CITY OF WARREN
2015-2016 HOUSING AND COMMUNITY DEVELOPMENT ACTION PLAN

ADOPTED BY WARREN CITY COUNCIL
APRIL 28, 2015

July 1, 2015-June 30, 2016

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, 2011 - June 30, 2016. 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 Consolidated Plan contains a one year action plan. The 2015-2016 Action Plan covers the 12 month period July 1, 2015 - June 30, 2016. 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 2015-2016 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.

Continued: Summary of Objectives and Outcomes Identified in the Plan

City of Warren Housing & Community Development Needs

A strategic plan has been developed to meet the City's highest priority housing and community development needs, which are listed in order of priority below along with their priority ranking. They are followed by the highest priority needs of persons living with HIV/AIDS in the Warren EMA.

No. 1 Rehabilitation of owner occupied housing. High (priority ranking)

No. 2 Correction of environmental problems-physical disorder such as poor property maintenance, and abandoned autos. High

No. 3 Maintenance of the supply of affordable housing. High

No. 4 Reversal of neighborhood decline. High

No. 5 Increased homeownership. High

No. 6 Street repair/reconstruction High

No. 7 Senior/Handicap services (Chores) Medium-High

No. 8 Housing and supportive services for the homeless and those in danger of becoming homeless. Medium-High

No. 9 Education to prevent substance abuse to preserve neighborhoods. Medium-High

No. 10 Crime awareness. Medium-High

No. 11 Handicap curb cuts. Medium-High

No. 12 Fire Protection Equipment to serve low/mod income neighborhoods. Medium-High

No. 13 Parks and Recreation Facility Improvements. Medium-High

No. 14 Support for commercial corridors serving low/mod income neighborhoods. Medium-High

No. 15 Housing and supportive services for other special needs populations such as the disabled. Medium

No. 16 Child Advocacy Services. Medium

Warren EMA Housing Needs PLWH/A (listed in order of priority)

No. 17 Emergency (short term) assistance with rent, mortgage, or utility payments. High

No. 18 Housing (long term) assistance with rent and mortgage payments. High

No. 19 Help find housing/resource identification. High

No. 20 In home support (homemaker, home-health aide, and personal care) services for the medically fragile. High

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 2015-2016 Proposed Action Plan, the City held three public meetings to review the needs, goals, objectives and strategies identified in the Consolidated Plan. On February 2, 2015 there was a meeting to discuss HOPWA. Meetings to discuss CDBG and HOME were held on February 3rd and 4th. Notice of the meetings invited written comments and requests for funding specific activities in the 2015-2016 program year with CDBG, HOME, or HOPWA funds. All comments and proposals received were considered in preparing this Action Plan. The 2015-2016 Proposed Action Plan was made available for public comment for a period of 30 days from March 4, 2015 through April 6, 2015. On March 24, 2015, a public hearing was held before the Warren City Council to receive comments on the Proposed Plan. The 2015-2016 Action Plan was finalized taking into account any comments received at the March 24, 2015 public hearing or submitted in writing prior to the close of the public comment period on April 6, 2015. The 2015-2016 Action Plan was presented to the Warren City Council for adoption on April 28, 2015. The 2015-2016 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 2015-2016 CDBG, HOME and HOPWA Grant Agreements with the Federal Government are executed. The anticipated date is July 1, 2015. Reprogrammed funds from prior years will be available immediately upon approval of Action Plan Amendments by City Council.

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:

Appendix C: Comments Received in Development of 2015-2016 Action Plan

Appendix D: Comments Received on Proposed 2015-2016 Action Plan

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

The Macomb Homeless Coalition requested $40,000 for their Eviction Diversion Program. The program assists landlords and tenants in resolving back rent situations without a court judgement to prevent tenants from entering into homelessness. While this is a CDBG eligible activity, the City already allocated funding for homeless and foreclosure prevention and does not have adequate funding to enter into an agreement for similar services.

