLHSA)

Table 7 - Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Special non-homeless subpopulations include the frail elderly, elderly, physically disabled, developmentally disabled, persons with severe mental illness, persons with alcohol or other drug addictions, and PLWH/A. As discussed in the Consolidated Plan, assisting members of special non-homeless subpopulations is a high priority need. The City's regular housing activities including owner rehabilitation, and new construction which are available to members of these subpopulations provided they meet all other activity requirements (for example, ability to obtain mortgage financing for purchase programs, housing payment current for rehabilitation loan programs, etc.). In addition, Chore services such as assistance with lawn cutting and snow removal will be made available to homeowners with physical disabilities as well as the elderly. With the exception of PLWH/A, the City has neither the resources nor the personnel to develop housing to meet the housing needs of these specific subpopulations. The City will consider issuing certificates of consistency for other agencies proposing to develop housing to meet the needs of all special subpopulations.

These special subpopulations also have needs for supportive services. In addition to counseling specific to each subpopulation, the supportive service needs of limited income members of these groups include chore services, housing rehabilitation, transportation, food service, medical assistance and prescription drug assistance. Services available to meet these needs in general are discussed in the Consolidated Plan.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	2017 CDBG Housing
	<b>Target Area</b>	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	<b>Goals Supported</b>	Preserve existing single family neighborhoods
	<b>Needs Addressed</b>	Rehabilitation of owner occupied housing Reversal of Neighborhood Decline Correction of Environmental Problems
	<b>Funding</b>	CDBG: \$471,891
	<b>Description</b>	Funding under this project will be allocated for: homeowner rehab and enforcement of the City's Property Maintenance and Rental Registration Ordinances.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
2	<b>Project Name</b>	2017 CDBG Public Services
	<b>Target Area</b>	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	<b>Goals Supported</b>	Homeless Prevention Services
	<b>Needs Addressed</b>	Senior/ Handicap Services (Chores) Housing & Supportive Services for the Homeless Child Advocacy Services Housing Support for Victims of Domestic Violence
	<b>Funding</b>	CDBG: \$130,000

	<b>Description</b>	This project will provide the following services: shelter for the homeless, emergency services for those at risk of becoming homeless, lawn and snow assistance for the elderly, and child advocacy.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
3	<b>Project Name</b>	2017 CDBG Public Improvements
	<b>Target Area</b>	South Van Dyke Warren
	<b>Goals Supported</b>	Preserve existing single family neighborhoods
	<b>Needs Addressed</b>	Street Repair/Reconstruction
	<b>Funding</b>	CDBG: \$360,000
	<b>Description</b>	The City plans to re-pave a portion of Mullin Ave from Sherman to Jackson.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
4	<b>Project Name</b>	2017 CDBG Admin/Planning/Fair Housing
	<b>Target Area</b>	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	<b>Goals Supported</b>	Preserve existing single family neighborhoods Preserve existing single family housing stock Encourage Homeownership Homeless Prevention Services

	<b>Needs Addressed</b>	Rehabilitation of owner occupied housing
	<b>Funding</b>	CDBG: \$220,472
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
5	<b>Project Name</b>	2017 CHDO Housing Development
	<b>Target Area</b>	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	<b>Goals Supported</b>	Encourage Homeownership
	<b>Needs Addressed</b>	Increased Homeownership
	<b>Funding</b>	HOME: \$50,319
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
6	<b>Project Name</b>	2017 HOME Owner Rehab
	<b>Target Area</b>	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	<b>Goals Supported</b>	Preserve existing single family housing stock



	<b>Needs Addressed</b>	Rehabilitation of owner occupied housing
	<b>Funding</b>	HOME: \$67,000
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	2017 HOME New Construction
	<b>Target Area</b>	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	<b>Goals Supported</b>	Encourage Homeownership
	<b>Needs Addressed</b>	Increased Homeownership
	<b>Funding</b>	HOME: \$245,100
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	2017 HOME Admin/Planning
	<b>Target Area</b>	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	<b>Goals Supported</b>	Preserve existing single family housing stock

	<b>Needs Addressed</b>	Rehabilitation of owner occupied housing
	<b>Funding</b>	HOME: \$40,268
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
9	<b>Project Name</b>	2017-2020 City of Warren MIH-17F-002 (COW)
	<b>Target Area</b>	Warren EMA
	<b>Goals Supported</b>	Access to affordable housing for PLWH/A
	<b>Needs Addressed</b>	Housing/ Resource Identification
	<b>Funding</b>	HOPWA: \$18,112
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
10	<b>Project Name</b>	2017-2020 Oakland Livingston Human Service Agency MIH-17F-002 (OLHSA)
	<b>Target Area</b>	Warren EMA
	<b>Goals Supported</b>	Access to affordable housing for PLWH/A
	<b>Needs Addressed</b>	Housing (long term) Assistance with Rent Housing/ Resource Identification In Home Support for Medically Fragile Emergency Assistance with Rent, Mortgage, Utility
	<b>Funding</b>	HOPWA: \$615,600
	<b>Description</b>	
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

To facilitate the analysis of community demographics and housing market conditions, the City has been divided into six (6) geographic regions. The name and outline of each region is shown on Map 1 (Consolidated Plan Regions). These regions are designated as follows: North-West, North Van Dyke Corridor, North-East, South-West, South Van Dyke Corridor, and South-East. The northern regions are separated from the southern by I-696. The western regions are separated from the Van Dyke Corridor by the Mound Road Industrial Corridor. Hoover Road separates the eastern regions from the Van Dyke Corridor. Traditionally, the City has been divided into four (4) quadrants for the purpose of analyzing community characteristics. This division of the City into six (6) regions has the advantage of grouping the City's oldest residential neighborhoods, located both east and west of Van Dyke Avenue in south Warren, into a single geographic region called the South Van Dyke Corridor.

Warren EMA: Consists of Oakland, Macomb, Lapeer, Livingston, and St. Clair County

### Geographic Distribution

Target Area	Percentage of Funds
North East Warren	10
South East Warren	25
North Van Dyke Warren	25
South Van Dyke Warren	10
North West Warren	10
South West Warren	20
Warren EMA	100

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The rationale for prioritizing the allocation of investment of HOME and CDBG funds to the Southern portion of the City is because these are the areas with the oldest housing stock and the greatest percentage of low income households.

