CITY OF WARREN
JULY 1, 2025 – JUNE 30, 2026

HOUSING & COMMUNITY DEVELOPMENT
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT
(CAPER)

MADE AVAILABLE FOR PUBLIC COMMENT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The tables that follow provide an overview of some of the key outcomes during the program year for the City's CDBG, HOME, and HOPWA funding. Overall, the City exceeded its goals with regards to shelter to the homeless, homeless prevention, and other public service activities.

The following is an overview of some of the key outcomes that were accomplished during the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Access to affordable housing for PLWH/A	Non-Homeless Special Needs	HOPWA: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	30	75	250.00%	50	75	150.00%
Access to affordable housing for PLWH/A	Non-Homeless Special Needs	HOPWA: $	Homelessness Prevention	Persons Assisted	20	24	120.00%	20	24	120.00%

Encourage Homeownership	Affordable Housing	HOME: $	Homeowner Housing Added	Household Housing Unit	1	1	100.00%	1	1	100.00%
Homeless Prevention Services	Homeless	CDBG: $	Homeless Person Overnight Shelter	Persons Assisted	25	28	112.00%			
Homeless Prevention Services	Homeless	CDBG: $	Homelessness Prevention	Persons Assisted	50	275	550.00%	50	275	550.00%
Preserve existing single family housing stock	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Rehabilitated	Household Housing Unit	20	20	100.00%	15	20	133.33%
Preserve existing single family neighborhoods	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	17775	17,775.00%	100	17775	17,775.00%
Preserve existing single family neighborhoods	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Preserve existing single family neighborhoods	Non-Housing Community Development	CDBG: $	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	52	104.00%	50	52	104.00%
Preserve existing single family neighborhoods	Non-Housing Community Development	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	15	20	133.33%	15	20	133.33%

Preserve existing single family neighborhoods	Non-Housing Community Development	CDBG: $	Homeless Person Overnight Shelter	Persons Assisted	25	28	112.00%			
Preserve existing single family neighborhoods	Non-Housing Community Development	CDBG: $	Homelessness Prevention	Persons Assisted	50	275	550.00%			
Preserve existing single family neighborhoods	Non-Housing Community Development	CDBG: $	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	250	566	226.40%	250	566	226.40%

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

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

The highest priority needs identified in the City's Consolidated plan include the following activities:

1. Rehabilitation of owner occupied housing.
2. Correction of environmental problems-physical disorder such as poor property maintenance and abandoned autos.
3. Maintenance of the supply of affordable housing.
4. Reversal of neighborhood decline.
5. Increased homeownership.

As can be seen on the above charts the City is meeting or exceeding most of the goals established for these high priority activities.

CR-10 - Racial and Ethnic composition of families assisted

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

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

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,483,483	1,083,676
HOME	public - federal	761,016	949,018
HOPWA	public - federal	1,408,515	1,463,103

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
North East Warren	5	9	Other: Locally Defined
North Van Dyke Warren	15	5	Other: Locally Defined
North West Warren	5	4	Other: Locally Defined
South East Warren	45	20	Other: Locally Defined
South Van Dyke Warren	5	42	Other: Locally Defined
South West Warren	25	20	Other: Locally Defined
Warren EMA	100	100	Other: Defined as Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

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

The City of Warren acquires tax reverted properties each year from the Macomb County Treasurer. The City allows the Community Development department to utilize these properties as the sites for its affordable housing projects. These previously acquired sites were utilized this year for new construction projects. The use of these sites helps to keep costs lower in the development of affordable housing.

The City of Warren had a homeowner contribution to the residential rehab program to leverage federal funds.

The HOPWA program had over $2 million in leveraged funds between Ryan White, Cares Act, and other public funds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	684,730
2. Match contributed during current Federal fiscal year	4,988
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	689,718
4. Match liability for current Federal fiscal year	89,572
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	600,146

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
IDIS 1001 - New construction 23240 Bolam	0	0	594	0	0	0	0	594
IDIS 1002 - New Construction 23230 Bolam	0	0	3,100	0	0	0	0	3,010
IDIS 1037- Owner Rehab Case #5611	0	30	0	0	0	0	0	30
IDIS 1068 - Owner Rehab Case #5893	0	1,354	0	0	0	0	0	1,354

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
112,502	486,290	26,484	0	437,719

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	662,263	0	0	59,725	0	602,538
Number	20	0	0	2	0	18
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	662,263	0	662,263
Number	20	0	20
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	37	97
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**37**	**97**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	25	75
Number of households supported through The Production of New Units	1	2
Number of households supported through Rehab of Existing Units	15	20
Number of households supported through Acquisition of Existing Units	0	0
Total	**41**	**97**

Table 12 – Number of Households Supported

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

The City's outcomes are meeting most of its anticipated goals. The City has 2 affordable housing project underway with pending purchase agreements. We anticipate closing on these projects in the next few months.