7. Summary

Please see attached appendices for a summary of the requests for funds for the 2015-2016 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. She 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 two full time

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temporary employees: a Construction Contract Manager and 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 2015-2016 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 this yearâ¿¿s 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,Â to increase networking opportunities and exchange resourceÂ information with theÂ 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 planningÂ body,Â to participate in public meetings to identify priorities for this yearâ¿¿s action plan.Â Â 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 944 homeless individuals were identified in the 2014 Point in Time Count of the homeless in Macomb County. Of those identified, approximately 13% 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

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	OAKLAND LIVINGSTON HUMAN SERVICE AGENCY - OLHSA
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
2	**Agency/Group/Organization**	Care House
	Agency/Group/Organization Type	Services-Children
	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?	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.
3	**Agency/Group/Organization**	Turning Point
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Turning Point was consulted on the needs of victims of domestic violence and their families.
4	**Agency/Group/Organization**	Macomb County Warming Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Warming Center was consulted on the needs of the homeless.
5	**Agency/Group/Organization**	Salvation Army MATTS Shelter
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army was consulted on the needs of the homeless.
6	**Agency/Group/Organization**	WW Community Connections, Inc. d/b/a Hope Center in Macomb
	Agency/Group/Organization Type	Food Pantry
	What section of the Plan was addressed by Consultation?	Emergency Food Service
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Hope Center was consulted on the need for emergency food assistance.

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7	**Agency/Group/Organization**	MCREST
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MCREST was consulted on the needs of the homeless.
8	**Agency/Group/Organization**	Macomb County Community Services Agency
	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.
9	**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?	SVDP was consulted on the needs of families who are at risk of becoming homeless.
10	**Agency/Group/Organization**	Fair Housing Center of Metro Detroit
	Agency/Group/Organization Type	Service-Fair Housing

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	What section of the Plan was addressed by Consultation?	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.Â 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

Narrative (optional)

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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 14, 2015 an ad was published in the Warren Weekly indicating that the City was seeking input into the development of its 2015-2016 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 10th, 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, February 2, 2015, at 10:00 a.m.

Warren City Hall

Township Meeting Room, 2nd Floor

One City Square

Warren, Michigan 48093

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Meeting to Discuss CDBG & HOME

Tuesday, February 3, 2015 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 4, 2015 at 6:00 p.m.

Warren City Hall

1st Floor Conference Room

One City Square

Warren, Michigan 48093

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.

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The City also scheduled a public hearing for March 24th to receive comments on the Proposed Plan. Interested parties may also 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	The following individuals were present at the February 2, 2015 HOPWA planning meeting: Gina Hensley, City of Warren Community DevelopmentAngela Tarasenko, City of Warren Community Development	This meeting was to discuss the 2015-2016 HOPWA grant and how funds should be allocated based on the current needs of persons living with HIV/Aids in the Warren EMA.	No comments were received at this meeting.	

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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)
2	Public Meeting	Non-targeted/broad community	The following individuals were present at the February 3rd CDBG and HOME meeting:Gina Hensley, City of Warren Community DevelopmentAngela Tarasenko, City of Warren Community Development Lark Samouelian, City of Warren Community Development	This meeting concentrated on the 2015-2016 CDBG and HOME grants. No other members of the public attended this meeting.	No comments were received at this meeting.	
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	Interested parties who received the mailing attended one of the public meetings or submitted their comments in writing after the meetings.	Several public service providers submitted requests for funding and provided insight on the needs they are seeing in the community.	All comments were considered.	
6	Public Hearing	Non-targeted/broad community				
7	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 2015-2016 funds for each of the respective grants.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	910,899	150,000	37,743	1,098,642	0	This is year 5 of the con plan.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	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	325,270	30,000	0	355,270	0	This is year 5 of the con plan.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	518,818	0	21,982	540,800	0	This is year 5 of the con plan.

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

Due to the severe storms and flooding in August of 2014, the Detroit Field Office granted the City's request for a 100% match contribution

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reduction for the 2014 and 2015 fiscal years. Typically 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. Therefore, the City would have been required to make a local match equal to $75,000 based on an anticipated HOME entitlement of $300,000 for the fiscal year. 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.

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 - 91.420, 91.220(c)(3)&(e)

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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	2011	2016	Affordable Housing	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Child Advocacy Commercial Corridors Correction of Environmental problems Crime Awareness Fire Protection Equipment Handicap Curb Cuts Increased Homeownership Maintenance of the supply of affordable housing Parks and Recreation Facility Improvements Rehabilitation of owner occupied housing Reversal of Neighborhood Decline Senior/ Handicap Services (Chores) Street Repair/Reconstruction Substance Abuse Prevention	CDBG: $796,000 HOME: $320,270	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 60000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 515 Persons Assisted Homeowner Housing Rehabilitated: 20 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Preserve existing single family housing stock	2011	2016	Affordable Housing	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Fire Protection Equipment Increased Homeownership Maintenance of the supply of affordable housing Rehabilitation of owner occupied housing Reversal of Neighborhood Decline	CDBG: $290,000 HOME: $320,270	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 60000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 475 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Unit
3	Encourage Homeownership	2011	2016	Affordable Housing	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Increased Homeownership Maintenance of the supply of affordable housing Parks and Recreation Facility Improvements	CDBG: $20,000 HOME: $60,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted Homeowner Housing Rehabilitated: 20 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Prevention Services	2011	2016	Homeless	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Emergency Assistance with Payments Other Special Needs Populations Supportive Services for the Homeless	CDBG: $96,000	Homeless Person Overnight Shelter: 110 Persons Assisted Homelessness Prevention: 225 Persons Assisted
5	Affordable Housing for PLWH/A	2011	2016	Non-Homeless Special Needs	Warren EMA	Emergency Assistance with Payments Identifying Resources In Home Support Long Term Housing	HOPWA: $540,800	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 50 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

