

CITY OF WARREN

**2016-2020 HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED CONSOLIDATED PLAN**

July 1, 2016 – June 30, 2020

and

**2016-2017 HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED ACTION PLAN**

July 1, 2016 – June 30, 2017

Published for Public Comment

April 13, 2016

Executive Summary

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

1. Introduction

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 2016-2017 Action Plan covers the 12 month period July 1, 2016 - June 30, 2017. 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 2016-2017 CDBG, HOME, and HOPWA funds are listed in Appendix B: Proposed Budgets, along with the allocation for each.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

3. Evaluation of past performance

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

Prior to preparing the 2016-2020 Consolidated plan, the City held two public meetings to discuss the priority needs and objectives. On Decemeber 16th there was an evening meeting at the Warren Community Center, and on December 17th there was a afternoon meeting at Owen Jax Recreation Center. The City also had a public hearing during the City Council meeting on January 12th. The City also placed a needs survey on the City's website and mailed it to known stakeholders for review and comment. The comment period for the this portion of the plan closed on January 13th.

Prior to preparing the 2016-2017 Proposed Action Plan, the City held three public meetings to review the needs, goals, objectives and strategies identified in the Consolidated Plan. On February 16, 2016 there was a meeting to discuss HOPWA. Meetings to discuss CDBG and HOME were held on February 17th. Notice of the meetings invited written comments and requests for funding specific activities in the 2016-2017 program year with CDBG, HOME, or HOPWA funds. All comments and proposals received were considered in preparing this Action Plan. The 2016-2017 Proposed Action Plan was made available for public comment for a period of 30 days from April 13, 2016 through May 11, 2016. On May 10, 2016, a public hearing was held before the Warren City Council to receive comments on the Proposed Plan. The 2016-2017 Action Plan was finalized taking into account any comments received at the May

10, 2016 public hearing or submitted in writing prior to the close of the public comment period on May 11, 2016. The 2016-2017 Action Plan was presented to the Warren City Council for adoption on May 24, 2016. The 2016-2017 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 2016-2017 CDBG, HOME and HOPWA Grant Agreements with the Federal Government are executed. The anticipated date is July 1, 2016. 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

Please see attached appendices regarding public comments received.

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

All comments or views were accepted in formulating the plan.

7. Summary

Please see attached appendices for a summary of the requests for funds for the 2016-2017 CDBG, HOME, and HOPWA funds along with comments received.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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

Consolidated Plan Public Contact Information

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 City of Warren
 Community Development
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 Warren, MI 48093
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 Office: (586) 574-4686

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Warren's Community Development Department undertook an extensive process to engage other municipal departments, sub recipient organizations, and other stakeholders to address the city's community development needs.

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)).

Many of the City's funded activities are carried out or supported by other city or county departments, developers, and sub-recipient organizations. These partner organizations and stakeholders bring expertise and on-the ground perspectives that play a crucial role in helping to identify priority community needs and strategies that comprise the Consolidated Plan.

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

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

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

The Macomb County Continuum of Care claimed 529 homeless individuals were identified in the 2015 Point in Time Count of the homeless in Macomb County. Of those identified, approximately 16% stated that their last permanent address was in Warren. 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 jurisdictions consultations with housing, social service agencies and other entities

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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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

	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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.
7	Agency/Group/Organization	MCREST
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and 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	MCCSA CHORES
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and 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	The Society of St Vincent DePaul
	Agency/Group/Organization Type	Services families at risk of becoming homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and 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
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and 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
11	Agency/Group/Organization	Eight Mile Boulevard Association
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Eight Mile Blvd Association was consulted on opportunities for

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The following units of government/public entities were invited to comment on the Consolidated Plan:

Narrative (optional):

PR-15 Citizen Participation

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

Priority Needs:

On December 16th and 17th public meetings were held at the Community Center and Owen Jax Recreation Center inviting the public to participate in establishing the Consolidated Plan Community Development Priority Needs. Notice of these meetings was published in the Warren Weekly as well as the Detroit News. Interested parties were also sent notification of the meetings via US mail.

On December 15th a priority needs survey was made available on the City's website and also distributed at the City's Recreation Centers and Community Centers for public comment. The survey was also distributed to known stakeholders for comment.

On January 12th, a public hearing was held in the Council Chambers allowing the public the opportunity to participate in establishing the Consolidated Plan priority needs. The public comment period for the consolidated plan priority needs closed on January 13th.

Development of Plan:

On January 27, 2016 an ad was published in the Warren Weekly indicating that the City was seeking input into the development of its 2016-2017 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 27th & 30th, 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

Tuesday, February 16, 2016, at 10:00 a.m.

Consolidated Plan

WARREN

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Warren City Hall

Township Meeting Room, 2nd Floor

One City Square

Warren, Michigan 48093

Meeting to Discuss CDBG & HOME

Wednesday, February 17, 2016 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 17, 2016 at 6:00 p.m.

Warren Community Center

Conference Room B

Consolidated Plan

WARREN

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

The City also scheduled a public hearing for May 10th 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	See attached	See attached		
2	Public Meeting	Non-targeted/broad community	See Attached	See Attached		
3	Public Hearing	Non-targeted/broad community	See Attached	See Attached		
4	Newspaper Ad	Non-targeted/broad community	See Attached	See Attached		

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	Internet Outreach	Non-targeted/broad community	See Attached	See Attached		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment examines needs related to affordable housing; special needs housing, community development and homelessness for the City of Warren.

The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non - Homeless Special Needs Assessment
- Non - Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the 2008-2012 American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) datasets. CHAS datasets are developed for HUD by the U.S. Census Bureau based on the ACS. In addition to these data sources, qualitative data gained from an intensive consultation process that included stakeholder focus groups and surveys further helped to guide and interpret the needs assessment.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	138,247	135,098	-2%
Households	55,619	54,084	-3%
Median Income	\$44,626.00	\$45,434.00	2%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	6,910	6,830	10,670	6,360	23,320
Small Family Households *	2,455	1,720	3,355	2,590	12,330
Large Family Households *	545	510	905	510	2,100
Household contains at least one person 62-74 years of age	950	1,305	2,240	1,205	3,885
Household contains at least one person age 75 or older	900	2,145	2,390	895	2,035
Households with one or more children 6 years old or younger *	1,340	870	1,375	950	754
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	85	20	35	0	140	30	30	20	30	110
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	15	4	15	69	0	4	40	4	48
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	190	40	105	75	410	50	75	70	75	270
Housing cost burden greater than 50% of income (and none of the above problems)	2,370	795	130	10	3,305	2,165	1,220	720	250	4,355
Housing cost burden greater than 30% of income (and none of the above problems)	175	970	980	80	2,205	560	1,465	2,195	1,505	5,725

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	420	0	0	0	420	225	0	0	0	225

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,685	865	275	105	3,930	2,245	1,330	845	365	4,785
Having none of four housing problems	495	1,460	2,705	1,120	5,780	840	3,170	6,845	4,770	15,625
Household has negative income, but none of the other housing problems	420	0	0	0	420	225	0	0	0	225

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,220	520	500	2,240	845	685	1,355	2,885
Large Related	270	215	95	580	230	255	365	850
Elderly	325	490	215	1,030	945	1,330	705	2,980

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,015	610	380	2,005	770	465	540	1,775
Total need by income	2,830	1,835	1,190	5,855	2,790	2,735	2,965	8,490

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,125	180	50	1,355	735	480	370	1,585
Large Related	270	110	0	380	205	110	55	370
Elderly	240	225	105	570	680	315	170	1,165
Other	985	290	0	1,275	600	325	125	1,050
Total need by income	2,620	805	155	3,580	2,220	1,230	720	4,170

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	250	30	109	75	464	25	79	100	69	273
Multiple, unrelated family households	0	20	10	0	30	20	0	4	15	39
Other, non-family households	0	4	0	15	19	0	0	0	0	0
Total need by income	250	54	119	90	513	45	79	104	84	312

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

The most common housing problem for households in Warren is a housing cost burden. This problem is most prevalent for those renters and homeowners whose income is at or below 30% of the area median income. A significant number of these residents are paying greater than 50% of their income on housing.

Are any populations/household types more affected than others by these problems?

As indicated above, the largest share of severely cost burdened households are extremely low income renters and homeowners. Of those low income renters, small and other households are those most severely impacted. Of those low income home owners the small related and elderly households are those severely impacted.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Few families experiencing a housing crisis have sufficient income to afford Fair Market Rent.

Specific housing characteristics that have been linked to homelessness are high housing costs, poor quality housing, unstable neighborhoods and overcrowding. As indicated in the tables and discussed above extremely low and low income households are more likely to experience these housing characteristics.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The households most susceptible to becoming homeless are households with income less than 30 percent of the AMI and are severely cost-burdened. (paying more than 50 percent of their income for rent)

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

In addition to the at risk characteristics indicated above, the characteristics most commonly linked with housing instability and an increased risk of homelessness include high cost burden, lack of jobs, high unemployment rate, and personal circumstances. Severe cost burden (where more than 50 percent of income goes towards housing costs) is the greatest predictor of homelessness risk, especially for persons having incomes at or below 50 percent AMI.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,665	600	645
White	4,170	455	470
Black / African American	1,130	30	95
Asian	140	50	45
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	70	70	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,630	2,200	0
White	3,430	2,070	0
Black / African American	875	70	0
Asian	210	4	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	45	50	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,295	6,375	0
White	3,630	5,600	0
Black / African American	525	555	0
Asian	65	90	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	4	30	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,050	4,310	0
White	1,715	3,605	0
Black / African American	140	530	0
Asian	135	80	0
American Indian, Alaska Native	10	60	0
Pacific Islander	0	0	0
Hispanic	0	30	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,930	1,335	645
White	3,550	1,075	470
Black / African American	1,065	95	95
Asian	120	75	45
American Indian, Alaska Native	15	15	0
Pacific Islander	0	0	0
Hispanic	60	80	20

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,195	4,635	0
White	1,635	3,870	0
Black / African American	345	600	0
Asian	150	65	0
American Indian, Alaska Native	25	4	0
Pacific Islander	0	0	0
Hispanic	10	85	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,120	9,550	0
White	975	8,255	0
Black / African American	125	955	0
Asian	10	145	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	4	30	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	465	5,890	0
White	380	4,940	0
Black / African American	25	650	0
Asian	65	150	0
American Indian, Alaska Native	0	70	0
Pacific Islander	0	0	0
Hispanic	0	30	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,875	8,195	8,015	680
White	30,640	7,705	6,290	505
Black / African American	2,945	1,305	1,450	95
Asian	960	355	225	45
American Indian, Alaska Native	175	65	24	0
Pacific Islander	0	0	0	0
Hispanic	570	55	60	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There is not an income category with a racial or ethnic group with a disproportionately greater need than the needs of that income category as a whole.