The City has received less applications for its residential rehabilitation program. The City has done outreach to promote the program, and continues to do so.

Discuss how these outcomes will impact future annual action plans.

When devising future year action plans the City will take a look at the outcomes experienced in this program year to compile updated goals.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	4	4
Moderate-income	8	4
Total	**12**	**8**

Table 13 – Number of Households Served

Narrative Information

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

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

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

The City recently partnered with Southwest Solutions on an affordable housing project. The City is working on cerifiying another affordable housing provider as a CHDO. Previously, Habitat for Humanity (Habitat) had been a City of Warren HOME CHDO. HOME, NSP1, and NSP3 funds had been provided to Habitat to build homes. Habitat provides families with financial literacy education and low interest mortgages helping to over come barriers to decent, safe, and sanitary housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

As part of the 2025-2026 action plan the City allocated funding to two (2) local shelters to provide emergency shelter to those in need. With this funding, the shelters were able to provide almost 378 nights of emergency shelter to over 28 persons in need.

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

In the 2025-2026 program year, funding was allocated to the Society of St. Vincent de Paul to provide financial assistance to prevent homelessness through its existing network of parish conferences. The City reimbursed 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.

The City also provides referrals to its network of local social service organizations when residents express a need for housing, health, and various other needs.

The City coordinates with Macomb County (recipient of ESG) and the CoC who implement and provide a homeless discharge coordination policy for the County, as well as resources through the CES.

Helping homeless persons (especially chronically homeless individuals and families, families

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

In the 2025-2026 program year funding was allocated to the Society of St. Vincent de Paul to provide financial assistance to prevent homelessness through its existing network of parish conferences. The City reimbursed 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.

The City also partners with the Macomb Community Action/ CoC which is a valuable resource to individuals in the Community as they transition to permanent housing and independent living.

Finally, the City provides financial assistance to several local shelter providers to assist those homeless persons make the transition to permanent housing. Additionally, these resources provide some counseling and support services to hopefully prevent these individuals from becoming homeless again.

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

Actions taken to address the needs of public housing

There is no federally funded public housing in Warren.

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

N/A.

Actions taken to provide assistance to troubled PHAs

N/A.

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

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

No barriers to the development, maintenance, or improvement of affordable housing were identified in the Consolidated Plan. Housing in the City of Warren is among the most affordable in Macomb County. As a result of the current housing crisis, housing is available to purchase at very attractive prices. Proper zoning, relatively inexpensive land costs, and moderate development/construction costs facilitate the construction of affordable housing in Warren. The City's Zoning Ordinance permits single family construction on lots of 7,200 square feet, with 60 feet of frontage, and a minimum house size of 1,080 square feet. Construction of houses as small as 880 square feet is permitted on smaller lots if they are platted lots of record.

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

The City has taken action to address the needs of homeless persons. The City has provided CDBG funding to MCREST (Macomb County Rotating Emergency Shelter Team) to reimburse them for providing temporary emergency shelter for homeless individuals in Warren.The City has provided CDBG funding to Turning Point, a shelter for victims of domestic violence and sexual abuse, to reimburse them for providing shelter for clients who might otherwise be homeless. To further prevent homelessness, the City funded the following activities: The City provided CDBG funding to St. Vincent de Paul to reimburse them for the emergency assistance they provide to Warren residents. During the reporting period households were helped with rent payments to prevent eviction or helped with utility payments to prevent shutoff. The City provided HOPWA funding to the Oakland Livingston Human Services Agency (OLHSA) that was used to provide households that included PLWH/A with emergency assistance. During the reporting period: households were helped with rent/mortgage or utility assistance to prevent shutoff and or eviction.The City provided HOPWA funding to the Oakland Livingston Human Services Agency (OLHSA) that was used to help households that included PLWH/A with security deposits and/or first months rent so they might maintain a stable living environment.The City used HOPWA funding to make rent assistance payments for 40 low or very low income households who might otherwise have been homeless.The City provided HOPWA funding to Oakland Livingston Human Services Agency (OLHSA) that was used to pay the salaries of two employees who provided housing case management, assistance accessing benefits, and/or life skill education. To help homeless persons make the transition to permanent housing, the City's regular permanent housing programs such as rehabilitation, down payment assistance, rehabilitation for resale, and new construction for resale are available to anyone who is income eligible and some homeless families who have been through the Continuum of Care process may be able to take advantage of them.The City is also supportive of activities that assist persons with special needs and allow them to continue living independently. Underserved non-housing needs are related to the revitalization of south Warren. This is the area where the City's oldest and

lowest valued housing is located. It is also the area where the majority of low and moderate income households reside. There is a need for infrastructure improvements, senior services, crime awareness, and code enforcement in this area. All of the underserved needs identified in the Action Plan are being met to a limited extent. The key obstacle to increasing the rate at which underserved needs are being met is the need for additional financial resources.