One hundred percent of the HOPWA funds will be spent in the Warren EMA (Oakland, Macomb, Lapeer, St. Clair, and Livingston Counties). Following the distribution of persons living with HIV/AIDS in these counties approximately 2/3 of the funds will be expended to serve residents of Oakland County, 1/4 to

serve residents of Macomb County, and the balance will be expended in the remaining counties.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One of the high priority needs identified is to maintain the supply of affordable housing. Therefore, a large portion of the City's activities are structured toward fostering and maintaining affordable housing. For example, the rehabilitation projects are designed to maintain affordable housing in a decent, safe, and sanitary condition. The CHDO Housing Development Project is designed to add new units or return existing units to the affordable housing market. The other neighborhood revitalization activities such as code enforcement, and street improvements are designed to improve the environment in which affordable housing exists.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	37
Special-Needs	30
Total	67

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	1
Rehab of Existing Units	15
Acquisition of Existing Units	1
Total	67

Table 10 - One Year Goals for Affordable Housing by Support Type

## Discussion

It is estimated that the above referenced households will be supported through the following activities:

- 50 households will be provided with short term assistance to prevent homelessness.
- 15 households will receive residential rehab
- 1 new unit will be acquired for an affordable housing project
- 1 new unit will be constructed for an affordable housing project

The City will also undertake the following activities to assist with supporting affordable housing:

- Rental Assistance (HOPWA-TBRA)
- Homeless prevention
- New Units (CHDO Housing Development)
- Rehab of existing units

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There is no federally funded public housing in Warren.

### **Actions planned during the next year to address the needs to public housing**

N/A

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

N/A

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The needs of the homeless in Warren are largely met by a network of housing and service providers that serve the entire county. These facilities and agencies were described in the Consolidated Plan. The City is sympathetic to the needs of the homeless and does have an ongoing relationship with these agencies. The City consults with them and coordinated preparation of the Consolidated and Annual Action Plan with their input. Data on the needs of the homeless was collected by the Macomb Homeless Coalition (MHC) and the recommended strategies to meet those needs were prepared by the MHC.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The City has limited resources to reach out to homeless persons and access their individual needs. The City makes necessary referrals to the Macomb Homeless Coalition, which serves as Macomb County's Housing Assessment and Resource Agency/ single point of entry for homeless and those at risk of homelessness. The Macomb Homeless Coalition can provide the most current information on resources available for those households that are homeless, or at risk of becoming homeless.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City has allocated over \$50,000 in this years action plan to four providers of emergency shelter. The City has also allocated \$30,000 to provide homeless prevention services to those residents at risk of becoming homeless.

#### **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**

The City provides funding towards the cost of the Continuum of Care (CoC) Coordinator position and coordination activities. The Coordinator oversees Macomb County's CoC, including applying for State

and Federal grants to assist the homeless persons of Macomb County. This necessary funding helps those chronically homeless individuals and families with children receive the assistance needed to transition to independent living.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In general, the City does not have the personnel or funding to directly address the needs of the homeless. Limited funding is allocated in this Action Plan to the Society of St. Vincent de Paul provides financial assistance to prevent homelessness through its existing network of parish conferences. The City will reimburse St. Vincent de Paul for services provided to Warren residents limited to food, utility payments, rent/mortgage payments (including move-in expenses: security deposits and first month's rent), medical expense payments, emergency home repair payments, and employment – related transportation assistance

## **Discussion**

**AP-70 HOPWA Goals– 91.220 (l)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	20
Tenant-based rental assistance	30
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>50</b>

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The Housing Market Conditions portion of the Consolidated Plan has demonstrated that the City of Warren maintains diversity in the type and cost of housing available for sale or rent. In general, the housing in the older, southern region of the City is among the most affordable in Macomb County. The City strives to make affordable housing both possible and practical. No barriers to the development, maintenance, or improvement of affordable housing have been identified in the City's current ordinances, land use and zoning policies

**Actions it planned 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**

The most common residential zoning district in the City of Warren is R-1-C, which requires a minimum of 60 feet in width, 120 feet in depth and 7,200 square feet in site area. However, most of the subdivisions in the older, southern regions of the City were platted long before the Zoning Ordinance was adopted by the City. As such, many of the subdivisions contain 30-40 foot wide platted lots. The City allows the construction of single-family homes on these lots, provided that they meet the minimum setback requirements. The City's Zoning Ordinance actually provides less stringent side setback requirements on lots containing less than 60 feet in width in order to better facilitate construction and in-fill development of affordable housing in these older neighborhoods of the City.

The City has recently revised the Zoning Ordinance with regard to the minimum size of new single-family homes throughout the City. The revisions require that any proposed new single-family home be no less than the average square foot floor area of existing homes located within a 300 foot radius of the proposed site. However, since the average square foot floor area in the southern regions of the City is 1,032 sq. ft., this requirement does not put undue burden on developers to construct costly, large homes in the areas of the City considered the most affordable. In fact, single-family homes as small as 880 square feet may be permitted on some sites in the City as long as the minimum setback requirements are met. The intention of the recent Zoning Ordinance revision is to encourage the construction of homes that blend into the existing neighborhoods. This revision has not been a detriment to the construction of modest and affordable housing.

In addition to the concessions for affordable housing provided in the Zoning Ordinance, the City also has a timely and cost efficient review process for the new construction of single-family homes. One

department coordinates the process through final approval, which generally takes between 2 to 4 weeks. Unlike many communities, the City of Warren has not set forth design guidelines and exterior material requirements for general single-family construction. This provides developers with the opportunity to take advantage of less expensive building materials, such as vinyl siding.

The State of Michigan recently adopted a new Energy Code, which will raise the cost of building a new home by as much as \$1,000 with increased insulation requirements, etc. However, this initial investment will save homeowners money on heating costs as it provides a more efficient home. It is not yet known how enforcement of this new Energy Code will impact the cost of rehabilitation.

**Discussion:**

The City's Property Maintenance Ordinance governs the maintenance of existing housing. It is a flexible set of minimum standards designed to encourage the preservation of the existing housing stock. Vacant homes must receive a certificate of occupancy, confirming compliance with the Property Maintenance Ordinance before they can be reoccupied. Abatement of vacant homes that don't comply with the Property Maintenance Ordinance though demolition is only recommended by the City as a last resort. Owners of deteriorated homes are given every opportunity to have their home repaired before the City takes steps to have them removed through nuisance abatement.

General home maintenance improvements, such as new windows, siding, roof, etc., are encouraged by the City and do not generate an increase in a home's assessed values. Understandably, however, improvements which increase the size of a home will produce an increase.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following sections describe the actions the City plans to undertake with regards to affordable and fair housing, lead based paint, reducing poverty level families, and the coordination of housing providers.

### **Actions planned to address obstacles to meeting underserved needs**

In order to address the obstacles to meeting underserved needs the City plans to work collaboratively with other jurisdictions and the County to pool resources and coordinate efforts.