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1	**Goal Name**	Preserve existing single family neighborhoods
	Goal Description	
2	**Goal Name**	Preserve existing single family housing stock
	Goal Description	
3	**Goal Name**	Encourage Homeownership
	Goal Description	
4	**Goal Name**	Homeless Prevention Services
	Goal Description	
5	**Goal Name**	Affordable Housing for PLWH/A
	Goal Description	

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

It is estimated that one low income family will be provided with affordable housing developed by a City of Warren Community Housing Development Organization (CHDO).

AP-35 Projects – 91.220(d)

Introduction

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

#	Project Name
1	2015 CDBG Housing
2	2015 CDBG Public Services
3	2015 CDBG Public Improvements
4	2015 CDBG Administration/ Planning/ Fair Housing
5	2015 CHDO Housing Development
6	2015 CHDO Operating Expenses
7	2015 HOME Owner Rehab
8	2015 HOME Admin/Planning
9	2015 Emergency Housing Assistance
10	2015 Supportive Services
11	2015 Tenant Based Rental Assistance
12	2015 Medically Fragile
13	2015 Permanent Housing Placement
14	2015 HOPWA Administration
15	CDBG Contingency

Table 8 – 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, new construction, 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 minor home repairs, lawn removal, and snow removal will be made available to homeowners with severe 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 special 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

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	**Project Name**	2015 CDBG Housing
	Target Area	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	Goals Supported	Preserve existing single family neighborhoods
	Needs Addressed	Rehabilitation of owner occupied housing Maintenance of the supply of affordable housing Reversal of Neighborhood Decline
	Funding	CDBG: $345,000
	Description	Funding under this project will be allocated for: homeowner rehab and enforcement of the City's Property Maintenance and Rental Registration Ordinances.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

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	Location Description	
	Planned Activities	The City plans to undertake the following housing activities: Home owner rehab, and enforcement of the property maintenance ordinance.
2	**Project Name**	2015 CDBG Public Services
	Target Area	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	Goals Supported	Homeless Prevention Services
	Needs Addressed	Senior/ Handicap Services (Chores) Supportive Services for the Homeless Child Advocacy
	Funding	CDBG: $125,000
	Description	This project will provide the following services: shelter for the homeless, emergency services for those at risk of becoming homeless, food assistance, routine maintenance for senior citizens and the severely disabled, and child advocacy.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	The following public service activities are proposed: Senior Chores, Homeless Prevention, provide emergency shelter for those experiencing homelessness, child advocacy, and emergency food assistance.
3	**Project Name**	2015 CDBG Public Improvements
	Target Area	South East Warren South Van Dyke Warren
	Goals Supported	Preserve existing single family neighborhoods
	Needs Addressed	Street Repair/Reconstruction Parks and Recreation Facility Improvements
	Funding	CDBG: $411,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City plans to make improvements to 3 additional comfort stations located in South Warren. (Phase 2). The City also plans to re-pave a portion of Winfield Ave from Jackson to Yacht.
4	**Project Name**	2015 CDBG Administration/ Planning/ Fair Housing
	Target Area	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren

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	Goals Supported	Preserve existing single family neighborhoods Preserve existing single family housing stock Encourage Homeownership Homeless Prevention Services
	Needs Addressed	Rehabilitation of owner occupied housing
	Funding	CDBG: $212,179
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City plans to contract with the Fair Housing Center of Metro Detroit to help carry out the items identified in the City's AI.
5	**Project Name**	2015 CHDO Housing Development
	Target Area	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	Goals Supported	Encourage Homeownership
	Needs Addressed	Increased Homeownership
	Funding	HOME: $50,000