If they have needs not identified above, what are those needs?

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

N/A

NA-35 Public Housing – 91.205(b)

Introduction

There is no public housing located in the City of Warren. What follows describes the subsidized housing inventory, as well as other affordable housing complexes located within the City.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher Disabled *		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
# of units vouchers in use	0	344	0	23,858	898	22,453	318	0	113

Table 22 - Public Housing by Program Type
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, Mainstream Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
Average Annual Income	0	8,236	0	10,907	8,600	10,983	9,522	0

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Tenant-based	Special Purpose Voucher		
				Mod-Rehab	Public Housing	Total		Project-based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	3	0	6	1	6	0	0	0	0
Average Household size	0	1	0	2	1	2	1	1	1	0
# Homeless at admission	0	0	0	104	30	21	53	-	0	0
# of Elderly Program Participants (>62)	0	52	0	3,469	168	3,229	29	0	0	0
# of Disabled Families	0	209	0	8,327	317	7,816	85	0	0	0
# of Families requesting accessibility features	0	344	0	23,858	898	22,453	318	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Tenant-based	Special Purpose Voucher		
				Mod-Rehab	Public Housing	Total		Project-based	Veterans Affairs Supportive Housing	Family Unification Program
White	0	182	0	11,658	444	10,987	91	0	85	0
Black/African American	0	159	0	11,802	420	11,105	226	0	28	0

Consolidated Plan

WARREN

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	101	4	97	0	0	0
American Indian/Alaska Native	0	3	0	262	25	234	1	0	0
Pacific Islander	0	0	0	35	5	30	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 - Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	18	0	692	37	643	6	0	0
Not Hispanic	0	326	0	23,166	861	21,810	312	0	1.13

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 - Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There is no public housing located within the City of Warren.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The dominant issue for holders of housing choice vouchers is the availability of units at affordable rates. The gap between Fair Market Rent and market rent is growing. This has created issues for low income households seeking units that will accept a HUD-subsidized voucher for rent assistance because property owners are able to get higher rents in the open market and do not have an incentive to rent to those with rent assistance.

How do these needs compare to the housing needs of the population at large

These needs are very similar to the needs of other low to moderate income individuals and families.

Discussion

There is no public housing located within Warren. Those families who receive rental assistance in Warren have a section 8 tenant based rental assistance voucher or other special purpose voucher.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Warren consulted with the Macomb Homeless Coalition and Continuum of Care to gather information regarding the extent of homelessness. The information presented below regarding the number of persons experiencing homelessness on a given night was collected during the 2015 Point in Time Count. This count was conducted on Wednesday, January 28, 2015. The Count found a total of 529 people experiencing homelessness, 69 of which were unsheltered adults. Due to poor weather and roads, as well as a large number of homeless reported to be "squatting" in empty homes, the Point in Time Count number is believed to be much lower than the actual number of homeless residents on any given day. Using information recorded in the Homeless Management Information System (HMIS), the total number of people experiencing homelessness in the County each year is estimated to be 2,500.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	290	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	69	148	0	0	0	0
Chronically Homeless Individuals	0	271	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	22	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The most significant homeless subpopulations counted in 2015 were the chronically homeless. 271 of the individuals counted were chronically homeless. There were also a significant number of homeless families with children. The largest proportions of homeless individuals with children were those who were the victims of physical or sexual violence. Small portions of the homeless were veterans. Macomb County did not report any unaccompanied youth.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the Macomb Homeless Coalition/ Continuum of Care, in Macomb County last year, 2,530 were served by way of Emergency Shelter, Transitional Housing, Permanent Supportive Housing and Homeless Prevention and Rapid Re-housing Programs. 2,142 people were Literally Homeless. Of those Literally Homeless, 270 were considered Chronically Homeless. These totals are unduplicated.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The City of Warren consulted with the Homeless Coalition and Continuum of Care regarding the nature of homelessness in the County by racial and ethnic group. The information was presented for those individuals whom are literally and chronically homeless. The tables are presented below in the discussion section. Approximately 50% of those literally homeless and 55% of those chronically homeless in Macomb County are White; approximately 46% of those literally homeless, and 41% of those chronically homeless in Macomb County are Black or African American. Less than 1% of the literally homeless in Macomb County are American Indian or Alaskan Native, Asian, or Native Hawaiian or Other Pacific Islander respectively. Less than 2% of those chronically homeless in Macomb County are American Indian or Alaska Native.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Utilizing information gathered from the Point in Time Count of January 28, 2015, the Homeless Coalition/ Continuum of Care reported 69 unsheltered homeless adults. During the same time, the Continuum of Care reported 385 sheltered adults and 75 sheltered children. The sheltered homeless in Macomb County were divided amongst 10 different shelters/providers: MCREST, MORE House, Turning Point, Vets Returning Home, Macomb County Warming Center, MATTS, FYI HYR, Amelia Agnes, Abigail Ministries, and Community Housing Network.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs populations include frail and non-frail elderly, persons with disabilities, persons with HIV/AIDS, and victims of domestic violence.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	2,736
Area incidence of AIDS	118
Rate per population	5
Number of new cases prior year (3 years of data)	298
Rate per population (3 years of data)	4
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	2,681
Area Prevalence (PLWH per population)	107
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	83
Short-term Rent, Mortgage, and Utility	111
Facility Based Housing (Permanent, short-term or transitional)	4

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Elderly - According to the 2014 ACS nearly 20% of the population in Warren is age 62 and over. The incidence of having a disability increases significantly for those aged 65 or older.

PLWH/A - According to the Michigan Department of Community Health almost 3,000 residents of the

Warren EMA are living with HIV/Aids.

Domestic Violence/ Child Advocacy - Care House and Turning Point are two primary providers serving victims of domestic violence. Domestic violence is often unreported, but the need can be demonstrated through services provided to those seeking shelter. In 2015, over 500 individuals from Warren were serviced by these providers.

What are the housing and supportive service needs of these populations and how are these needs determined?

Information on the housing and supportive service needs were determined by discussions with focus groups, community surveys, and consultations. The following is a list of the services commonly needed by non-homeless individuals with special needs:

- Counseling
- Case Management
- Chore Service
- Transportation
- Advocacy
- Services for Homebound

The following is a list of the PLWH/A housing needs:

- TBRA (Tenant Based Rental Assistance)
- STRMU (Short Term Rent Mortgage and Utility Assistance)
- Move-In (Assistance with 1st months rent and security deposit)

The following is a list of the PLWH/A supportive service needs:

- Case management
- Advocacy
- In-Home Support for Medically Fragile
- Transportation
- Life skills

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Michigan Department of Community Health's July 2014 Surveillance Report, there are 2,842 reported cases of HIV/AIDS among residents living in the Warren EMA; the estimated prevalence is 3,490 (meaning 648 people are likely living with the virus but do not know it). According to July 2014

county level quarterly analysis by MDCH, the reported prevalence of HIV/AIDS in the 5 county region is as follows: Oakland 1,890 cases; Macomb 757 cases; Lapeer 36 cases; St. Clair 96 cases; and Livingston 63 cases.

According to OLHSA, (Oakland Livingston Human Service Agency) the City's current service provider for the HOPWA program, nearly 80% of the PLWH/A clients they service are at or below 30% of the area median income. Additionally, the provider noted the increase in clients who are dually diagnosed, or having been diagnosed with both HIV/AIDS and mental health/ substance abuse issues.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The jurisdictions' needs for public facilities include, but are not limited to, the following areas noted by participants in focus groups and surveys:

- Park and recreation improvements
- Youth centers
- Senior centers

How were these needs determined?

Existing local and regional plans helped identify needs and were complemented by stakeholder surveys and focus groups.

Describe the jurisdiction's need for Public Improvements:

The jurisdictions' needs for public improvements include, but are not limited to, the following areas noted by participants in focus groups and surveys:

- Street repair (Survey respondents identified this as the highest priority need)
- Handicap curbs cuts
- Safer public transportation
- Pedestrian/Cyclist amenities

How were these needs determined?

Existing local and regional plans helped identify needs and were complemented by stakeholder surveys and focus groups.

Describe the jurisdiction's need for Public Services:

The jurisdictions' needs for public services include, but are not limited to, the following areas noted by participants in focus groups and surveys:

- Homeless prevention
- Senior services
- Emergency shelter for the homeless
- Housing counseling
- Crime awareness

- Emergency food assistance

How were these needs determined?

Existing local and regional plans helped identify needs and were complemented by stakeholder surveys and focus groups.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following market analysis utilizes 2007-2011 American Community Survey data in Warren on:

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless and Special Needs Facilities

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The following is a market analysis which examines the number of housing units by property type and unit size by tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	44,882	76%
1-unit, attached structure	3,792	6%
2-4 units	2,125	4%
5-19 units	4,687	8%
20 or more units	2,281	4%
Mobile Home, boat, RV, van, etc	1,309	2%
Total	59,076	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	53	0%	179	1%
1 bedroom	552	1%	4,414	34%
2 bedrooms	6,491	16%	4,282	33%
3 or more bedrooms	34,017	83%	4,096	32%
Total	41,113	100%	12,971	100%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City does not have any local public housing. Any public housing vouchers recipients within the City are either issued from the State or Federal Govt.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no known losses of affordable housing units now or proposed in the next 5 years.

Does the availability of housing units meet the needs of the population?

As noted previously, there are insufficient rental housing units which are affordable to persons earning less than 80 AMI. Affordable and accessible units are particularly needed.

Describe the need for specific types of housing:

A majority of the housing in Warren are detached single family units. There is a need for affordable larger owner occupied units with three or more bedrooms. Additionally, there is a need for affordable rental units with one, two, and three bedrooms.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following data is from the 2007-2011 American Community Survey regarding the cost of housing in Warren.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	115,400	113,400	(2%)
Median Contract Rent	539	662	23%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,931	22.6%
\$500-999	9,159	70.6%
\$1,000-1,499	666	5.1%
\$1,500-1,999	17	0.1%
\$2,000 or more	198	1.5%
Total	12,971	100.0%

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	530	No Data
50% HAMFI	2,600	4,765
80% HAMFI	9,180	14,980
100% HAMFI	No Data	20,585
Total	12,310	40,330

Table 33 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	495	629	821	1,095	1,196
High HOME Rent	528	646	843	1,070	1,174
Low HOME Rent	528	630	756	873	963

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a great disparity in the number of housing units affordable to households earning less than 50% AMI available, and even fewer housing units available to households earning less than 30% of AMI.

How is affordability of housing likely to change considering changes to home values and/or rents?

Median home values have seen a steady increase in Warren in the last 6 months to a year. Additionally median contract rents have increased over 23% in the past 10 years which impacts affordability, especially for low to moderate income households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent is relatively close to the High HOME Rent and Fair Market Rent in the Warren EMA.