### **Actions planned to foster and maintain affordable housing**

The City's entire Action Plan is directed toward fostering and maintaining affordable housing. For example, the rehabilitation projects are designed to maintain affordable housing in decent, safe, and sanitary condition. The CHDO Housing Development Project is designed to add new units or return existing units to the affordable housing market. The abandoned building removal (demolition) activity is designed to remove obsolescent dwellings from the housing stock so they can't be marketed as suitable affordable housing. The other neighborhood revitalization activities such as code enforcement, street improvements, and park improvements are designed to improve the environment in which affordable housing exists. No existing public policies have been identified as barriers to affordable housing.

### **Actions planned to reduce lead-based paint hazards**

In compliance with HUD regulations, all housing constructed before 1978 that will be rehabilitated using CDBG or HOME funds is evaluated by a State Certified Risk Assessor, who conducts a complete interior and exterior paint inspection and risk assessment. All work that is necessary to address any existing lead-based paint hazards or hazards that will be created by the rehabilitation work (such as cutting intact surfaces that are covered with lead-based paint or replacing windows that are covered with lead-based paint that is in fair condition) is included in the rehabilitation specifications. Properly trained individuals are hired to complete this work. After any rehabilitation work is completed in residences where lead-based paint hazards were addressed, clearance examinations are conducted and the residence must pass clearance before the residents can reoccupy the area where the lead work occurred and before final payment is processed. When down payment assistance is requested to acquire a single-family residence constructed before 1978, a visual assessment of the residence will be conducted to

identify deteriorated paint. If deteriorated paint is found it will either be assumed to be lead-based paint or the seller/buyer at their expense may hire a certified risk assessor to conduct tests to determine if there is lead-based paint on the surfaces with deteriorated paint. If deteriorated lead-based paint is found or assumed to be present, the seller/buyer at their expense must hire properly trained workers to stabilize the paint and the buyer/seller must have a clearance examination of the work site. The work sites must pass the clearance examination for the residence to be eligible to be purchased with down payment assistance from the City.

### **Actions planned to reduce the number of poverty-level families**

The types of programs that help raise families above the poverty level include job training and education, and the City is providing limited support for such programs:

The City provides funding for MSUE to offer Individual Money Management Counseling sessions to individuals who have an identified need for money management consultation such as rehabilitation loan recipients having difficulty making their house payments or families preparing to buy a home in Warren. Homebuyer education is mandatory for all homebuyer program applicants. MSUE offers classes (not funded by the City's CDBG or HOME Program) that meet this requirement.

### **Actions planned to develop institutional structure**

Macomb County provides a network of governmental, non-profit and private sector agencies that are working to meet housing and supportive service needs. The City of Warren is an active participant in this system. The City, through the Community Development Block Grant Program staff, also works cooperatively with HUD, SEMCOG, MSHDA, Macomb County and local non-profit housing and support service providers such as Macomb Habitat for Humanity (Habitat), and the Michigan State University Extension - Macomb Office (MSUE).

Staff has participated in the Macomb County Asset Building Coalition, which is an informal organization of nonprofits, lending institutions, social service agencies and local governments who have come together to organize free income tax preparation and e-filing for low income county residents. The goal is to ensure that all eligible individuals are receiving the Earned Income Tax Credit. The coalition also works to increase their financial literacy and provide them with money smart skills they can use to manage any tax refunds or credits they receive. The IRS provided staff that facilitated the formation of the coalition. The IRS has also provided free tax preparation software and the Volunteer Accounting Service Team (VAST) provided free training for volunteer tax preparers.

In southeastern Michigan, there is an existing network of organizations funded mainly through HOPWA or the Ryan White Care Act who provide a wide range of services to PLWH/A. The City of Detroit Health Department HOPWA Program staff and the State of Michigan Department of Community Health HOPWA

Program staff have been especially helpful in providing Warren with information necessary to understand the needs of PLWH/A and the resources available to meet these needs. In addition, the Oakland Livingston Human Services Agency (OLHSA) the City's project sponsor for HOPWA activities maintains a close working relationship with the Case Management Organizations serving the Warren EMA.

The Macomb Homeless Coalition employs a Continuum of Care (CoC) Coordinator who oversees the development and implementation of the Macomb County CoC. Because homelessness has no geographic boundaries, the City provides partial funding for the salary of the CoC Coordinator. The CoC Coordinator is responsible for the following:

- Conducting research on the number and demographics of local homeless, shelter capacity and needed information including the biannual Point in Time Count, the annual housing inventory survey, and monitoring HMIS data.
- Developing a gaps analysis.
- Using the research and gaps analysis to develop short and long-term goals to address local homelessness.
- Working with MHC CoC committees and individual member agencies to coordinate services for the homeless.
- Implementing the Ten Year Plan to End Chronic Homelessness in Macomb County.
- Applying for funding, such as HUD's Targeted Homeless Assistance Grant and MSHDA's Emergency Shelter Grant to create additional capacity.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Non-profit organizations have become very important players in developing affordable housing. The coordination of public and private resources can often best be achieved by non-profit organizations. The advantages enjoyed by non-profits include creativity, flexibility and accessibility, intimate knowledge of the community, and ability to leverage financing from a variety of government and private sources. In terms of funding, non-profit organizations are often eligible for foundation grants not available to governmental or for-profit entities.

The potential for non-profit organizations and neighborhood associations to provide affordable housing is great. It is only hampered by the limited number of organizations with the capacity to enter the field. The City currently contracts with the non-profit housing organization Macomb County Habitat for Humanity (Habitat). The City has certified Habitat as a City of Warren Community Housing Development Organization (CHDO). The vision of Habitat is to revitalize neighborhoods by partnering with families to create affordable housing for the residents of Macomb County. In 1993, Macomb County Habitat was incorporated as a 501(c)(3) non-profit organization. The first Habitat home in Macomb County was



completed in 1995, and for the following several years, the affiliate constructed two houses a year entirely with volunteers labor and volunteer administration. In 2000, the first administrative staff member was hired and by 2004 twenty-two families had moved into Habitat homes in Macomb County.

In January of 2004, Habitat hired an Executive Director. Since 2004, Macomb Habitat has likewise multiplied its production, and by the end of 2009 will have housed over sixty families in Habitat homes, and is on plan to construct or rehab 14-16 homes per year utilizing over 4,000 volunteers each year.

Instrumental in this growth have been factors that include the development of a competent, professional, committed staff, the initiation and development of a successful Restore resale facility, and the development of strategic partnerships with local governmental entities, individuals, organizations and businesses.

In addition, systems and programs have been developed that include individual donor development, rehab construction systems, a Women Build program, Thrivent Build and faith build programs, Vision 2020 program, etc.

The private sector is often overlooked when the concept of affordable housing is mentioned; yet, it is the private sector that owns and operates the largest percentage of housing in our nation. The National Affordable Housing Act of 1990 refers frequently to the term public/private partnerships. In Warren, private developers and religious and ethnic associations own all of the subsidized housing complexes.