	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	**Project Name**	2015 CHDO Operating Expenses
	Target Area	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	Goals Supported	Encourage Homeownership
	Needs Addressed	Increased Homeownership
	Funding	HOME: $10,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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7	**Project Name**	2015 HOME Owner Rehab
	Target Area	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	Goals Supported	Preserve existing single family housing stock
	Needs Addressed	Rehabilitation of owner occupied housing
	Funding	HOME: $260,270
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	**Project Name**	2015 HOME Admin/Planning
	Target Area	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	Goals Supported	Preserve existing single family housing stock

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	Needs Addressed	Rehabilitation of owner occupied housing
	Funding	HOME: $35,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	**Project Name**	2015 Emergency Housing Assistance
	Target Area	Warren EMA
	Goals Supported	Affordable Housing for PLWH/A
	Needs Addressed	Emergency Assistance with Payments
	Funding	HOPWA: $60,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	**Project Name**	2015 Supportive Services

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	Target Area	Warren EMA
	Goals Supported	Affordable Housing for PLWH/A
	Needs Addressed	Identifying Resources
	Funding	HOPWA: $205,236
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	**Project Name**	2015 Tenant Based Rental Assistance
	Target Area	Warren EMA
	Goals Supported	Affordable Housing for PLWH/A
	Needs Addressed	Other Special Needs Populations Long Term Housing
	Funding	HOPWA: $80,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

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	Planned Activities	
12	**Project Name**	2015 Medically Fragile
	Target Area	Warren EMA
	Goals Supported	Affordable Housing for PLWH/A
	Needs Addressed	In Home Support
	Funding	HOPWA: $120,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
13	**Project Name**	2015 Permanent Housing Placement
	Target Area	Warren EMA
	Goals Supported	Affordable Housing for PLWH/A
	Needs Addressed	Long Term Housing
	Funding	HOPWA: $60,000
	Description	
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	**Project Name**	2015 HOPWA Administration
	Target Area	Warren EMA
	Goals Supported	Affordable Housing for PLWH/A
	Needs Addressed	Emergency Assistance with Payments Long Term Housing Identifying Resources In Home Support
	Funding	HOPWA: $15,564
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
15	**Project Name**	CDBG Contingency

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	Target Area	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren
	Goals Supported	Preserve existing single family neighborhoods
	Needs Addressed	Rehabilitation of owner occupied housing
	Funding	CDBG: $5,463
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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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	8
South East Warren	23
North Van Dyke Warren	8
South Van Dyke Warren	45
North West Warren	8
South West Warren	8
Warren EMA	100

Table 10 - 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

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

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

A strategic plan has been developed to help meet the City's priority needs. One of the high priority needs identified is to maintain the supply of affordable housing. Therefore, a large portion of the City's annual projects and 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 abandoned building removal (demolition) activity is designed to remove dwellings from the housing stock that are unsafe for habitation, 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.

One Year Goals for the Number of Households to be Supported	
Homeless	700
Non-Homeless	150
Special-Needs	250
Total	1,100

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	27
The Production of New Units	1
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	48

Table 12 - 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:

- 700 households will be provided with shelter at one of the shelters supported by the City.
- 100 households will be provided with short term assistance to prevent homelessness.
- 50 senior households will be provided with chore service.
- 250 households with a person living with HIV/AIDS

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

- Rental Assistance (HOPWA-TBRA)
- New Units (CHDO Housing Development)
- Rehab of Existing Units (HOME and CDBG Owner Rehab)

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.

In general, the City does not have the personnel or funding to permanently address the needs of the homeless. Limited funding is allocated in this Action Plan for homeless shelters and homeless prevention activities. Funding is also allocated to the Macomb Housing Coalition for a portion of the Continuum of Care Coordinator's salary.

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

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 for homeless shelters and homeless prevention activities.

Addressing the emergency shelter and transitional housing needs of homeless persons

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 for homeless shelters and homeless prevention activities.

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 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 for homeless shelters and homeless prevention activities

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)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	30
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
Total	60

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. In addition, the City will re-examine these needs in the coming years as it completes its 5 year plan

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 polices 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 referrals to MSUE's 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 also 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

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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.

Discussion

It is clear from consultation with the Fair Housing Center of Metropolitan Detroit and the City's Fair Housing Plan that there are significant impediments to the exercise of fair housing choice for several protected classes in Warren. In an effort to over come these issues, the City plans to contract with the Fair Housing Center of Metro Detroit to provide training and or education to local landlords, realtors, and other housing providers. The City contracted with the Fair Housing Center of Metro Detroit last year to conduct training for staff and it was determined that the information would be useful for local housing providers to educate them on state and federal fair housing laws.