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

Members of the City's Community Development staff belong to the Michigan Community Development Association (MCDA). By attending MCDA meetings and special training provided by the Department of Housing and Urban Development (HUD), the City is receiving information on the rules and regulations promulgated by HUD, the Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (OSHA) to implement the Residential Lead-Based Paint Hazard Reduction Act of 1992. This Act is also known as Title X of the Housing and Community Development Act of 1992. Three members of the City's Community Development staff are certified as Lead Supervisors.

Owner Occupied Rehabilitation - The City began implementing lead-based paint hazard regulations on September 15, 2000, as they relate to the rehabilitation of owner occupied residential structures constructed prior to 1978. All homeowners participating in the City's rehabilitation program receive a copy of the EPA pamphlet, EPA-740-K-10-001 The Lead-Safe Certified Guide to Renovate Right, when they are interviewed by staff to document eligibility for participation in the rehabilitation loan program. During this interview, other basic information regarding lead-based paint hazards and the HUD regulations implementing the Residential Lead-Based Paint Hazard Reduction Act is provided to the homeowners. If the homeowners are found to be eligible for a rehabilitation loan, the home is inspected by the City's five trade inspectors and draft rehabilitation specifications are prepared which list the work necessary to correct all code violations and make general improvements the homeowner wants completed. If the home was built before 1978, a private state certified risk assessor is hired with program funds to conduct a combination lead-based paint inspection and risk assessment. The risk assessor is provided with a copy of the draft specifications so he/she can evaluate what additional lead-based paint hazards might be created by the rehabilitation work. Once the evaluation report is received, the specifications are modified to address all identified lead-based paint hazards. The revised specifications along with a cost estimate are reviewed with the homeowner. If the homeowner decides to proceed, bids for this work are obtained. Properly trained personnel using the abatement or interim control methods required by the implementing regulations are hired to address the lead-based paint hazards if any federal funds will be expended for the rehabilitation of the home If any lead-based paint hazards are addressed during the rehabilitation, a private state certified risk assessor is hired to conduct a clearance examination of the entire residence once all the rehabilitation work is completed. Final payment is not issued until the residence passes the clearance examination.

Acquisition Rehabilitation/Rehabilitation Resale

As of September 15, 2000, the City requires all homes built before 1978 acquired for resale to be

evaluated to identify lead-based paint hazards prior to any rehabilitation workbeing undertaken. All identified hazards must be properly addressed as part of the rehabilitation. The City also requires clearance examinations upon completion of the rehabilitation when lead-based paint hazards were found to be present.

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

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 provided funding for Michigan State University Extension (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 taken to develop institutional structure. 91.220(k); 91.320(j)

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

Macomb County provides a network of housing-related governmental, nonprofit and private sector agencies that are working to meet housing needs. The City of Warren is an active participant in this system. The City, through the Community Development Program staff, also works cooperatively with HUD, SEMCOG, MSHDA, Macomb County and local nonprofit housing support service providers such as Macomb Habitat for Humanity (Habitat), Michigan State University Extension – Macomb Office (MSUE), and Community Housing Network (CHN). The City has used MSHDA funding in the past for affordable housing activities and will do so again should the opportunity arise. Staff monitors the activity of the Macomb Homeless Coalition, which plays an active role in preparation of the County's Continuum of Care. Finally, Program staff members are participants in the Michigan Community Development Association.

Over the past few years, the Program has formed partnerships with local financial institutions, real estate firms, homeowner associations, and rental owners. The downpayment assistance program is a direct result of these partnerships. When invited, staff attends meetings of the Macomb County CRA Association.

Staff continues to monitor the activities of the Macomb County Asset Building Coalition. The formation of this group was facilitated by the IRS to bring together agencies interested in providing lower income and elderly individuals/households with free assistance with the preparation and electronic filing of tax returns and working with these same individuals/households to increase their financial literacy and build

assets. The purpose of the Macomb County Asset Building Coalition is to help Macomb County residents increase and protect their financial assets. The mission of the Coalition is to build a coalition of community partners dedicated to providing financial outreach, education and services.

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

The City of Warren has previously contracted with the Fair Housing Center of Metro Detroit (FHCMD) to provide fair housing counseling and referral services to all persons with housing discrimination complaints or inquiries involving properties in Warren. FHCMD provided the following services to all persons with complaints: housing discrimination complaint intake and investigation activities, and staff "advice and counsel."