In the past, under certain Federal and State programs, private for profit developers were able to receive grants, loans, mortgage financing, and mortgage insurance to build subsidized housing. These entities were also permitted to provide and administer housing subsidies to the families living in these complexes. The private developer should not be overlooked as a key resource for building affordable housing.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

The sections that follow give specific program provisions for both the CDBG and HOME Grants.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment will be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City has not, and does not intend, to utilize resale to ensure affordability of units acquired with HOME funds. If a homebuyer sells a home or ceases to use it as a principal residence during the affordability period, the HOME subsidy will be recaptured. Recapture means repayment of the HOME subsidy to the City's HOME Trust Fund.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

In order to ensure the affordability of units acquired with HOME funds the City does an extensive review at the time of eligibility. In reviewing a client's income, a housing debt to income ratio is conducted for potential homebuyers. Applicants housing debt to income ratio cannot exceed 30% to be eligible. If an applicant is found to be eligible, and purchases a City owned home, they are sent an annual recertification each year until the end of affordability period. This certification ensures the home buyer still resides in the home. If it is determined that the homebuyer no longer resides at the property, or is not using it as their principle place of residence, the recapture provision as stated above will be triggered.

The City does not plan to use HOME funds to assist with rental housing.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

There are no plans to refinance debt secured by multifamily housing.

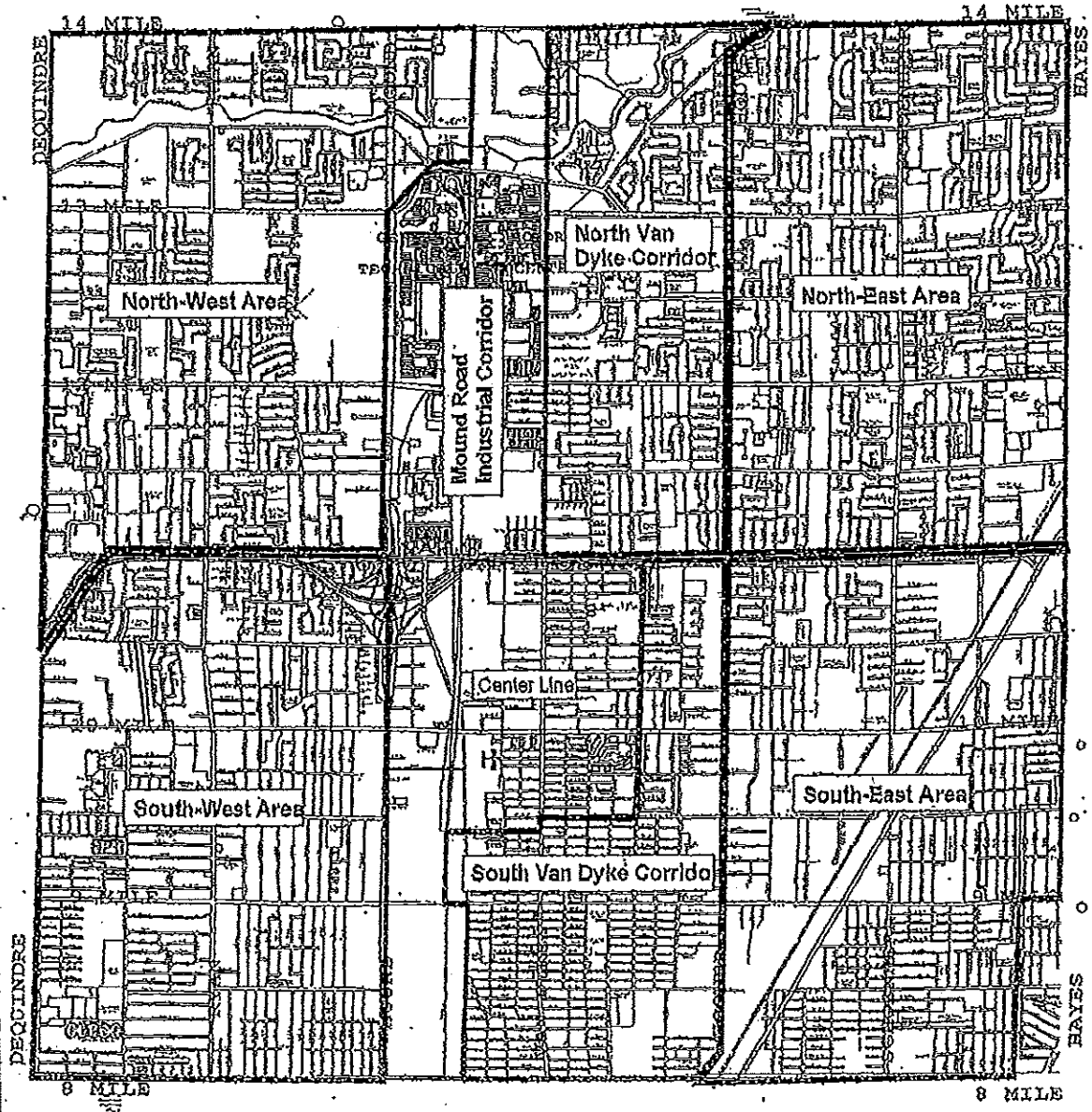


**CITY OF WARREN**

**2017-2018 HOUSING AND COMMUNITY DEVELOPMENT  
ACTION PLAN**

**APPENDIX A: MAP 1 – Consolidated Plan Regions**

# MAP 1.- CONSOLIDATED PLAN REGIONS





**CITY OF WARREN**

**2017-2018 HOUSING AND COMMUNITY DEVELOPMENT  
ACTION PLAN**

**APPENDIX B: Proposed Budget**

***2017-2018 Housing and Community Development  
Proposed Budgets***

**Anticipated 2017-2018 CDBG Revenues**

<u>Source</u>	<u>Amount</u>
2017 Formula Allocation	\$952,363.00
2017 Program Income (Loan Repayment – Estimate)	150,000.00
Reprogrammed Funds	
Activity 16-10 Hope Center Macomb	13,000.00
Activity 14-10 Rehab	67,000.00
<b>Total</b>	<b>\$1,182,363.00</b>

**Proposed 2017-2018 CDBG Projects**

<u>Name/Description</u>	<u>Funding</u>
17-01 Residential Rehab – Owner Occupied Housing	\$131,891.00
17-02 Rehabilitation Delivery/ Project Management for CDBG & HOME	195,000.00
17-03 Enforcement Property Maintenance and Rental Registration Codes	100,000.00
17-04 Demolition	45,000.00
17-05 Macomb Community Action – Senior Citizen Chores Service	35,000.00
17-06 Homelessness Prevention (St. Vincent de Paul)	30,000.00
17-07 Turning Point (Domestic violence shelter)	13,000.00
17-08 MCREST (Homeless shelter)	13,000.00
17-09 Care House (Advocate for victims of child abuse)	13,000.00
17-10 Salvation Army MATTS (Homeless shelter)	13,000.00
17-11 Macomb Warming Center (Homeless shelter)	13,000.00
17-12 Public Improvement: Mullin Ave. (Road segment)	360,000.00
17-13 General Administration	196,972.00
17-14 Continuum of Care Coordinator	3,500.00
17-15 Fair Housing	20,000.00
<b>Total</b>	<b>\$1,182,363.00</b>