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
Total Program Income:	**0**

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%

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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 remaining balance 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:

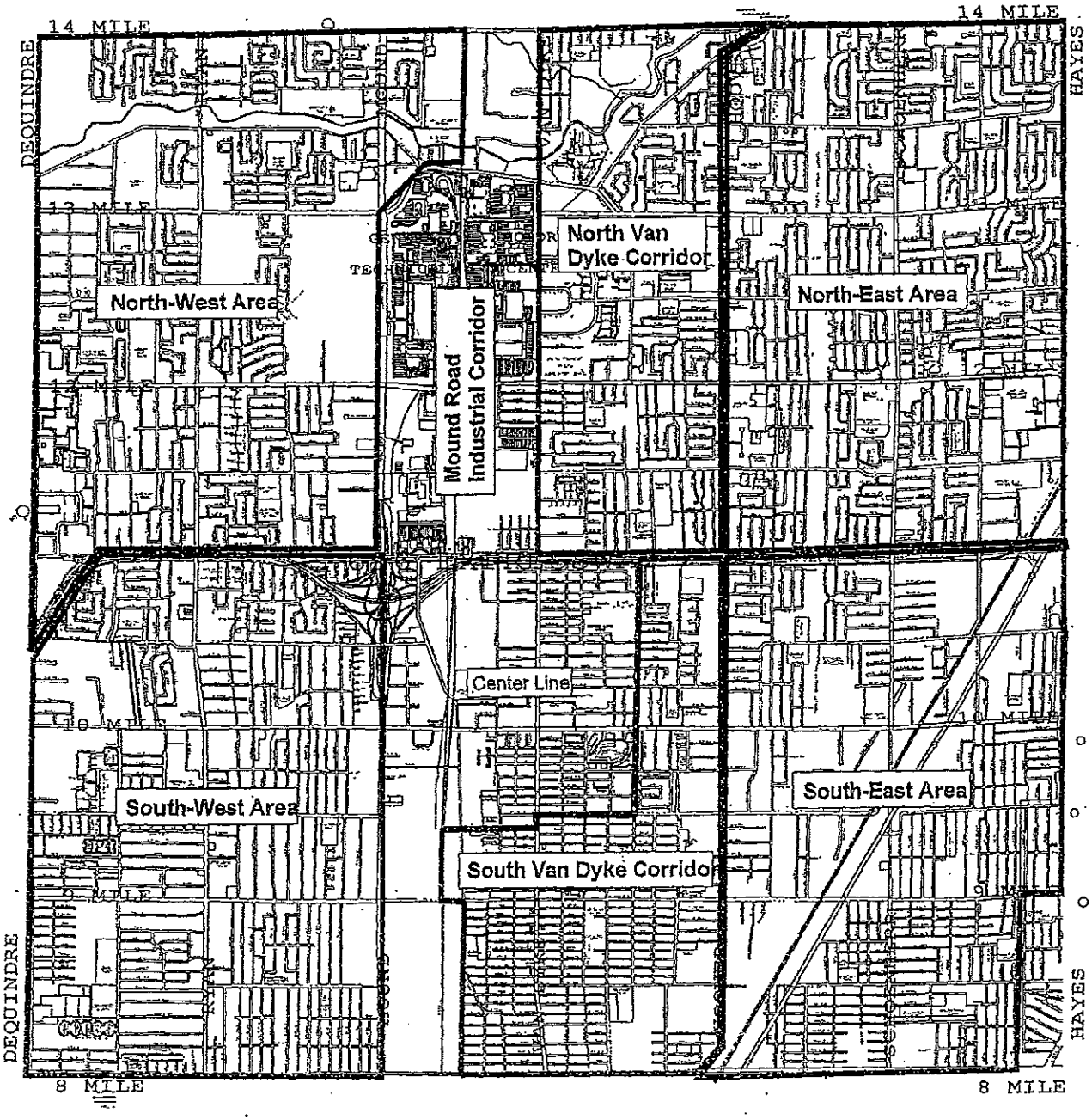
There are no plans to refinance debt secured by multifamily housing.