The City has also previously utilized the Fair Hosuing Center of Metro Detriot to provide training for City Hall Staff on applicable laws and regulations related to Fair Housing. Training was also provided to local real estate professionals and landlords on Fair Housing laws and best practices.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

After the City prepares the annual Consolidated Plan Performance Report, but prior to its submittal to HUD, citizens, public agencies, and interested parties will be given 15 days to comment. Notice of the public comment period will be published in the non-legal section of the Warren Weekly. The notices will be published prior to the start of the public comment period. The City will hold at least one public hearing during the public comment period to give citizens the opportunity to present oral comments on the Performance Report. Notice of the start of the public comment period will also give notice of the public hearing time, date, and location. The public hearing will be at least 14 days after the first notice is published.

To further encourage citizen participation, public agencies, local providers of housing and community development services, and interested citizens will be sent personal notification at least 14 days prior to the end of the public comment period and at least seven days prior to the first public hearing. To ensure minorities and non-English speaking persons were included in the process, the City provided notice to several local cultural groups within the City. Any person interested in participating in these meetings who requires an accommodation to do so is encouraged to contact our office or the City Council office (public hearings) to request this assistance at least 24 hours prior to the meeting.

CR-45 - CDBG 91.520(c)

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

The City's performance in a qualitative sense is on target. The activities the City undertakes with its CDBG 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 sanitary 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 provide senior services. It was previously noted that the City needed to make adjustments to its programs to increase productivity and reduce the large balance of unexpended funds that were being carried forward from year to year. In response to this problem, the City began to place a high level of importance on the pre-design of projects. The implementation of this consideration has greatly impacted the City's ability to ensure that no more than 1.5 times the annual CDBG entitlement amount would remain unspent during the program year. The City has done well in reducing the balance of unexpended funds, and will continue this effort in the years to come.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The CIty does not have any assisted rental housing; therefore, no inspections were conducted.

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

To reach a wide range of interested homebuyers, the City continues to utilize a professional real estate broker to sell the homes developed by the City with HOME funds. The Realtor lists the homes with Realcomp II Ltd. and MI Real Source Multi List Services. The Realtor's "For Sale" signs are placed outside the homes. All the homes are shown by appointment. As the construction or rehabilitation of homes nears completion, they are appraised and listed with the realtor.

All of the homes were available to purchase for any interested eligible homebuyer, who didn't currently own a home. The only other requirements were income eligibility, ability to obtain a mortgage in the amount necessary to purchase the property, ability to provide a minimum $1,000 down payment and participation in HUD certified home buyer counseling.

The City prepared flyers advertising the homes. The flyers were posted at City Hall, distributed to businesses and agencies whose clients might include interested homebuyers, and given to interested homebuyers contacting the City directly. Notice that the homes were available for sale was also placed on the City's website.

The City continues to utilize this policy as an effective means to attract eligible buyers without regard to race, color, national origin, sex, religion, familial status, or disability.

The City utilizes MITN (Michigan Inter-governmental Trade Network) when soliciting bids and proposals for professional services. Notice of these bids and proposals is also sent to the Michigan Minority Business Enterprise Center

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

The City used $26,484.26 in program income on six (6) projects. All 6 projects were owner rehab

projects withe the following characteristics: 4 (30-50% income) and 2 (50-80% income), and 3 elderly, 2 single non-elderly, and 1 other.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City recently partnered with Southwest Solutions on an affordable housing project. The City is working on cerifiying another affordable housing provider as a CHDO. Previously, Habitat for Humanity (Habitat) had been a City of Warren HOME CHDO. HOME, NSP1, and NSP3 funds had been provided to Habitat to build homes. Habitat provides families with financial literacy education and low interest mortgages helping to over come barriers to decent, safe, and sanitary housing.

CR-55 - HOPWA 91.520(e)

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

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	15	24
Tenant-based rental assistance	50	75
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	3	2	0	0	0
Total Labor Hours	3,347	4,872		0	
Total Section 3 Worker Hours	0	0		0	
Total Targeted Section 3 Worker Hours	0	0		0	

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	3	2		0	
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	1	1		0	
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

The City of Warren has pulled the list of Section 3 businesses in the Metro Detroit Area. The City called and followed up via email to several of these businesses to encouarge them to submit applications to participate in our residential rehab program. Additonally, the City placed an ad in the Detroit News letting contractors know how to apply to participate in the bidding process with the City.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	WARREN
Organizational DUNS Number	106637569
UEI	
EIN/TIN Number	386006931
Indentify the Field Office	DETROIT
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Ms
First Name	Gina
Middle Name	L
Last Name	Hensley
Suffix	
Title	Administrative and Financial Assistant

ESG Contact Address

Street Address 1	One City Square, Suite 210
Street Address 2	

City	Warren
State	MI
ZIP Code	-
Phone Number	5865744686
Extension	
Fax Number	5865744685
Email Address	ghensley@cityofwarren.org

ESG Secondary Contact

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

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

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

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