**Anticipated 2017–2018 HOME Revenues**

<u>Source</u>	<u>Amount</u>
2017 Formula Allocation	\$372,687.00
2017 Program Income (Sale of Homes and Repayment of Loans - Estimate)	30,000.00
<b>Total</b>	<b>\$402,687.00</b>



**Proposed 2017-2018 HOME Projects**

<u>Name/Description</u>	<u>Funding</u>
H17-01 CHDO Housing Development	\$50,319.00
H17-02 Rehabilitation of Owner Occupied Housing	67,000.00
H17-03 New Construction	245,100.00
H17-04 Administration	40,268.00
<b>Total</b>	<b>\$402,687.00</b>

**Anticipated 2017-2018 HOPWA Revenues**

<u>Source</u>	<u>Amount</u>
2017 Formula Allocation	\$603,737.00
Reprogrammed Funds (completed projects)	
WA15-02 Supportive Services	2,097.74
WA15-01 STRMU	7,569.51
WA15-06 Move-In	20,308.00
<b>Total</b>	<b>\$633,712.25</b>

**Proposed 2017-2018 HOPWA Projects**

<u>Name/Description</u>	<u>Funding</u>
WA17-01 Short Term Rent Mortgage Utility Asst.	\$40,000.51
WA17-02 Supportive Services	184,974.74
WA17-03 Tenant Based Rental Assistance	200,625.00
WA17-04 In Home Nonmedical Care for Medically Fragile	150,000.00
WA17-05 Administration	18,112.00
WA17-06 Permanent Housing Placement (Move-In)	40,000.00
<b>Total</b>	<b>\$633,712.25</b>



**CITY OF WARREN**

**2017-2018 HOUSING AND COMMUNITY DEVELOPMENT  
ACTION PLAN**

**APPENDIX C: Public Input, Development of Action Plan**

**SUMMARY OF PUBLIC INPUT REGARDING DEVELOPMENT OF ACTION PLAN  
INCLUDING REQUESTS FOR 2017-2018 FUNDS**

On January 11, 2017 an ad was published in the Warren Weekly indicating that the City was seeking input into the development of its 2017-2018 Housing and Community Development Action Plan HOPWA (Housing Opportunities for Persons with HIV/AIDS), HOME (HOME Investment Partnerships Program) and CDBG (Community Development Block Grant Program) Budgets. A special notice regarding only the HOPWA program was published on January 9th, in the Detroit News to reach all five counties (Lapeer, Livingston, Macomb, Oakland, and St. Clair) in the Warren EMA. The notices let interested parties know that they could submit comments directly to the City's Community Development staff or speak at public meetings scheduled as follows:

Meeting to Discuss HOPWA  
Monday, January 30, 2017, at 10:00 a.m.  
Warren City Hall  
Township Meeting Room, 2<sup>nd</sup> Floor  
One City Square  
Warren, Michigan 48093

Meeting to Discuss CDBG & HOME  
Tuesday, January 31, 2017 at 10:00 a.m.  
Warren City Hall  
Township Meeting Room, 2<sup>nd</sup> Floor  
One City Square  
Warren, Michigan 48093

Meeting to Discuss CDBG, HOME, & HOPWA  
Wednesday, February 1, 2017 at 6:00 p.m.  
Warren Community Center  
Conference Room B (RM 504)  
5460 Arden  
Warren, Michigan 48092

Known affordable housing providers, housing support service providers and other parties who might have an interest in providing input into the development of the plan were sent individual notice of the meetings.

**The following individuals were present at the January 30, 2017 HOPWA planning meeting:**

- Gina Hensley, City of Warren Office of Community and Economic Development
- Angela Tarasenko, City of Warren Office of Community and Economic Development
- Ashley Palmer, Unified -HIV Health and Beyond
- Sherry Hatrick, OLHSA
- Liz Lucas, OLHSA
- Anna Schroen, Eight Mile Blvd Association
- Tracy Wisniewski, OLHSA
- Patrice Garry, OLHSA

**Liz Lucas:** Stated that additional funding should be made available for the tenant based rental assistance (TBRA) program. Ms. Lucas claimed that she is seeing an increase in the number of clients who are

dually diagnosed, and several local shelters are full. Additional funding would be helpful to service these clients especially those on a fixed income.

**Anna Schroen:** Stated she is the Director of Programs for the Eight Mile Boulevard Association and that her organization works with local municipalities along the boulevard to revitalize and promote the corridor.

**Ashley Palmer:** Stated that her organization receives HOPWA funding from the State of Michigan to service eligible clients in Jackson, Washtenaw, Monroe, Livingston, and Lenawee counties. She discussed some of the programs they run with the HOPWA funds they receive.

**The following individuals were present at the January 31, 2017 CDBG and HOME planning meeting:**

- Gina Hensley, City of Warren Office of Community and Economic Development
- Angela Tarasenko, City of Warren Office of Community and Economic Development
- Sister Theresa Mayrand, Gianna House
- Helen Hicks, Habitat for Humanity
- Robert Johnson, Habitat for Humanity
- Anna Schroen, 8 Mile Blvd. Association
- Beth Edberg, Warren Resident/Central Michigan Student

**Sister Theresa Mayrand:** Stated that she is with Gianna's House, a pregnancy and parenting residence in Eastpointe. She was interested in learning more about the application process.

**Helen Hicks:** Stated she was the President and CEO for Macomb Habitat for Humanity. Macomb Habitat has partnered with the City of Warren on several housing projects, and they hoped to continue to do so.

**Robert Johnson:** Stated he is the COO for Macomb Habitat for Humanity. He claimed they were interested in applying for funding to provide financial management/ budgeting classes to both current and former partner families.

**Anna Schroen:** Stated she is the Director of Programs for the Eight Mile Boulevard Association and that her organization works with local municipalities along the boulevard to revitalize and promote the corridor.

**Beth Edberg:** Stated she is a student at Central Michigan University with coursework in Community Development. She claimed she saw the notice in the Warren Weekly and decided to attend the meeting to gain additional information.