Discussion

CITY OF WARREN
2015-2016 HOUSING AND COMMUNITY DEVELOPMENT ACTION PLAN

APPENDIX A: MAP 1 – Consolidated Plan Regions

MAP 1 – CONSOLIDATED PLAN REGIONS



CITY OF WARREN
2015-2016 HOUSING AND COMMUNITY DEVELOPMENT ACTION PLAN

APPENDIX B: Proposed Budget

2015-2016 CDBG Projects

Name/Description	Funding
15-01 Residential Rehab - Owner Occupied Housing (Project Costs)	$200,000.00
15-02 Rehabilitation Delivery/ Project Management for CDBG & HOME	70,000.00
15-03 Enforcement Property Maintenance and Rental Registration Codes	75,000.00
15-04 MCCSA – Senior Citizen Chores Service	20,000.00
15-05 Homelessness Prevention (St. Vincent de Paul)	30,000.00
15-06 Turning Point (Domestic violence shelter)	11,000.00
15-07 MCREST (homeless shelter)	11,000.00
15-08 Care House (Advocate for victims of child abuse)	11,000.00
15-09 Salvation Army MATTS (homeless shelter)	20,000.00
15-10 Macomb Warming Center (homeless shelter)	11,000.00
15-11 Hope Center-Macomb (Emergency food service)	11,000.00
15-12 Park Improvements – Updates to Comfort Stations	175,000.00
15-13 Public Improvement – Street paving Winfield (Jackson to Yacht)	236,000.00
15-14 CDBG General Administration	205,679.00
15-15 Continuum of Care Coordinator	3,500.00
15-16 Fair Housing	3,000.00
15-17 CDBG Contingency	5,463.16
Total	$1,098,642.16

2014-2015 HOME Projects

Name/Description	Funding
H15-01 CHDO Housing Development	$50,000.00
H15-02 CHDO Operating	10,000.00
H15-03 Rehabilitation of Owner Occupied Housing	260,270.00
H15-04 Administration	35,000.00
Total	$355,270.00

2014-2015 HOPWA Projects

Name/Description	Funding
WA15-01 Short Term Rent Mortgage Utility Asst.	$60,000.00
WA15-02 Supportive Services	205,236.00
WA15-03 Tenant Based Rental Assistance	80,000.06
WA15-04 In Home Nonmedical Care for Medically Fragile	120,000.00
WA15-05 Administration	15,564.00
WA15-06 Permanent Housing Placement (Move-In)	60,000.00
Total	$540,800.06

CITY OF WARREN
2015-2016 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 2015-2016 FUNDS

On January 14, 2015 an ad was published in the Warren Weekly indicating that the City was seeking input into the development of its 2015-2016 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 10th, 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, February 2, 2015, 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, February 3, 2015 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 4, 2015 at 6:00 p.m.
Warren City Hall
1st Floor Conference Room
One City Square
Warren, Michigan 48093

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 February 2, 2015 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

No other members of the public were in attendance, the meeting was adjourned.

The following individuals were present at the February 3, 2015 CDBG and HOME planning meeting:

- Lark Samouelian, City of Warren: DDA/TIFA Director

- Gina Hensley, City of Warren Office of Community and Economic Development
- Angela Tarasenko, City of Warren Office of Community and Economic Development

No other members of the public were in attendance, the meeting was adjourned.

The following individuals were present at the February 5, 2015 CDBG, HOME, & HOPWA planning meeting:

- Gina Hensley, Office of Community and Economic Development
- Angela Tarasenko, Office of Community and Economic Development

No other members of the public were in attendance, the meeting was adjourned

Requests for Funding from Additional Public Service Providers:

MCREST – Homeless Shelter
Amount Requested: $12,000
Proposed Allocation: $11,000
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 shelter providers rather than eliminate funding for one.

Salvation Army MATTS – Homeless Shelter
Amount Requested: $12,000
Proposed Allocation: $11,000
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 shelter providers rather than eliminate funding for one.

CARE HOUSE – Child Advocacy
Amount Requested: $11,000
Proposed Allocation: $11,000

Macomb Warming Center – Homeless Shelter
Amount Requested: $15,000
Proposed Allocation: $11,000
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 shelter providers rather than eliminate funding for one.

Turning Point – Shelter for Victims of Domestic Violence
Amount Requested: - $11,000
Proposed Allocation: - $11,000

Society of St. Vincent de Paul – Homeless Prevention: Assistance with Utility, Rent and Mortgage Payments
Amount Requested: $30,000

Proposed Allocation: $30,000

MCCSA – Senior Chores Services
Amount Requested: $25,000
Proposed Allocation: $20,000
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.

Hope Center in Macomb – Emergency Food/ Pantry
Amount Requested: $15,000
Proposed Allocation: $11,000
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.

Macomb Homeless Coalition - Continuum of Care
Amount Requested: $4,861
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.