Discussion

From the tables above, the Warren market appears affordable for the low to moderate income household. With more than 90% of renters in Warren paying less than \$1,000 per month for rent and over 20% paying less than \$500 per month for rent. However, there are approximately 6,910 households in Warren who are at or below 30% of AMI with only 530 rental units available that are affordable to these households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The majority of Warren families live in decent, safe and sanitary housing. Since the City started its CDBG funded housing rehabilitation program in 1982, a significant impact has been seen not only on the lives of individuals, but also on the appearance of neighborhoods. The housing rehabilitation program has generally resulted in other neighbors improving their housing. In spite of this progress, many homes in Warren are still in need of rehabilitation.

Definitions

The CDBG Committee has adopted the following definitions of "substandard condition" and "substandard condition but suitable for rehabilitation"

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,046	29%	5,847	45%
With two selected Conditions	236	1%	414	3%
With three selected Conditions	0	0%	33	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	28,831	70%	6,677	51%
Total	41,113	100%	12,971	99%

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,235	3%	726	6%
1980-1999	3,109	8%	2,019	16%
1950-1979	32,882	80%	8,653	67%
Before 1950	3,887	9%	1,573	12%
Total	41,113	100%	12,971	101%

Table 36 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	36,769	89%	10,226	79%
Housing Units build before 1980 with children present	525	1%	349	3%

Table 37 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The above referenced condition of units data looks at the City's housing based on 4 factors:

- Lacks complete kitchen
- Lacks complete plumbing
- More than one person per room
- Cost burden greater than 30%

Despite the fact that a majority of the housing in Warren lacks any of these conditions, there is still a need for rehabilitation.

The City of Warren has a significantly older housing stock. More than 80% of the owner-occupied housing is over 37 years old. Additionally, more than 70% of the renter-occupied housing is nearly 40 years old. The aging house stock also poses a risk for lead-based paint hazards which is a contributing factor in the need for rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As note earlier, 45.1% of households in Warren had a household income below 80% of the area median income. Of the approximately 46,995 housing units built prior to 1980, it can be estimated that 24,410 of them are occupied by a low or moderate income household.

Discussion

Having lead based paint in the home is not evidence of an immediate hazard; however, the likelihood of a lead based paint hazard is significantly higher if the painted surfaces are not properly maintained and have chipping, peeling, or flaking paint.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based		Disabled *
# of units vouchers available	0	333		843	23,766	2,313	0	1,064
# of accessible units								

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 39 -- Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units within the City of Warren.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 40 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A- There are no public housing units in the jurisdiction.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A- There are no public housing agency's in the jurisdiction.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homeless Facilities and Services are managed and provided through the Continuum of Care agencies. These agencies provide several types of housing including:

- Emergency Shelter
- Transitional Housing
- Permanent Supportive Housing
- Rapid Re-Housing

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	171	90	106	134	0
Households with Only Adults	110	0	22	0	0
Chronically Homeless Households	0	0	6	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Substance abuse treatment and prevention services are provided through the Salvation Army Macomb Transitions Housing Program and CARE, which offer on-site case management, life skills training, and coping mechanisms. Macomb County Community Mental Health also provides mental health counseling.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Facilities for housing the homeless in Macomb County include the following:

Emergency shelters:

- Macomb County Emergency Rotating Shelter (MCREST)
- The Salvation Army (MATTS)
- Turning Point (Shelters for victims of domestic violence)
- Family Youth Interventions
- Macomb Warming Center

Transitional Housing

- Smith House
- Hubbard House
- Salvation Army - Macomb Transitional Housing Program
- Amelia Agnes Transitional Home
- Faith House
- Leonard House
- Pathway to Freedom
- Angel's Wing

Permanent Supportive Housing - Shelter plus care residences for developmentally disabled adults

Homelessness Prevention Services:

- Family Independence Agency (FIA), Macomb County Community Services Agency (MCCSA) and the Society of St. Vincent de Paul all provide rental assistance and first month's rent/security

deposits to prevent homelessness. They also provide assistance with mortgage payments to prevent foreclosure, and assistance with utility payments to prevent shutoffs.

- Macomb County Community Mental Health Services (MCCMH) through a PATH grant provides rental assistance to community mental health clients who are in imminent danger of becoming homeless.
- FIA provides access to programs that provide for basic needs such as: Food Assistance, State Medical Program, Medicaid, Family Independent Program, and HIV/AIDS support services.

Other Homelessness Prevention Services:

Oakland Livingston Human Services Agency (OLHSA) receives HOPWA funding from the City of Warren for the Warren EMA. This funding is used for rental assistance and first month's rent/security deposits to prevent homelessness. OLHSA also provides assistance with mortgage payments to prevent foreclosure, and assistance with utility payments to prevent shutoffs.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Warren works closely with the OLHSA, the City's HOPWA project sponsor and the Continuum of Care to meet the needs of special populations in the community through the provision of housing options and supportive services.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	34
PH in facilities	0
STRMU	48
ST or TH facilities	0
PH placement	48

Table 42– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City receives HOPWA funding to help meet the housing and supportive service needs of persons living with HIV/AIDS in the five county Warren EMA. The primary goal is to help this population avoid homelessness by addressing their housing needs in coordination with access to medical care and other supportive services. The highest priority need for persons living with HIV/AIDS is access to affordable housing.

Providing long and short term assistance with rent and utility payments is also a key component to the prevention of homelessness in this population.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City's project sponsor, Oakland Livingston Human Service Agency (OLHSA) is also the recipient of Ryan White funding. This funding helps to provide medical care and other supportive services to persons with HIV/AIDS who are uninsured or underinsured. Having the HOPWA funding for housing related

matters and the Ryan White funding for medical care, OLHSA, is able to provide assistance to persons living with HIV/AIDS with the necessary supportive housing when they return from mental and physical health institutions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

To address the housing and supportive services needs of persons living with HIV/AIDS the City plans to undertake the following activities:

- Tenant Based Rental Assistance (TBRA) - Clients are provided a voucher to select a unit where they will pay 30% of their income towards the rent
- Short Term Rent & Utility Assistance (STRMU) - Serves eligible households who are already permanently housed but are facing pending eviction, foreclosure, or utility shut-off. The goal is to intervene to help maintain stable housing.
- Permanent Housing Placement (Move-In) - Serves households who are homeless or who are in temporary housing to move into affordable housing
- Supportive Services - On going housing case management and assistance identifying resources. (Life skills, transportation, etc)
- In Home Support for medically fragile - Many PLWH/A experience health problems which compromise their ability to live independently. The goal of this program is assist these individuals so they can remain in their home.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City proposes to utilize HOPWA funding to meet the special needs of persons living with HIV/AIDS. The City does not propose to utilize HOME or CDBG funding to meet the special needs of this population.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Some of the barriers to affordable housing include the following:

- High cost of building/ development often exceeds the market values
- Time and costs associated with having a property re-zoned (Most common zoning classification is single family residential)

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following is a discussion of the economic activity within the City. Data driven from the 2007-2011 American Community Survey takes highlights: business activity, the labor force, occupations by sector, travel times, educational attainment, and earnings.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	67	19	0	0	0
Arts, Entertainment, Accommodations	5,342	4,537	12	10	-2
Construction	1,576	1,632	4	3	-1
Education and Health Care Services	9,118	8,869	21	19	-2
Finance, Insurance, and Real Estate	2,666	2,270	6	5	-1
Information	858	338	2	1	-1
Manufacturing	6,928	10,063	16	21	5
Other Services	1,966	2,063	4	4	0
Professional, Scientific, Management Services	4,875	3,618	11	8	-3
Public Administration	0	1	0	0	0
Retail Trade	6,691	8,133	15	17	2
Transportation and Warehousing	1,220	2,654	3	6	3
Wholesale Trade	2,505	3,244	6	7	1
Total	43,812	47,441	--	--	--

Table 43 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	67,249
Civilian Employed Population 16 years and over	57,553
Unemployment Rate	14.42
Unemployment Rate for Ages 16-24	36.05
Unemployment Rate for Ages 25-65	9.93

Table 44 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	9,990
Farming, fisheries and forestry occupations	2,557
Service	7,385
Sales and office	15,742
Construction, extraction, maintenance and repair	5,019
Production, transportation and material moving	4,715

Table 45 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	36,377	67%
30-59 Minutes	15,833	29%
60 or More Minutes	2,483	5%
Total	54,693	100%

Table 46 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,143	1,235	3,321
High school graduate (includes equivalency)	15,754	2,823	6,550
Some college or Associate's degree	17,838	2,076	4,577

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	10,147	937	1,699

Table 47 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	94	454	614	1,352	2,572
9th to 12th grade, no diploma	2,009	1,225	1,488	3,566	3,720
High school graduate, GED, or alternative	3,550	5,244	5,895	13,991	9,346
Some college, no degree	4,506	4,969	5,222	7,954	3,372
Associate's degree	712	1,330	1,984	3,119	689
Bachelor's degree	645	2,843	2,792	3,781	949
Graduate or professional degree	129	871	1,065	1,455	1,006

Table 48 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,784
High school graduate (includes equivalency)	29,197
Some college or Associate's degree	32,825
Bachelor's degree	45,008
Graduate or professional degree	58,558

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within Warren are manufacturing, retail, and education and health care.

Describe the workforce and infrastructure needs of the business community:

The business community needs a pipeline of trained professionals to meet the needs of their every changing workforces.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City plans to develop the City center area are underway. The plans include private sector investment in the forms of both retail housing development. The development should bring several new jobs into the City and spur further development.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the 2007-2011 longitudinal study the City's employment opportunities will be in manufacturing, transportation, and warehousing. While these employment opportunities may not require advanced degrees they do require technical knowledge. In order to prepare the workforce for these employment opportunities, Macomb Community College is now offering training and education.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Home to Macomb Community College's Workforce Development, is the Michigan Technical Education Center (M-TEC). This 40,600 square facility provides training and education in advanced integrated manufacturing, automated systems, and robotics. The college's workforce development team works across multiple industry sectors and in collaboration with employers to develop and deliver customized solutions to address talent pipeline at every level of an organization or industry sector.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As mentioned previously, the City is working on a plan to develop the City Center (area around downtown). The plans include several new retail establishments which should create new jobs and spur additional economic growth.

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

The southern portion of the City, between 8 and 9 mile, has the highest concentration of households with multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The southern portion of the City, between 8 and 9 mile, has the highest concentration of low income families.

What are the characteristics of the market in these areas/neighborhoods?

The housing market in these areas consists of older, small, (under 1000 square feet) single family homes. There are also a high proportion of rental properties in this market.

Are there any community assets in these areas/neighborhoods?

There are 6 City parks and Owen Jax Recreation Center located within the southern section of the City between 8 and 9 mile roads.