**The following individuals were present at the February 1, 2017 CDBG, HOME, & HOPWA planning meeting:**

- Gina Hensley, Office of Community and Economic Development
- Angela Tarasenko, Office of Community and Economic Development
- Gail Harding, Salvation Army MATTS Shelter
- Colleen Motley, Interfaith Volunteer Caregivers

**Gail Harding:** Stated that she is the Shelter Director at Salvation Army MATTS. She claimed that Warren had partnered with MATTS for several years and that they hoped to continue the partnership.

**Colleen Motley:** Stated that she is the Fund Development Director at Interfaith Volunteer Caregivers. She claimed her organization matches volunteers with residents in need of assistance with no cost to the resident. She further claimed that they are receiving more requests for assistance with home repair projects than they can process and were interested in submitting an application for funding.

**Requests for Funding from Additional Public Service Providers:**

**MCREST – Homeless Shelter**

*Amount Requested:* \$13,000

*Proposed Allocation:* \$12,000

*Response:* As the amount of available funding declines and citizens' need for services increases, the City is proposing to maintain the level of funding allocated for each of the providers.

**Salvation Army MATTS – Homeless Shelter**

*Amount Requested:* \$12,000

*Proposed Allocation:* \$12,000

**CARE HOUSE – Child Advocacy**

*Amount Requested:* \$16,000

*Proposed Allocation:* \$12,000

*Response:* As the amount of available funding declines and citizens' need for services increases, the City is proposing to maintain the level of funding allocated for each of the providers.

**Macomb Warming Center – Homeless Shelter**

*Amount Requested:* \$15,000

*Proposed Allocation:* \$12,000

*Response:* As the amount of available funding declines and citizens' need for services increases, the City is proposing to maintain the level of funding allocated for each of the providers.

**Turning Point – Shelter for Victims of Domestic Violence**

*Amount Requested:* - \$15,000

*Proposed Allocation:* - \$12,000

*Response:* As the amount of available funding declines and citizens' need for services increases, the City is proposing to maintain the level of funding allocated for each of the providers.

**Society of St. Vincent de Paul – Homeless Prevention: Assistance with Utility, Rent and Mortgage Payments**

*Amount Requested:* \$30,000

*Proposed Allocation:* \$30,000

**Macomb Community Action – Senior Chores Services**

*Amount Requested:* \$40,000

*Proposed Allocation:* \$30,000

*Response:* – As the amount of available funding declines and citizens' need for services increases, the City is proposing to maintain the level of funding allocated for each of the providers rather than eliminate funding for one.

Wigs 4 Kids

Amount Requested: \$2,000

Proposed Allocation: \$0

*Response:* -The amount of funding the City receives is limited, and only activities that meet the highest priority needs to improve housing and neighborhoods are considered for funding.

Macomb Homeless Coalition - Continuum of Care

Amount Requested: \$3,500

Proposed Allocation: \$3,500

*Response:* - Every community who receives HUD funds is required to have a Homeless Continuum of Care Program to plan for and coordinate the services the homeless need to make the transition to safe and permanent housing. The City meets this obligation by partially funding the County staff responsible for coordination of the Continuum of Care.

Interfaith Volunteer Caregivers

Amount Requested: \$6,000

Proposed Allocation: \$0

*Response:* - The City already allocated funding for homeowner repair and chore services and does not have adequate funding to enter into an agreement for similar services.

Oakland Livingston Human Service Agency- (OLHSA, HOPWA Project Sponsor)

Amount Requested: \$445,236

Proposed Allocation: \$334,975.25

*Response:* - The amount of HOPWA funding requested is to support the following programs: Medically Fragile, STRMU, Move-In, and Supportive Services. The City must also fund the Tenant Based Rental Assistance program and likewise shifted necessary funds into this program.

Written Requests for Funding from City Departments

The *Engineering Division* requested \$359,772 to fund the rehabilitation of Mullin Avenue from Jackson to Sherman (approximately 660 LF). The proposed project entails: removal of existing deteriorated concrete pavement and installation of new concrete pavement, along with some miscellaneous drainage, ADA sidewalk ramp improvements and related restoration.

*Proposed Allocation:* \$330,000

*Response:* This amount is being proposed to provide adequate funding for other projects.

The *Parks and Recreation Director* requested \$280,000 to fund various improvements to Trombly Park. The proposed project entails: making the comfort station ADA accessible, replacement of the play structure, removal of the basketball court, and resurfacing the parking lot.

*Proposed Allocation:* \$0

*Response:* -The amount of CDBG funding the City receives is limited, and there is not adequate funding to support 2 public improvement projects.

The *Public Service Department* requested \$100,000 to fund continued efforts to enforce the property maintenance and rental registration codes.

*Proposed Allocation:* \$100,000



**CITY OF WARREN**

**2017-2018 HOUSING AND COMMUNITY DEVELOPMENT  
ACTION PLAN**

**APPENDIX D: Public Input, Proposed Action Plan**

## SUMMARY OF PUBLIC INPUT REGARDING PROPOSED ACTION PLAN

On March 1, 2017 an ad was published in the Warren Weekly indicating that the City was seeking input on its Proposed 2017-2018 Housing and Community Development Action Plan [HOPWA (Housing Opportunities for Persons with HIV/AIDS), HOME (HOME Investment Partnerships Program) and CDBG (Community Development Block Grant Program) Budgets]. A special notice regarding only the HOPWA program was published on March 5<sup>th</sup> in the Detroit News to reach all five counties (Lapeer, Livingston, Macomb, Oakland, and St. Clair) in the Warren EMA. The notices let interested parties know that they could submit comments directly to the City's Community Development staff or speak at the public hearing as follows:

Tuesday, March 28, 2017, at 7:00 p.m.  
Warren City Council Chambers  
Warren Community Center  
5460 Arden, Warren Michigan

The following comments were received at the above mentioned public hearing:

**Joseph Hunt:** Stated that he opposed the use of CDBG funds to repair local roads and for code enforcement activities. Mr. Hunt stated that there is a millage to repair local roads, and that the money from these projects is taking away from public service activities. He also suggested that all the public service providers should be funded for the full amount of their requests.

**Shelia Collins:** Stated that she was the Director of Shelter and Crisis Services at Turning Point. She stated that Turning Point requested \$15,000 of CDBG funding to provide shelter and support services to those Warren residents in need. For over 35 years, the agency has developed extensive programming for children in shelter, advocacy, counseling services, personal protection order assistance, and support and education programs. She further claimed that Turning Point provided services to over 395 Warren residents last year.