Macomb Homeless Coalition – Eviction Diversion Program
Amount Requested: $40,000
Proposed Allocation: $0
Response: - While this is a CDBG eligible activity, the City already allocated funding for homeless and foreclosure prevention 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: $496,788
Proposed Allocation: $445,236
Response: - The amount of HOPWA funding requested is to support the following programs: Medically Fragile, STRMU, Move-In, and Supportive Services. The City has planned to expand 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 $245,000 to fund the rehabilitation of Winfield Avenue from Jackson to Yacht (approximately 600 LF). The proposed project entails: removal of existing deteriorated asphalt pavement and installation of new pavement, along with some drainage and ADA ramps, approach and sidewalk improvements.
Proposed Allocation: $245,000

The *Parks and Recreation Director* requested $175,000 to fund phase II of comfort station improvements to 3 city parks (Winters, Jaycee, and Underwood) that serve low-moderate income neighborhoods. The proposed project entails: making the facilities ADA accessible and general improvements to the facilities interior.
Proposed Allocation: $175,000

The *Public Service* Department requested $75,000 to fund continued efforts to enforce the property maintenance and rental registration codes.
Proposed Allocation: $75,000

CITY OF WARREN
2015-2016 HOUSING AND COMMUNITY DEVELOPMENT ACTION PLAN

APPENDIX D: Public Input, Proposed Action Plan

SUMMARY OF PUBLIC INPUT REGARDING PROPOSED ACTION PLAN

On March 4, 2015 an ad was published in the Warren Weekly indicating that the City was seeking input on its Proposed 2015-2016 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 7th 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 24, 2015, 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:

Dorie Vasquez-Nolan: Stated Care House is a child friendly, family centered agency that provides centralized and coordinated investigation, prosecution and treatment for child victims of physical and sexual abuse in Macomb County. Referrals from law enforcement and child protective services and focus 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. Since 1996, Care House has provided services to over 4,200 with 774 of those families residing in Warren. Last calendar year there were 372 forensic interviews, 79 of those were residents of Warren and so far in 2015 there have been 94 new forensic interviews with 12 of those families being residents of Warren. She respectfully requested consideration for funding in the amount of $11,000.00.

Councilmen Warner: Complemented the staff of Community Development on their hard work in preparing the budgets. He also acknowledged that it was getting harder to allocate funding with reduced resources.

The following comments were received by Community Development outside of the public hearing:

Lisa Chambers: Expressed gratitude for the City's support of Hope Center in Macomb, and looked forward to working together in the future.

No other public comments were received.

CITY OF WARREN
2015-2016 HOUSING AND COMMUNITY DEVELOPMENT ACTION PLAN

APPENDIX E: Council Resolution

CITY OF WARREN
Office of the Council Secretary

Item 10c

INTER-OFFICE COMMUNICATION

DATE: April 28, 2015

TO: James R. Fouts, Mayor

SUBJECT: Adoption of 2015-2016 Housing & Community Development Action Plan Application for 2015-2016 CDBG, HOME, and HOPWA Funds. CONSIDERATION AND ADOPTION OF A RESOLUTION.

At a regular meeting of the City Council held Tuesday, April 28, 2015 Council by formal motion approved the above listed item.

Trusting this information to be of value.

Scott C. Stevens
Council Secretary
Mayor Pro Tem

cc: Attorney
Clerk
Community Development

RESOLUTION TO ADOPT 2015-2016 CITY OF WARREN HOUSING AND COMMUNITY DEVELOPMENT ACTION PLAN, AUTHORIZE APPLICATION FOR 2015-2016 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 April 28, 2015 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, Green, Sadowski, Stevens, St. Pierre, Warner

ABSENT: Councilmembers None

The following preamble and resolutions were offered by Councilmember Stevens and supported by Councilmember Sadowski:

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 2011-2016 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 (PLWH/A) 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 PLWH/A 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 2015-2016 Program Year, including reprogrammed funds from prior action plans:

2015-2016 CDBG Revenues	
Source	Amount
2015-2016 Formula Allocation	$910,899.00
2015-2016 Program Income (Rehabilitation Loan Repayments – Estimate)	150,000.00
Reprogrammed Funds	
Activity 12-11 Rehab Delivery	33,600.00
Activity 12-19 Owen Jax Roof	4,143.16
Total	$1,098,642.16

2015–2016 HOME Revenues	
Source	Amount
2015-2016 Formula Allocation	$325,270.00
2015-2016 Program Income (Sale of Homes and Repayment of Rehabilitation Loans Estimate)	30,000.00
Total	$355,270.00