Are there other strategic opportunities in any of these areas?

The southern portion of the City has access to public transportation along both 8 Mile Road and a large hub along the Van Dyke Corridor.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan outlines the City's plans for allocating the HUD entitlement grants and identifies local priorities. Informed by qualitative and quantitative data gathered through citizen participation and consultation with stakeholders throughout the city, market analysis, and an assessment of other local data, the strategic plan identifies the highest priority needs in which to grant dollars.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	Area Name:	North East Warren
	Area Type:	Other: Locally Defined
	Other Target Area Description:	Other: Locally Defined
	HUD Approval Date:	
	% of Low/ Mod:	
	Type:	
	Other Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		
2	Area Name:	North Van Dyke Warren
	Area Type:	Other: Locally Defined
	Other Target Area Description:	Other: Locally Defined
	HUD Approval Date:	
	% of Low/ Mod:	
	Type:	
	Other Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.		

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	North West Warren
	Area Type:	Other: Locally Defined
	Other Target Area Description:	Other: Locally Defined
	HUD Approval Date:	
	% of Low/ Mod:	
	Type:	
	Other Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	South East Warren
	Area Type:	Other: Locally Defined
	Other Target Area Description:	Other: Locally Defined
	HUD Approval Date:	
	% of Low/ Mod:	
	Type:	
	Other Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	Area Name:	South Van Dyke Warren
	Area Type:	Other: Locally Defined
	Other Target Area Description:	Other: Locally Defined
	HUD Approval Date:	
	% of Low/ Mod:	
	Type:	
	Other Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	Area Name:	South West Warren
	Area Type:	Other: Locally Defined
	Other Target Area Description:	Other: Locally Defined
	HUD Approval Date:	
	% of Low/ Mod:	
	Type:	
	Other Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	Area Name:	Warren EMA
	Area Type:	Other: Defined as Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties
	Other Target Area Description:	Other: Defined as Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties
	HUD Approval Date:	
	% of Low/ Mod:	
	Type:	
	Other Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Warren invests community development resources to address the needs of low and moderate income persons who live throughout the entire City. Additionally, resources are more geographically targeted toward a specific neighborhood or section in which the majority of residents are of low or moderate income.

Based on current Census data, the South-East Region, South-West Region, and South Van Dyke Corridor have been identified as having the greatest housing and community development needs. Therefore,

these are the areas where most of the City's CDBG and HOME housing and community development resources will be expended.

HOPWA funds will be expended to assist PLWH/A in the larger 5 county Warren EMA. As in the past, it is anticipated that most of the recipients will be from Oakland County, which has the largest population of PLWH/A. Through outreach and increased communication with other service providers, it is hoped that the distribution of PLWH/A receiving assistance will roughly mirror the distribution of PLWH/A in the Warren EMA.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Rehabilitation of owner occupied housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family housing stock
	Description	Rehabilitation of owner occupied single family housing
	Basis for Relative Priority	Owner occupied housing predominates through most of Warren, and is a foundation of neighborhood stability throughout the city. Over 80 percent of housing stock in Warren was built before 1980; lower income homeowners are often unable to pay for the full cost of needed repairs and may not be able to obtain financing at affordable rates.
2	Priority Need Name	Reversal of Neighborhood Decline
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined

	Associated Goals	Preserve existing single family neighborhoods.
	Description	Reversal of any negative development in the physical, social or economic conditions of a neighborhood as experienced by its residents or other stakeholders.
	Basis for Relative Priority	Survey respondents identified reversal of neighborhood decline as a high priority need.
3	Priority Need Name	Maintenance of the Supply of Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Encourage Homeownership
	Description	Maintain the number of housing units where the occupant is paying no more than 30% of their income for gross housing costs.
	Basis for Relative Priority	Homeownership opportunities that are affordable to households with a wide range of incomes are a priority for the preservation of mixed-income neighborhoods and an important strategy in a housing market in which single-family neighborhoods predominate and affordable housing opportunities are in increasingly short supply.
4	Priority Need Name	Correction of Environmental Problems
	Priority Level	High
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Correction of physical disorder such as poor property maintenance, abandoned structures and automobiles.
	Basis for Relative Priority	Maintaining housing standards and addressing blight in urban neighborhoods improves community aesthetics, has a direct effect on public perceptions of crime, and sustain the fabric of community and supports property values.
5	Priority Need Name	Increased Homeownership
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods Encourage Homeownership
	Description	Increase the proportion of owner-occupied housing.
	Basis for Relative Priority	Comprising over 80 percent of units throughout the City, owner-occupied housing is a vital part of the housing supply, and critical to the fabric of many neighborhoods
6	Priority Need Name	Street Repair/Reconstruction
	Priority Level	High
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Utilize CDBG funds to repair or reconstruct local roads in low to moderate income neighborhoods.
	Basis for Relative Priority	Survey respondents identified the need for improvements to streets and local roads in low to moderate income areas.
7	Priority Need Name	Economic Development in Low Income Neighborhoods
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Stimulate economic opportunities in low to moderate income neighborhoods within the City.
	Basis for Relative Priority	Survey respondents identified that many low-income persons need increased opportunities for jobs that pay a living wage. Integration and expansion of diverse businesses enriches community life and expands job opportunities and commercial services for neighborhood residents.
8	Priority Need Name	Senior/ Handicap Services (Chores)
	Priority Level	High

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Chore services to seniors and the severely disabled.
	Basis for Relative Priority	Keeping people successfully housed is critical, particularly with increasing demand and a tightening housing market.
9	Priority Need Name	Housing & Supportive Services for the Homeless
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Homeless Prevention Services
	Description	Provide housing and supportive services to the homeless and those in danger of becoming homeless
	Basis for Relative Priority	Increased housing costs threaten more households with the loss of housing. Helping vulnerable persons to retain housing is of increasing importance as affordable rental housing becomes scarcer.
10	Priority Need Name	Parks & Recreation Facility Improvements

	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Improvements to parks and recreation facilities in low to moderate income neighborhoods.
	Basis for Relative Priority	Survey respondents identified the need for improvements to parks and infrastructure especially in low to moderate neighborhoods.
11	Priority Need Name	Child Advocacy Services
	Priority Level	High
	Population	Families with Children
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Provide support to child advocacy centers' to provide a child-friendly, safe and neutral location in which law enforcement and Child Protective Services investigators may conduct and observe forensic interviews with children who are alleged victims of crimes, and where the child and non-offending family members receive support.
	Basis for Relative Priority	Survey respondents identified the need for child advocacy programming.
12	Priority Need Name	Housing Support for Victims of Domestic Violence

	Priority Level	High
	Population	Victims of Domestic Violence
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods Homeless Prevention Services
	Description	Housing and supportive services for victims (and families) of domestic violence.
	Basis for Relative Priority	Keeping people successfully housed is critical, particularly with increasing demand and a tightening housing market.
13	Priority Need Name	Crime Awareness
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Promotion of activities that create crime awareness and prevention.
	Basis for Relative Priority	Survey respondents identified the need for crime awareness.
14	Priority Need Name	Support for Commercial Corridors
	Priority Level	Low

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Support for commercial corridors serving low to moderate income neighborhoods.
	Basis for Relative Priority	Small businesses benefit from facade and other capital improvements to promote commercial viability.
15	Priority Need Name	Substance Abuse Prevention
	Priority Level	Low
	Population	Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods Homeless Prevention Services
	Description	Education to prevent substance abuse to preserve neighborhoods
	Basis for Relative Priority	Survey respondents identified substance abuse prevention and education.
16	Priority Need Name	Housing & supportive services for special needs
	Priority Level	Low

	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Housing and supportive services for special needs populations
	Basis for Relative Priority	Keeping people successfully housed is critical, particularly with increasing demand and a tightening housing market.
17	Priority Need Name	Handicap curb cuts
	Priority Level	Low
	Population	Persons with Physical Disabilities
	Geographic Areas Affected	Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined
	Associated Goals	Preserve existing single family neighborhoods
	Description	Installation and or repair of handicap curb cuts.
	Basis for Relative Priority	Improving access for persons with disabilities and seniors to neighborhood public facilities and other infrastructure (e.g. curb cuts) ensures compliance with Americans with Disabilities Act (ADA) standards and promotes the integration of all residents into community life.
18	Priority Need Name	Housing (long term) Assistance with Rent
	Priority Level	High
	Population	Persons with HIV/AIDS and their Families

	Geographic Areas Affected	Other: Defined as Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties
	Associated Goals	Access to affordable housing for PLWH/A
	Description	Provide Tenant Based Rental Assistance to persons living with HIV/AIDS.
	Basis for Relative Priority	Keeping people successfully housed is critical, particularly with increasing demand and a tightening housing market.
19	Priority Need Name	Housing/ Resource Identification
	Priority Level	High
	Population	Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Other: Defined as Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties
	Associated Goals	Access to affordable housing for PLWH/A
	Description	Assistance finding suitable housing and identifying resources.
	Basis for Relative Priority	Survey respondents and the City's project sponsor identified the need for housing and resource identification.
20	Priority Need Name	In Home Support for Medically Fragile
	Priority Level	High
	Population	Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Other: Defined as Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties
	Associated Goals	Access to affordable housing for PLWH/A
	Description	In home support (home-making, errands, etc) services for medically fragile persons living with HIV/AIDS.

	Basis for Relative Priority	The City's project sponsor identified the high number of persons living with HIV/AIDS who need assistance with common household chores and errands in order to live independently.
21	Priority Need Name	Emergency Assistance with Rent, Mortgage, Utility
	Priority Level	High
	Population	Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Other: Defined as Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties
	Associated Goals	Access to affordable housing for PLWH/A
	Description	Emergency assistance with rent, mortgage, and/or utility payments for persons living with HIV/AIDS. (Homeless prevention)
	Basis for Relative Priority	Tight housing market and increasing housing costs threaten more households with the loss of housing. Helping vulnerable persons to retain housing is of increasing importance as affordable rental housing becomes scarcer.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City is currently the recipient of CDBG, HOME, and HOPWA funding from the Department of Housing and Urban Development (HUD). The City's 2016-2017 annual allocation is presented below along with anticipated resources for the remainder of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	929,264	31,603	1,110,867	0	This is year 1 of the Con Plan.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	352,997	0	382,997	0	This is year 1 of the Con Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	529,841	0	33,799	563,640	0	This is year 1 of the Con Plan.