**Dorie Vasquez-Nolan:** Stated she was the Executive Director of Care House, an accredited child advocacy center in Mt. Clemens that provides centralized and coordinated investigation, prosecution and treatment for child victims of physical and sexual abuse in Macomb County. Her organization receives referrals from law enforcement and child protective services and focuses the services on child victims of sexual and physical abuse and their non-offending family members. The facility works with all law enforcement agencies within Macomb County and the FBI, Customs, Immigration Enforcement, Michigan State Police, the County Prosecutors' Office, medical and mental health professionals as well as the Court system. The goal was to minimize the stress and trauma that traditionally are associated with child abuse investigations by coordinating a multi-disciplinary team of professionals to observe a forensic interview, the child meets one on one with a specially trained forensic interviewer and hopefully reduces the number of times that the child would be interviewed. This will also reduce the number of times that they would have to relive the details of the abuse that they have suffered. In addition to the forensic interviews, crisis counseling is provided, play therapy sessions, trauma focus therapy sessions, parent and child support groups, court advocacy, information and referrals for on-going services in the community, child abuse prevention and training in the community and referrals to forensic medical examinations are necessary. On behalf of the board of directors, her staff and the children and families that Care House serves, she expressed gratitude for the past support. Last year there



were 510 forensic interviews, 83 of those were residents of Warren and so far in 2017 there have been 139 new forensic interviews with 27 of those families being residents of Warren. She stated that she appreciated the long standing support of the Council, and respectfully requested consideration for funding in the amount of \$16,000 to provide assistance to 32 residents. She also stated that Care House was actively pursuing office space in Warren.

**Captain Shields:** Stated that the MATTS Shelter on Mound Road houses 64 individuals - men, women, and children, all in the same facility. The shelter also provides full case management, and provides referrals to out-patient clinics for dependency and mental health issues. He requested \$12,000 in CDBG funding to provide services to Warren residents in need.

**Marie Bristow:** Stated that she was a Program Manager for Macomb Community Action's Office of Senior Services. She stated that there is a 15% cap on public service funding for the CDBG grant, and Warren consistently allocates this amount. She claimed the Office of Senior Services operates a CHORES program which provides lawn cutting and snow removal to seniors who cannot afford market prices. This program helps to promote independence, and eliminate poverty. She requested \$40,000 in CDBG funding, and 100% of this funding goes directly to services. Due to increased demand for the program, there will be a wait list this year. They intend to prioritize low to moderate income clients.

No other public comments were received.



**CITY OF WARREN**

**2017-2018 HOUSING AND COMMUNITY DEVELOPMENT  
ACTION PLAN**

**APPENDIX E: Council Resolution**

**CITY OF WARREN**  
*Office of the Council Secretary*

Item 10f

**INTER-OFFICE COMMUNICATION**

**DATE:** July 11, 2017  
**TO:** James R. Fouts, Mayor  
**SUBJECT:** CONSIDERATION AND ADOPTION OF A RESOLUTION adopting the 2017-2018 Housing and Community Development Action Plan application for 2017-2018 CDBG, HOME and HOPWA Funds.

At a regular meeting of the City Council held Tuesday, July 11, 2017 Council by formal motion approved the above listed item.

Councilwoman Colegio was excused from voting on this item, as she is a board member for Salvation Army.

Trusting this information to be of value.



Robert Boccomino  
Council Secretary

cc: Attorney  
Clerk  
Community Development

**RESOLUTION TO ADOPT 2017-2018 CITY OF WARREN HOUSING AND  
COMMUNITY DEVELOPMENT ACTION PLAN,  
AUTHORIZE APPLICATION FOR 2017-2018 COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG), HOME INVESTMENT PARTNERSHIPS (HOME) AND HOUSING OPPORTUNITIES FOR  
PERSONS WITH AIDS (HOPWA) PROGRAM FUNDS AND AMEND PRIOR YEARS' ACTION PLANS**

At a regular meeting of the City Council of the City of Warren, Macomb County, Michigan held on July 11, 2017 at 7:00 p.m. Eastern Daylight Savings Time in the Council Chambers of the Warren Community Center, 5460 Arden, Warren, Michigan.

PRESENT: Councilmembers Boccomino, Colegio, Papandrea, Sadowski, Stevens, St. Pierre, Warner

ABSENT: Councilmembers None

The following preamble and resolutions were offered by Councilmember Stevens and supported by Councilmember Boccomino.

The City of Warren is eligible to apply for grant funds made available through the Community Development Block Grant (CDBG) Program enacted under Title I of the Housing and Community Development Act of 1974 as amended, through the HOME Investment Partnerships (HOME) Program enacted under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, and through the Housing Opportunities for Persons with AIDS (HOPWA) Program enacted under Title VIII of the Cranston-Gonzalez National Affordable Housing Act, as amended.

The regulations enacted by the U.S. Department of Housing and Urban Development (HUD) to implement the Housing and Community Development Act of 1992 as amended require that CDBG, HOME and HOPWA Program applicants adopt a five-year Housing and Community Development Consolidated Plan that contains goals, objectives and strategies to meet priority housing and community development needs and a one-year action plan identifying the specific activities that will be undertaken to achieve the goals and objectives.

The Community Development Staff has an approved "The City of Warren 2016-2020 Housing and Community Development Consolidated Plan" which satisfies the requirements identified by HUD. The Plan contains four objectives established to meet the City's priority housing and community development needs, and a fifth objective to meet the housing needs of Persons Living with HIV/AIDS (PLWHIA) in the Warren eligible metropolitan area which includes Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties (Warren EMA). The objectives listed in priority are as follows:

1. Preserve existing single family neighborhoods.
2. Preserve existing single family housing stock.
3. Encourage homeownership among very low, low, and moderate income households and provide these households with opportunities to purchase affordable, decent, safe, and sanitary housing.

4. Encourage and cooperate with providers of shelter and support services for the homeless and providers of homeless prevention services.
5. Provide income eligible PLWHA in the 5 county Warren EMA with access to permanent, stable, decent, and affordable housing.

The City intends to achieve the identified objectives with the following revenues anticipated for the 2017-2018 Program Year, including reprogrammed funds from prior action plans:

<u>2017-2018 CDBG Revenues</u>	
<u>Source</u>	<u>Amount</u>
2017-2018 Formula Allocation	\$952,363.00
2017-2018 Program Income (Rehabilitation Loan Repayments - Estimate)	150,000.00
Reprogram Unencumbered Funds from Previous Years	
Activity 16-10 Hope Center Macomb	13,000.00
Activity 14-01 Rehab	67,000.00
<b>Total</b>	<b>\$1,182,363.00</b>

<u>2017-2018 HOME Revenues</u>	
<u>Source</u>	<u>Amount</u>
2017-2018 Formula Allocation	\$372,687.00
2017-2018 Program Income (Sale of Homes and Repayment of Rehabilitation Loans Estimate)	30,000.00
<b>Total</b>	<b>\$402,687.00</b>