2015–2016 HOPWA Revenues	
Source	Amount
2015-2016 Formula Allocation	$518,818.00
Reprogrammed Funds	
WA13-01 STRMU	2,230.53
WA13-02 Supportive Services	2,945.03
WA13-06 Move-In	16,806.50
Total	$540,800.06

The City proposes to undertake the following activities with the 2015-2016 available resources:

Proposed 2015-2016 CDBG Activities

Activity Number/Name	Location	Action Plan Objec -tives	Formula Grant Funds	Program Income	Repro-grammed Funds	Total Activity Funds
15-01 Residential Rehab - Owner Occupied Housing	City-wide	1,2,3	80,000	120,000	0	$200,000
15-02 Rehab Delivery	City-wide	1,2,3	70,000	0	0	70,000
15-03 Enforcement Property Maintenance and Rental Registration Codes	South of Ten Mile Road	1,2,3	75,000	0	0	75,000
15-04 Senior Citizen Chores	City-wide	1,2,3	20,000	0	0	20,000
15-05 Homeless Prevention (St. Vincent de Paul)	City-wide	4	30,000	0	0	30,000
15-06 Shelter & Services for Victims of Domestic Violence (Turning Point)	City-wide	4	11,000	0	0	11,000
15-07 Homeless Shelter (MCREST)	City-wide	4	11,000	0	0	11,000
15-08 Advocacy for Victims of Child Abuse (Care House)	City-wide	1,4	11,000	0	0	11,000
15-09 Homeless Shelter (Salvation Army MATTS)	City-wide	4	20,000	0	0	20,000
15-10 Homeless Shelter (Macomb Warming Center)	City-wide	4	11,000	0	0	11,000
15-11 Emergency Food Services (Hope Center-Macomb)	City-wide	4	11,000	0	0	11,000
15-12 Park Improvements-Updates to Comfort Stations	City-wide	4	137,300	0	37,700	175,000
15-13 Public Improvement- Street paving Winfield (Jackson to Yacht)	South Van Dyke	1,2	236,000	0	0	236,000
15-14 General Administration	N/A	N/A	175,679	30,000	0	205,679

Proposed 2015-2016 CDBG Activities (continued)

Activity Number/Name	Location	Action Plan Objec-tives	Formula Grant Funds	Program Income	Repro-grammed Funds	Total Activity Funds
15-15 Continuum of Care Coordinator	City-wide	4	3,500	0	0	3,500
15-16 Fair Housing	City-wide		3,000	0	0	3,000
15-17 CDBG Contingency	N/A		5,420	0	43.16	5,463.16
Total			$910,899	$150,000	$37,743.16	$1,098,642.16

Proposed 2015-2016 HOME Activities

Activity Number/Name	Location	Action Plan Objec-tives	Formula Grant Funds	Program Income	Repro-grammed Funds	Total Activity Funds
H15-01 CHDO Housing Development	City-wide	1,3	50,000	0	0	50,000
H15-02 CHDO Operating Expenses	NA	NA	10,000	0	0	10,000
H15-03 Rehabilitation of Owner Occupied Hsg.	City-wide	1,2,3	233,270	27,000	0	260,270
H15-04 Administration	N/A	N/A	32,000	3,000	0	35,000
Total			$325,270	$30,000	0	$355,270

Proposed 2015-2016 HOPWA Activities

Activity Number/Name	Location	Action Plan Objectives	Entitlement Funds	Re-programmed Funds	Total Activity Funds
WA15-01 Short Term Rent Mortgage Utility Assistance (STRMU)	EMA*	5	60,000	0	60,000
WA15-02 Supportive Services	EMA	5	205,236	0	205,236
WA15-03 Tenant Based Rental Assistance	EMA	5	58,018	21,982.06	80,000.06
WA15-04 In Home Nonmedical Care for Medically Fragile	EMA	5	120,000	0	120,000
WA15-05 Administration	N/A	N/A	15,564	0	15,564
WA15-06 Permanent Housing Placement (Move-In)	EMA	5	60,000	0	60,000
Total			$518,818	$21,982.06	$540,800.06

* 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 attached *2015-2016 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 attached *2015-2016 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 2015-2016 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 *2015-2016 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 *2015-2016 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, Sadowski, Boccomino, Colegio Green, Warner, St. Pierre

NAYES: Councilmembers None

RESOLUTION DECLARED ADOPTED THIS 28th day of April, 2015.

Scott C. Stevens

SCOTT C. STEVENS
Secretary of the Council
Mayor Pro Tem

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 April 28, 2015.

Paul Wojno

PAUL WOJNO
City Clerk