Table 52 - Anticipated Resources

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 reduction for the 2014 and 2015 fiscal years. Typically a local match equal to 2.5 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 approximately \$88,250 based on a HOME entitlement of \$352,997 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MACOMB COUNTY HABITAT FOR HUMANITY	CHDO	Ownership	
MACOMB HOMELESS COALITION	Continuum of care	Homelessness Planning	
Fair Housing Center of Metro Detroit	Non-profit organizations	Planning	
MCCSA CHORES	Government	Non-homeless special needs public services	

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Warren has sound institutional structure for the delivery of home repair and homeless services. Some of the gaps in the delivery system include: job training and job readiness, and public housing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X		X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		

Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			X
Life Skills			X
Mental Health Counseling			X
Transportation			X
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

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.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City has limited resources and staff with which to implement the strategies in the Consolidated Plan. The coordination of resources with other agencies representing local, county, and state government, as well as nonprofit and for profit providers of housing and community development facilities and services, is necessary. The City will take advantage of any federal or state programs that can be operated with our limited resources. As an example, the City cannot economically provide tenant based rental assistance (except for *PLWH/A*). The City does, however, refer clients and work with the Michigan State Housing Development Authority contractor who operates the Housing Choice Voucher program for all of Macomb County.

There is a need to increase the level of citizen participation in the Consolidated Planning process including the development of Action Plans, especially the participation of potential program beneficiaries.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Additional cooperation between the City and neighboring municipalities is essential to address mutual problems. A precedent exists in homelessness prevention and shelter programs and services. There is

considerable support for MHC, and its membership includes several Macomb County jurisdictions. There is also an informal communication network existing between CDBG and HOME Program administrators and rehabilitation specialists at the municipal level through participation in Michigan Community Development Association (MCDA).

SP-45 Goals Summary – 91.215(a)(4) Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve existing single family neighborhoods	2016	2020	Non-Housing Community Development	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Child Advocacy Services Reversal of Neighborhood Decline Street Repair/Reconstruction Increased Homeownership Parks & Recreation Facility Improvements Correction of Environmental Problems Economic Development in Low Income Neighborhoods Senior/ Handicap Services (Chores) Housing Support for Victims of Domestic Violence Crime Awareness Support for Commercial Corridors Substance Abuse Prevention Housing & supportive services for special needs Handicap curb cuts	CDBG: \$151,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Preserve existing single family housing stock	2016	2020	Affordable Housing	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Rehabilitation of owner occupied housing	CDBG: \$655,500 HOME: \$332,997	Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Encourage Homeownership	2016	2020	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	HOME: \$50,000	Homeowner Housing Added: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Prevention Services	2016	2020	Homeless	North East Warren North Van Dyke Warren North West Warren	Housing & Supportive Services for the Homeless Housing Support for Victims of Domestic Violence Substance Abuse Prevention	CDBG: \$82,000	Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 50 Persons Assisted
5	Access to affordable housing for PLWH/A	2016	2020	Non-Homeless Special Needs	Warren EMA	Housing (long term) Assistance with Rent Housing/ Resource Identification In Home Support for Medically Fragile Emergency Assistance with Rent, Mortgage, Utility	HOPWA: \$563,640	Tenant-based rental assistance / Rapid Re-housing: 27 Households Assisted Homelessness Prevention: 25 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve existing single family neighborhoods
	Goal Description	Strategies to preserve and or stabilize the City's single family neighborhoods.

2	Goal Name	Preserve existing single family housing stock
	Goal Description	Rehabilitate and preserve owner occupied housing to bring units up to code or provide safety improvements, energy efficiency improvements, access modifications, or treatment of lead or other home hazards.
3	Goal Name	Encourage Homeownership
	Goal Description	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	Goal Name	Homeless Prevention Services
	Goal Description	Encourage and cooperate with providers of shelter and support services for the homeless and with providers of homeless prevention services.
5	Goal Name	Access to affordable housing for PLWH/A
	Goal Description	Provide income eligible PLWH/A in the 5 county Warren EMA with access to affordable housing.

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 91.315(b)(2)

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).

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Some of the barriers to affordable housing include the following:

- High cost of building/ development often exceeds the market values
- Time and costs associated with having a property re-zoned (Most common zoning classification is single family residential)

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has concentrated its efforts to preserve affordable housing. The City has allocated a majority of its CDBG and HOME funding to the residential rehabilitation program. .

SP-60 Homelessness Strategy – 91.215(d)

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

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

Addressing the emergency and transitional housing needs of homeless persons

The needs of the homeless in Warren are largely met by a network of housing and service providers that serve the entire county. The City will allocate funding to emergency shelter providers each year during the development of the action plan.

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

The City provides funding towards the cost of the Continuum of Care (CoC) Coordinator position and coordination activities. The Coordinator oversees Macomb County's CoC, including applying for State and Federal grants to assist the homeless persons of Macomb County. This necessary funding helps those chronically homeless individuals and families with children receive the assistance needed to transition to independent living.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 to Saint Vincent de Paul to provide 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.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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 for residences where lead-based paint hazards were addressed, clearance examinations are conducted and the residence must pass the clearance examination before the residents can reoccupy the area where the lead work occurred and before final payment is processed.

How are the actions listed above related to the extent of lead poisoning and hazards?

The use of lead based paint was banned in 1978; however, it is still a significant problem in cities with an older housing stock. In the City of Warren, 89% of the owner-occupied structures were built before 1980. Additionally, 79% of the renter-occupied structures were built before 1980.

How are the actions listed above integrated into housing policies and procedures?

The City of Warren has incorporated policies in their federally funded housing and community development programs to properly evaluate and assess the presence of lead based paint in any rehabilitation or other development project.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's goals, programs, and policies for reducing the number of poverty-level families are to support programs that help families, senior citizens, and individuals living in poverty. The following programs, administered by the City, assist households in poverty by reducing their expenses for such services and or obligations:

Homeowner Rehabilitation Program - Loans at 3 percent annual interest are offered to households with incomes between 50 percent and 80 percent of the area median. Deferred loans, at zero interest, payable at the time of sale are offered to households with incomes below 50 percent of the area median.

Support of MCCSA's Senior Chore Program - Low income seniors and disabled adults are offered snow removal, grass cutting, and other home maintenance at a reduced rate.

Poverty Exemptions of Property Taxes - The City allows for an exemption of all or a part of real and personal property taxes to those persons, as determined by the Board of Review, to be in poverty.

Support of St. Vincent de Paul in administering subsistence payments for short-term rental and utility assistance for low-income persons.

Support of Hope Center in Macomb in providing low-income persons with access to food via their client choice food pantry.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's goals to reduce poverty focus on increasing access to basic services and providing opportunities to increase income and earning potential. The priority needs identified in this plan and the strategic goals that will be addressed during this Consolidated Plan period align with the overall goals to improve services, provide housing, economic development opportunities and improve infrastructure and facilities in high poverty areas.

SP-80 Monitoring – 91.230

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

The standards and procedures used by the City to monitor Consolidated and Action Plan activities comply with the requirements of the CDBG, HOME, or HOPWA Programs as applicable, including minority business outreach, comprehensive planning, and timely spending requirements. The City's Community Development staff are assigned to document that CDBG funded activities undertaken directly by the City meet a national policy objective and benefit eligible individuals, areas, or classes of beneficiaries. Staff is also responsible for documenting that HOME funded activities undertaken directly by the City benefit eligible individuals. Written policies have been established for each activity.

On an ongoing basis, staff projects CDBG expenditures through April 30th to ensure that the City is on track to meet the requirement that no more than 1.5 times the formula grant amount remains unspent on that date.

In addition, the City enters into contracts with several sub recipients, CHDO's and other non-profit organizations to carry out CDBG, HOME, or HOPWA funded activities. These contracts require that the activities are carried out in compliance with program regulations and that written documentation of compliance and beneficiary eligibility is obtained and kept on file. These parties are required to submit documentation of compliance in summary format directly to the City with monthly or quarterly invoices. A risk based monitoring matrix is also utilized to annually evaluate compliance and the need for an on-site monitoring. Due to time and monetary restraints an on-site monitoring is not possible for each sub-recipient annually. Moreover, each sub-recipient is evaluated based on four criteria: Financial, Management, Satisfaction, and Service, and those with the highest score (highest risk) are scheduled for an on-site monitoring. Each sub-recipient is monitored at least once ever 4 years, but this method allows the City to spend a majority of its evaluating those sub-recipients with the greatest potential for issues with compliance.

Compliance with federal procurement regulations and minority business outreach is also addressed. All requests for sealed bids for contracts with the City that will be paid with Federal funds administered by the HUD are publicly advertised on the Michigan Inter-governmental Trade Network Purchasing System (MITN).

To ensure vendors are aware that this is the method the City uses to advertise bid opportunities, the City annually publishes a notice, in a local newspaper with general circulation, indicating that opportunities to provide bids to the City are posted on MITN and vendors interested in obtaining information about these opportunities need to register with MITN. Copies of this notice will also be sent to the Michigan Minority Business Enterprise Center, the Michigan Business and Professional Association, the Sterling Heights Regional Chamber of Commerce and Industry, the Macomb County Chamber of Commerce and the Procurement Technical Assistance Center (PTAC). Personal notification is also sent out to the Minority Business Enterprise Center each time a bid is placed on MITN.

Expected Resources

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

Introduction

The City is currently the recipient of CDBG, HOME, and HOPWA funding from the Department of Housing and Urban Development (HUD). The City's 2016-2017 annual allocation is presented below along with anticipated resources for the remainder of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	929,264	150,000	31,603	1,110,867	0	This is year 1 of the Con Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	352,997	30,000	0	382,997	0	This is year 1 of the Con Plan.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	529,841	0	33,799	563,640	0	This is year 1 of the Con Plan.

Table 56 - 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 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 approximately \$88,250 based on a HOME entitlement of \$352,997 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

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Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve existing single family neighborhoods	2016	2020	Non-Housing Community Development	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Child Advocacy Services Reversal of Neighborhood Decline Parks & Recreation Facility Improvements Correction of Environmental Problems Economic Development in Low Income Neighborhoods Senior/ Handicap Services (Chores) Housing Support for Victims of Domestic Violence Crime Awareness Support for Commercial Corridors Substance Abuse Prevention Housing & supportive services for special needs Handicap curb cuts	CDBG: \$793,500	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Preserve existing single family housing stock	2016	2020	Affordable Housing	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Rehabilitation of owner occupied housing Reversal of Neighborhood Decline Maintenance of the Supply of Affordable Housing	CDBG: \$655,500 HOME: \$294,697	Homeowner Housing Rehabilitated: 25 Household Housing Unit
3	Encourage Homeownership	2016	2020	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	HOME: \$50,000	Homeowner Housing Added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homeless Prevention Services	2016	2020	Homeless	North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren	Housing & Supportive Services for the Homeless Emergency Assistance with Rent, Mortgage, Utility	CDBG: \$95,000	Homeless Person Overnight Shelter: 110 Persons Assisted Homelessness Prevention: 225 Persons Assisted
5	Access to affordable housing for PLWH/A	2016	2020	Non-Homeless Special Needs	Warren EMA	Housing (long term) Assistance with Rent Housing/ Resource Identification In Home Support for Medically Fragile Emergency Assistance with Rent, Mortgage, Utility	HOPWA: \$563,640	Tenant-based rental assistance / Rapid Re-housing: 30 Households Assisted Homelessness Prevention: 50 Persons Assisted Other: 100 Other

Table 57 – 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	Access to affordable housing for PLWH/A
	Goal Description	

Projects

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.