<u>2017-2018 HOPWA Revenues</u>	
<u>Source</u>	<u>Amount</u>
2017-2018 Formula Allocation	\$603,737.00
Unencumbered Funds from Previous Year	
WA15-01 STRMU	7,569.51
WA15-02 Supportive Services	2,097.74
WA15-06 Move-In	20,308.00
<b>Total</b>	<b>\$633,712.25</b>

The City proposes to undertake the following activities with the 2017-2018 available resources:

Proposed 2017-2018 CDBG Activities

Activity Number/Name	Location	Action Plan Objectives	Formula Grant Funds	Program Income	Reprogram Unencumbered Funds from Previous Year	Total Activity Funds
17-01 Residential Rehab - Owner Occupied Housing	City-wide	1,2,3	11,891	120,000	0	\$131,891
17-02 Rehab Delivery	City-wide	1,2,3	195,000	0	0	195,000
17-03 Enforcement Property Maintenance and Rental Registration Codes	South of Nine Mile Road	1,2,3	33,000	0	0	33,000
14-03 Code Enforcement	South of Nine Mile Road	1,2,3	0	0	67,000	67,000
17-04 Demolition	City-wide	1,3	45,000	0	0	45,000
17-05 Senior Citizen Chores	City-wide	1,2,3	35,000	0	0	35,000
17-06 Homeless Prevention (St. Vincent de Paul)	City-wide	4	17,000	0	0	17,000
16-06 Homeless Prevention (St. Vincent de Paul)	City-wide	4	0	0	13,000	13,000
17-07 Shelter & Services for Victims of Domestic Violence (Turning Point)	City-wide	4	13,000	0	0	13,000
17-08 Homeless Shelter (MCREST)	City-wide	4	13,000	0	0	13,000
17-09 Advocacy for Victims of Child Abuse (Care House)	City-wide	1,4	13,000	0	0	13,000
17-10 Homeless Shelter (Salvation Army ... MATTS)	City-wide	4	13,000	0	0	13,000
17-11 Homeless Shelter (Macomb Warming Center)	City-wide	4	13,000	0	0	13,000
17-12 Public Improvement- Street paving Mullin (Jackson to Sherman)	South Van Dyke	1,2	360,000	0	0	360,000
17-13 General Administration	N/A	N/A	166,972	30,000	0	196,972
17-14 Continuum of Care Coordinator	N/A	N/A	3,500	0	0	3,500
17-15 Fair Housing	N/A	N/A	20,000	0	0	20,000
<b>Total</b>			<b>\$952,363</b>	<b>\$150,000</b>	<b>\$80,000</b>	<b>\$1,182,363</b>

**Proposed 2017-2018 HOME Activities**

Activity Number/Name	Location	Action Plan Objectives	Formula Grant Funds	Program Income	Unencumbered Funds from Previous Year	Total Activity Funds
H17-01 CHDO Housing Development	City-wide	1,3	50,319	0	0	50,319
H17-02 Rehabilitation of Owner Occupied Hsg	City-wide	1,2,3	40,000	27,000	0	67,000
H17-03 New Construction	South Van Dyke	1,3	245,100	0	0	245,100
H17-04 Administration	N/A	N/A	37,268	3,000	0	40,268
<b>Total</b>			<b>\$372,687</b>	<b>\$30,000</b>	<b>0</b>	<b>\$402,687</b>

**Proposed 2017-2018 HOPWA Activities**

Activity Number/Name	Location	Action Plan Objectives	Entitlement Funds	Unencumbered Funds from Previous Year	Total Activity Funds
WA17-01 Short Term Rent Mortgage Utility Assistance (STRMU)	EMA*	5	32,431	0	32,431.00
WA15-01 Short Term Rent Mortgage Utility Assistance (STRMU)	EMA	5	0	7,569.51	7,569.51
WA17-02 Supportive Services	EMA	5	182,877	0	182,877.00
WA15-02 Supportive Services	EMA	5	0	2,097.74	2,097.74
WA17-03 Tenant Based Rental Assistance	EMA	5	200,625	0	200,625.00
WA17-04 In Home Nonmedical Care for Medically Fragile	EMA	5	150,000	0	150,000.00
WA17-05 Administration	N/A	N/A	18,112	0	18,112.00
WA17-06 Permanent Housing Placement (Move-In)	EMA	5	19,692	0	19,692.00
WA15-06 Permanent Housing Placement (Move-In)	EMA	5	0	20,308	20,308.00
<b>Total</b>			<b>\$603,737</b>	<b>\$29,975.25</b>	<b>\$633,712.25</b>

\* EMA - Warren eligible metropolitan area which includes Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties

The Mayor and the Community Development staff recommend adoption of the *2017-2018 Housing and Community Development Action Plan* which incorporate the proposed CDBG, HOME and HOPWA activities as set forth above.

**IT IS RESOLVED**, that the City of Warren adopts the *2017-2018 Housing and Community Development Action Plan*.

**IT IS FURTHER RESOLVED**, that the Community Development Committee is authorized to adopt policies and procedures as necessary to administer activities in the 2017-2018 Action Plan, in such form that meets with the approval of the City Attorney.

**IT IS FURTHER RESOLVED** that the Mayor of the City of Warren is authorized to perform the following responsibilities in connection with the *2017-2018 Housing and Community Development Action Plan*:

1. Act as the official representative and administrative authority on behalf of the Grantee, the City of Warren;
2. Execute the application to participate in the Community Development Block Grant Program under Title I of the Housing and Community Development Act of 1974, as amended.
3. Execute the application to participate in the HOME Investment Partnerships Program (HOME) Funds made available under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended.
4. Execute the application to participate in the Housing Opportunities for Persons with AIDS Program (HOPWA) funds made available under the AIDS Housing Opportunity Act, Subtitle D of Title VIII of the Cranston-Gonzalez National Affordable Housing Act, as amended.
5. Sign any documents in connection with the applications;
6. Sign and submit the *2017-2018 Housing and Community Development Action Plan* as adopted, including all understandings, assurances, and certifications contained therein; and to otherwise act in connection with the submission of the Plans and to provide such additional information or modification as may be required.

**AYES:** Councilmembers Stevens, Boccomino, Papandrea, Sadowski, Warner, St. Pierre

**NAYES:** Councilmembers None



RESOLUTION DECLARED ADOPTED THIS 11<sup>th</sup> day of July, 2017.

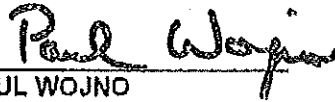


**ROBERT BOCCOMINO**  
Secretary of the Council

CERTIFICATION

STATE OF MICHIGAN )  
                                  )ss  
COUNTY OF MACOMB)

I, Paul Wojno, duly elected City Clerk for the City of Warren, Macomb County, Michigan, hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Council of the City of Warren at its meeting held on July 11, 2017.



**PAUL WOJNO**  
City Clerk