Projects

#	Project Name
1	2016 CDBG Housing
2	2016 CDBG Public Services
3	2016 CDBG Administration/ Planning/ Fair Housing
4	2016 CHDO Housing Development
5	2016 HOME Owner Rehab
6	2016 HOME Admin/Planning
7	2016 Emergency Housing Assistance
8	2016 Supportive Services
9	2016 Tenant Based Rental Assistance
10	2016 Medically Fragile
11	2016 Permanent Housing Placement
12	2016 HOPWA Administration
13	2016 CDBG Contingency

Table 58 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	2016 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 housing stock
	Needs Addressed	Rehabilitation of owner occupied housing Reversal of Neighborhood Decline Maintenance of the Supply of Affordable Housing
	Funding	CDBG: \$755,500
	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	With the amount of funding allocated the City anticipates it will be able to provide approximately 15 residential rehab loans, and conduct code enforcement on approximately 300 properties.
	Location Description	The residential rehab loan program is open City wide. Code enforcement is limited to the most deteriorated areas of the City, from 8 to 9 mile from Dequindre to Hayes.
	Planned Activities	The City plans to undertake the following housing activities: Home owner rehab, and enforcement of the property maintenance ordinance.
2	Project Name	2016 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	Preserve existing single family neighborhoods Homeless Prevention Services

	Needs Addressed	Senior/ Handicap Services (Chores) Housing & Supportive Services for the Homeless Child Advocacy Services Housing Support for Victims of Domestic Violence Housing & supportive services for special needs
	Funding	CDBG: \$133,000
	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	The following are estimates of the number and types of families that will be assisted with these activities: 900 homeless individuals will be sheltered, 200 individuals at risk of becoming homeless will be provided emergency services, 1000 individuals will be provided food assistance, 100 individuals will be provided routine maintenance for senior citizens and the severely disabled, and 50 individuals will be given child advocacy.
	Location Description	The public service projects are open to those eligible residents City wide.
	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	2016 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
	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: \$215,852
	Description	Administration/planning of the CDBG Program.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	Administration funds will help to operate all of the CDBG programs allocated in this plan.
	Location Description	N/A.
	Planned Activities	Administration of various CDBG projects and activities.
4	Project Name	2016 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	Affordable housing project with a CHDO to rehabilitate an existing single family home.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one low to moderate income family will benefit from the affordable housing project.
	Location Description	The location of the project will be determined prior to contracting with the CHDO for a housing development project.
	Planned Activities	The City will contract with a Community Housing Development Organization for the rehabilitation of a single family. The home will be sold to a low to moderate income household.
5	Project Name	2016 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: \$294,697
	Description	Rehabilitation of existing owner occupied single family homes to include abatement of any lead based paint hazards and correction of code violations. \$30,000 loan limit.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low income families will benefit from the proposed activities.
	Location Description	The owner occupied rehabilitation program is open City wide to residents in need of assistance.
	Planned Activities	The City will offer loans to low income homeowners within the City to make improvements on their property. These improvements will include correction of code violations and abatement of lead based paint hazards.
6	Project Name	2016 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 Encourage Homeownership
	Needs Addressed	Rehabilitation of owner occupied housing Increased Homeownership
	Funding	HOME: \$38,300

	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	2016 Emergency Housing Assistance
	Target Area	Warren EMA
	Goals Supported	Access to affordable housing for PLWH/A
	Needs Addressed	Emergency Assistance with Rent, Mortgage, Utility
	Funding	HOPWA: \$50,000
	Description	Emergency assistance with rent, mortgage, and utility assistance payments for persons living with HIV/AIDS.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 20 low to moderate income families with an individual living with HIV/AIDS will receive emergency housing assistance.
	Location Description	Emergency housing assistance is available to eligible persons living with HIV/AIDS
	Planned Activities	The City's project sponsor will provide emergency housing assistance (assistance with rent, mortgage, and utility payments) to prevent homelessness to per
8	Project Name	2016 Supportive Services
	Target Area	Warren EMA
	Goals Supported	Access to affordable housing for PLWH/A
	Needs Addressed	Housing/ Resource Identification
	Funding	HOPWA: \$225,236
	Description	Assistance identifying resources and finding housing for persons living with HIV/AIDS in the Warren EMA.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 low to moderate income families living with HIV/AIDS will benefit from this activity.
	Location Description	This project is open to eligible persons living with HIV/AIDS within the 5 county Warren EMA.
	Planned Activities	Assistance identifying resources and finding housing for persons living with HIV/AIDS in the Warren EMA.
9	Project Name	2016 Tenant Based Rental Assistance
	Target Area	Warren EMA
	Goals Supported	Access to affordable housing for PLWH/A
	Needs Addressed	Housing (long term) Assistance with Rent
	Funding	HOPWA: \$102,509
	Description	Tenant based rental assistance for low to moderate income persons living in the Warren EMA.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 low to moderate income households with a person living with HIV/AIDS will benefit from the proposed activity.
	Location Description	Open to eligible households living in the 5 county Warren EMA.
	Planned Activities	Tenant based rental assistance for low to moderate income persons living in the Warren EMA. Eligible clients are required to pay 30% of their income towards housing.
10.	Project Name	2016 Medically Fragile
	Target Area	Warren EMA
	Goals Supported	Access to affordable housing for PLWH/A
	Needs Addressed	In Home Support for Medically Fragile
	Funding	HOPWA: \$120,000
	Description	In home support for medically fragile persons living with HIV/AIDS.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 low to moderate income families with a person living with HIV/ AIDS will benefit from this activity.
	Location Description	This activity is open to eligible persons living with HIV/AIDS in the 5 county Warren EMA.
	Planned Activities	In home support for medically fragile persons living with HIV/AIDS.
11	Project Name	2016 Permanent Housing Placement
	Target Area	Warren EMA
	Goals Supported	Access to affordable housing for PLWH/A
	Needs Addressed	Housing & supportive services for special needs
	Funding	HOPWA: \$50,000
	Description	Provide assistance with first month's rent and security deposit to eligible persons living with HIV/AIDS.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 families with a person living with HIV/AIDS will benefit from this activity.
	Location Description	Open to eligible persons living with HIV/AIDS in the 5 county Warren EMA.
	Planned Activities	Provide assistance with first month's rent and security deposit to eligible persons living with HIV/AIDS.
12	Project Name	2016 HOPWA Administration
	Target Area	Warren EMA
	Goals Supported	Access to affordable housing for PLWH/A
	Needs Addressed	Housing/ Resource Identification
	Funding	HOPWA: \$15,895
	Description	Administration of the HOPWA Program.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration of the HOPWA program.
13	Project Name	2016 CDBG Contingency
	Target Area	Warren EMA
	Goals Supported	Preserve existing single family neighborhoods
	Needs Addressed	Rehabilitation of owner occupied housing
	Funding	CDBG: \$4,014
	Description	Contingency for cost over runs on CDBG eligible projects.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Contingency for cost over runs on CDBG eligible projects.1

AP-50 Geographic Distribution – 91.220(f)

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

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

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

Geographic Distribution

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

Table 59 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One of the high priority needs identified is to maintain the supply of affordable housing. Therefore, a large portion of the City's 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 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	0
Non-Homeless	44
Special-Needs	27
Total	71

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	1
Total	71

Table 61 - One Year Goals for Affordable Housing by Support Type

Discussion

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

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

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

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

AP-60 Public Housing – 91.220(h)

Introduction

There is no federally funded public housing in Warren.

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

N/A

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

N/A

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

N/A

Discussion

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

Introduction

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

The City provides funding towards the cost of the Continuum of Care (CoC) Coordinator position and coordination activities. The Coordinator oversees Macomb County's CoC, including applying for State and Federal grants to assist the homeless persons of Macomb County. This necessary funding helps

those chronically homeless individuals and families with children receive the assistance needed to transition to independent living.

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

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

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	20
Tenant-based rental assistance	30
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	50

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

Introduction:

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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

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

In addition to the concessions for affordable housing provided in the Zoning Ordinance, the City also has a timely and cost efficient review process for the new construction of single-family homes. One department coordinates the process through final approval, which generally takes between 2 to 4

weeks. Unlike many communities, the City of Warren has not set forth design guidelines and exterior material requirements for general single-family construction. This provides developers with the opportunity to take advantage of less expensive building materials, such as vinyl siding.

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

Discussion:

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

The following programs, administered by the City, assist households in poverty by reducing their expenses for such services and or obligations:

Homeowner Rehabilitation Program - Loans at 3 percent annual interest are offered to households with incomes between 50 percent and 80 percent of the area median. Deferred loans, at zero interest, payable at the time of sale are offered to households with incomes below 50 percent of the area median.

Support of MCCSA's Senior Chore Program - Low income seniors and disabled adults are offered snow removal, grass cutting, and other home maintenance at a reduced rate.

Poverty Exemptions of Property Taxes - The City allows for an exemption of all or a part of real and personal property taxes to those persons, as determined by the Board of Review, to be in poverty.

Support of St. Vincent de Paul in administering subsistence payments for short-term rental and utility assistance for low-income persons.

Support of Hope Center in Macomb in providing low-income persons with access to food via their client choice food pantry.

The City also 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.

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 overcome 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% |

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. The City utilizes a recapture provision to ensure affordability of units acquired with HOME funds. The recapture provision is triggered when one of the following activities occurs:

- A HOME- assisted homebuyer sells their unit at any time during the affordability period (voluntary or involuntary)
- A HOME- assisted homebuyer ceases to use the unit as their principal place of residence

The HOME- assisted homebuyer is permitted to sell their unit at any time during the affordability period, at a price the market will bear. The amount subject to recapture is the entire amount of direct subsidy received by the homebuyer. Should the recapture provision be triggered on the basis of a sale (voluntary or involuntary) of the unit, the amount recaptured cannot exceed the net proceeds.

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:

The City of Warren typically provides less than \$15,000 in homeownership assistance per HOME unit. This corresponds to a minimum affordability period of 5 years. The specific amount of subsidy is secured as a lien on the property. To ensure the affordability of units acquired with HOME funds an annual certification is mailed out to homeowners each year. The certification asks the homeowner to sign a document certifying that the HOME assisted unit continues to be their principal residence. After the City collects this certification for 5 years the lien is released. Should the homebuyer sell the HOME assisted unit, or cease to use it as their principal residence before the

end of the affordability period, the recapture provision is triggered.

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 multi-family housing.

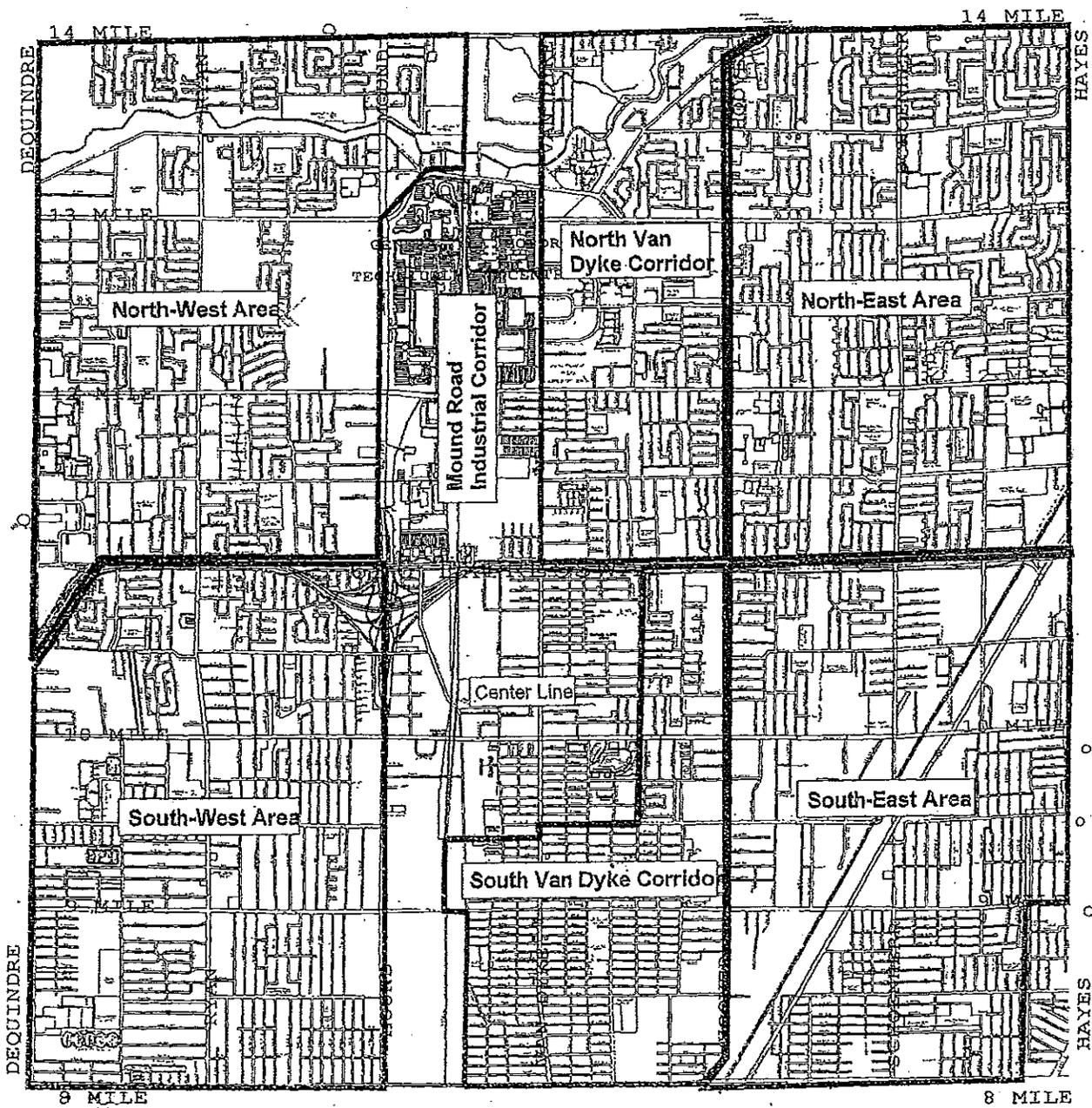


**CITY OF WARREN
2016-2017 HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED ACTION PLAN**

APPENDIX A: CONSOLIDATED PLAN REGIONS



MAP 1 - CONSOLIDATED PLAN REGIONS







**CITY OF WARREN
2016-2017 HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED ACTION PLAN**

APPENDIX B: PROPOSED BUDGET

***2016-2017 Housing and Community Development
Proposed Budgets***

Anticipated 2016-2017 CDBG Revenues

<u>Source</u>	<u>Amount</u>
2016 Formula Allocation	\$929,264.00
2016 Program Income (Loan Repayment – Estimate)	150,000.00
Reprogrammed Funds	
Activity 14-04 Demolition	10,000.00
Activity 14-18 Fair Housing	500.00
Activity 15-12 Park Comfort Station	13,139.98
Activity 15-17 Contingency	5,463.16
Total	\$1,108,367.14

Proposed 2016-2017 CDBG Projects

<u>Name/Description</u>	<u>Funding</u>
16-01 Residential Rehab – Owner Occupied Housing	\$525,500.00
16-02 Rehabilitation Delivery/ Project Management for CDBG & HOME	130,000.00
16-03 Enforcement Property Maintenance and Rental Registration Codes	100,000.00
16-04 MCCSA – Senior Citizen Chores Service	25,000.00
16-05 Homelessness Prevention (St. Vincent de Paul)	30,000.00
16-06 Turning Point (Domestic violence shelter)	13,000.00
16-07 MCREST (Homeless shelter)	13,000.00
16-08 Care House (Advocate for victims of child abuse)	13,000.00
16-09 Salvation Army MATTS (Homeless shelter)	13,000.00
16-10 Macomb Warming Center (Homeless shelter)	13,000.00
16-11 Hope Center (Emergency food assistance)	13,000.00
16-12 General Administration	211,852.80
16-13 Continuum of Care Coordinator	3,500.00
16-14 Fair Housing	500.00
16-15 CDBG Contingency	4,014.34
Total	\$1,108,367.14

Anticipated 2016-2017 HOME Revenues

<u>Source</u>	<u>Amount</u>
2016 Formula Allocation	\$352,997.00
2016 Program Income (Sale of Homes and Repayment of Loans - Estimate)	30,000.00
Total	\$382,997.00

Proposed 2016-2017 HOME Projects

<u>Name/Description</u>	<u>Funding</u>
H16-01 CHDO Housing Development	\$50,000.00
H16-02 Rehabilitation of Owner Occupied Housing	294,697.00
H16-03 Administration	38,300.00
Total	\$382,997.00

Anticipated 2016-2017 HOPWA Revenues

<u>Source</u>	<u>Amount</u>
2016 Formula Allocation	\$529,841.00
Reprogrammed Funds (completed projects)	
WA13-01 STRMU	2,336.74
WA14-01 STRMU	20,090.00
WA14-02 Supportive Services	686.66
WA14-04 Medically Fragile	3,900.01
WA14-06 Move-In	6,786.00
Total	\$563,640.41

Proposed 2016-2017 HOPWA Projects

<u>Name/Description</u>	<u>Funding</u>
WA16-01 Short Term Rent Mortgage Utility Asst. (STRMU)	\$50,000.00
WA16-02 Supportive Services	225,236.00
WA16-03 Tenant Based Rental Assistance	102,509.41
WA16-04 In Home Nonmedical Care for Medically Fragile	120,000.00
WA16-05 Administration	15,895.00
WA16-06 Permanent Housing Placement (Move-In)	50,000.00
Total	\$563,640.41





**CITY OF WARREN
2016-2017 HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED ACTION PLAN**

**APPENDIX C: PUBLIC INPUT DEVELOPMENT OF
CONSOLIDATED PLAN**

**SUMMARY OF PUBLIC INPUT REGARDING DEVELOPMENT OF THE
2016-2020 CONSOLIDATED PLAN PRIORITY NEEDS**

On December 16, 2015 an ad was published in the Warren Weekly indicating that the City was seeking input from the public to participate in establishing the 2016-2020 Consolidated Plan Priority Needs for its Housing and Community Development HOPWA (Housing Opportunities for Persons with HIV/AIDS), HOME (HOME Investment Partnerships) and CDBG (Community Development Block Grant) Programs. A special notice regarding only the HOPWA program was published on December 12, 2015, in the Detroit News to reach all five counties (Lapeer, Livingston, Macomb, Oakland, and St. Clair) in the Warren EMA. In addition to the above newspaper notices this information was posted on the City of Warren website at www.cityofwarren.org. 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:

Wednesday, December 16, 2015

6:00 p.m.

Warren Community Center

Conference Room A

5460 Arden

Warren, Michigan 48092

Thursday, December 17, 2015

1:00 p.m.

Owen Jax Recreation Center

Lower Level

8207 E. Nine Mile Rd.

Warren, Michigan 48089

Tuesday, January 12, 2016

7:00 p.m.

Council Chambers (Public Hearing)

Warren Community Center

5460 Arden

Warren, Michigan 48092

Known affordable housing providers, housing support service providers and other parties who might have an interest in providing input into the establishing the needs for the upcoming consolidated plan were sent individual notice of the meetings. Included with the notice was a Needs Survey. The survey was intended to identify a list of priorities for eligible Community Development activities. The survey results will assist the City in determining funding priorities for the next 5 years. Responses were accepted until January 13, 2016. The survey was also posted on the City of Warren website at www.cityofwarren.org.

The survey also allowed for written comment in the 'Other' section. Some of those comments are as follows:

- Fall leaf clean-up
- Handicap parking enforcement – High Priority
- Vets – High Priority



- People with disabilities – High Priority
- More multi-family housing – Medium High Priority
- Housing for Vets – High Priority
- Help with food – No Need
- Safer public transportation – High Priority
- Pedestrian/cyclist amenities – Medium-low Priority
- Vet Services – High Priority
- More frequent patrols in lower Van Dyke area – High Priority
- Monitor handicap parking violations – High Priority
- More funding for police – High Priority
- Blight abatement Van Dyke (8 Mile to Stephens) – High Priority
- Neighborhood and Commercial improvements – High Priority
- Provide grants to business owners – High Priority
- Fill commercial vacancies – Medium-high Priority
- Improve commercial store fronts – Medium-high Priority
- Jobs for vets – High Priority
- Mental health – High Priority
- Medical and non-medical transportation – High Priority

The following individuals were present at the December 16, 2015 priority needs planning meeting:

- Gina Hensley, City of Warren Office of Community and Economic Development
- Angela Tarasenko, City of Warren Office of Community and Economic Development
- David Tersell, Macomb County Habitat for Humanity

Mr. Tersell commented on the ongoing relationship between the City of Warren Community Development and Macomb County Habitat for Humanity and encouraged the relationship to continue to provide decent, safe, affordable housing to Warren's low income families. He also spoke about other ongoing projects particularly in Warren that are sponsored by non-federal independent groups that are helping veterans find permanent housing. Discussion followed.

The meeting was adjourned at 6:57 p.m.

The following individuals were present at the December 17, 2015 priority needs planning meeting:

- Gina Hensley, City of Warren Office of Community and Economic Development
- Angela Tarasenko, City of Warren Office of Community and Economic Development
- Bob Weidner, City of Warren Rehabilitation Inspector
- Jordan Twardy, Executive Director, Eight Mile Boulevard Association

Mr. Twardy was interested in hearing about the different programs offered by Community Development and offered to provide information collected by the Eight Mile Boulevard Association (EMBA) to help establish the needs of the community. He was particularly interested in the Eight Mile Corridor (which runs from Dequindre approximately 5 miles east to Eastwood and a half mile north to Toepfer) and how EMBA could assist in the revitalization of that area. Discussion followed.

The meeting was adjourned at 2:20 p.m.



The following individuals were present at the January 12, 2016 priority needs public hearing before City Council:

- Gina Hensley, Office of Community and Economic Development
- Lark L. Samouelian, Office of Community and Economic Development
- Marie Bristow, Program Manager, Macomb County Office of Senior Services

There were no public comments from the audience. However, Marie Bristow, provided a written statement recognizing the importance of the Senior Citizen CHORE Service as they 'assist the low-income older adults in maintaining their homes so that they can live where they are most often truly the happiest.' There continues to be a great need for this service.

City Council President, St. Pierre asked if these meeting were well attended. He suggested that we run ads on Warren cable to invite the public in the future.

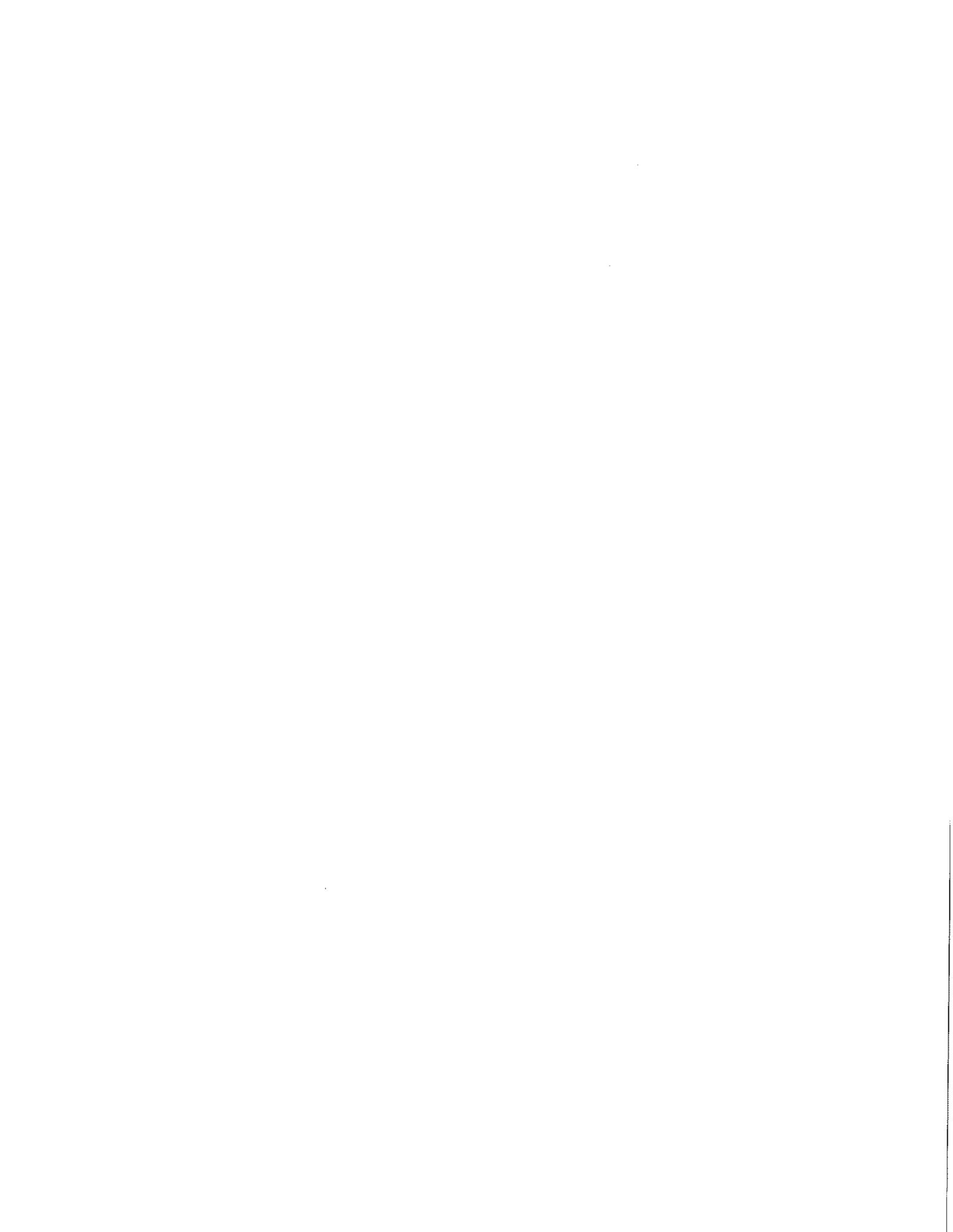
The following written comments were also provided:

Eight Mile Boulevard Association – Jordan Twardy

Mr. Twardy provided a report on a windshield survey of Warren's Eight Mile frontage and neighborhoods within a half mile of Eight Mile Road. He listed major assets and suggested investment opportunities. He also suggested some potential complementary non-federal City partners that would be interested in the revitalization of south Warren.

Oakland Livingston Human Service Agency – Heather Zeigler, Executive Director

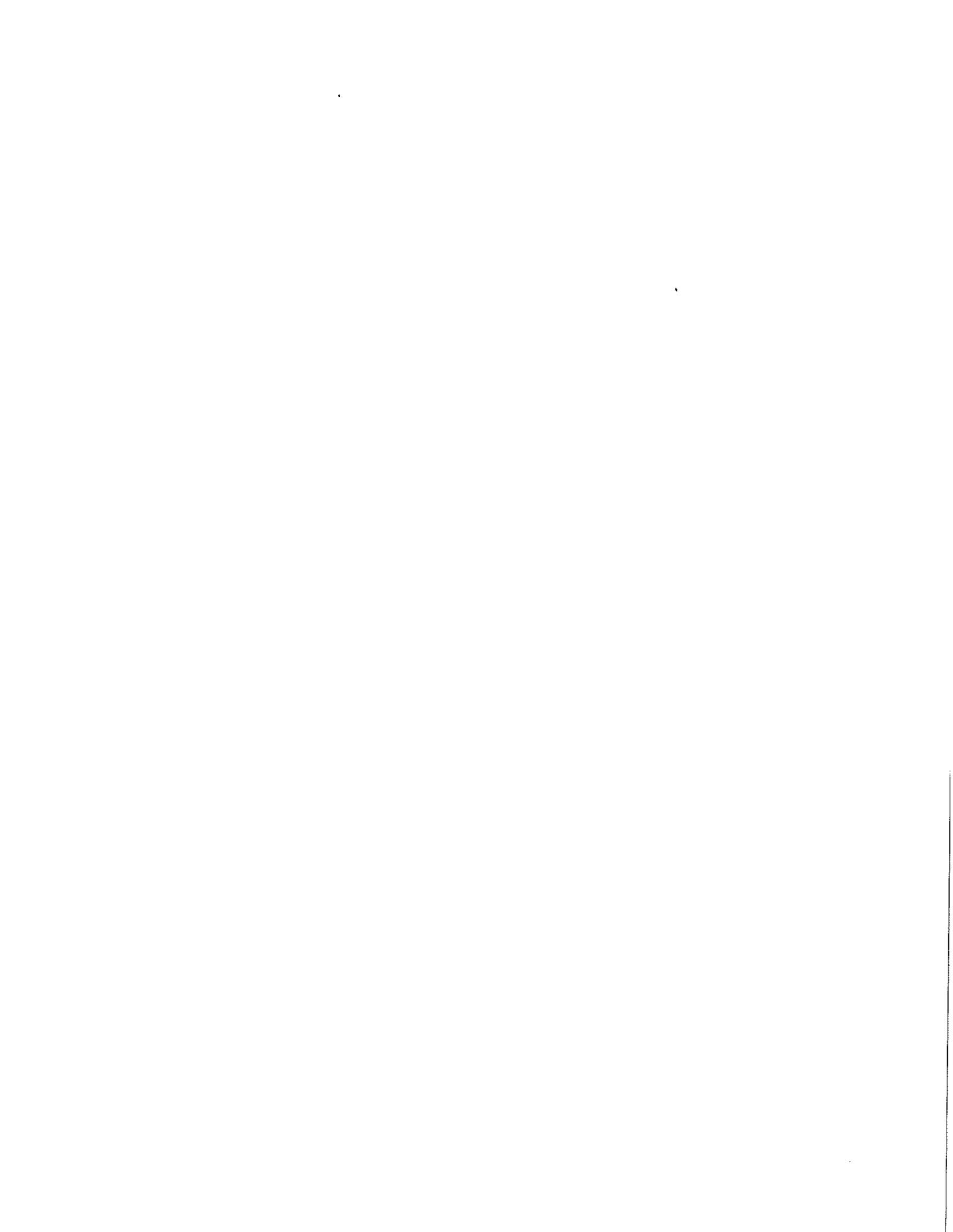
Ms. Zeigler provided a brief summary of the needs of PLWH/A in the Warren EMA. Her comments suggest that there is a need for more TBRA vouchers. She also stated that there is a strong need for homeless prevention and rapid re-housing. The housing case management component is the key to a successful program. Another point she made was addresses medical needs (including transportation) and keeping the clients engaged in care is a challenge with a great need.





**CITY OF WARREN
2016-2017 HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED ACTION PLAN**

APPENDIX D: PUBLIC INPUT DEVELOPMENT OF PLAN



**SUMMARY OF PUBLIC INPUT REGARDING DEVELOPMENT OF ACTION PLAN
INCLUDING REQUESTS FOR 2016-2017 FUNDS**

On January 27, 2016 an ad was published in the Warren Weekly indicating that the City was seeking input into the development of its 2016-2017 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 27th, 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
Tuesday, February 16, 2016, at 10:00 a.m.
Warren City Hall
Township Meeting Room, 2nd Floor
One City Square
Warren, Michigan 48093

Meeting to Discuss CDBG & HOME
Wednesday, February 17, 2016 at 10:00 a.m.
Warren City Hall
Township Meeting Room, 2nd Floor
One City Square
Warren, Michigan 48093

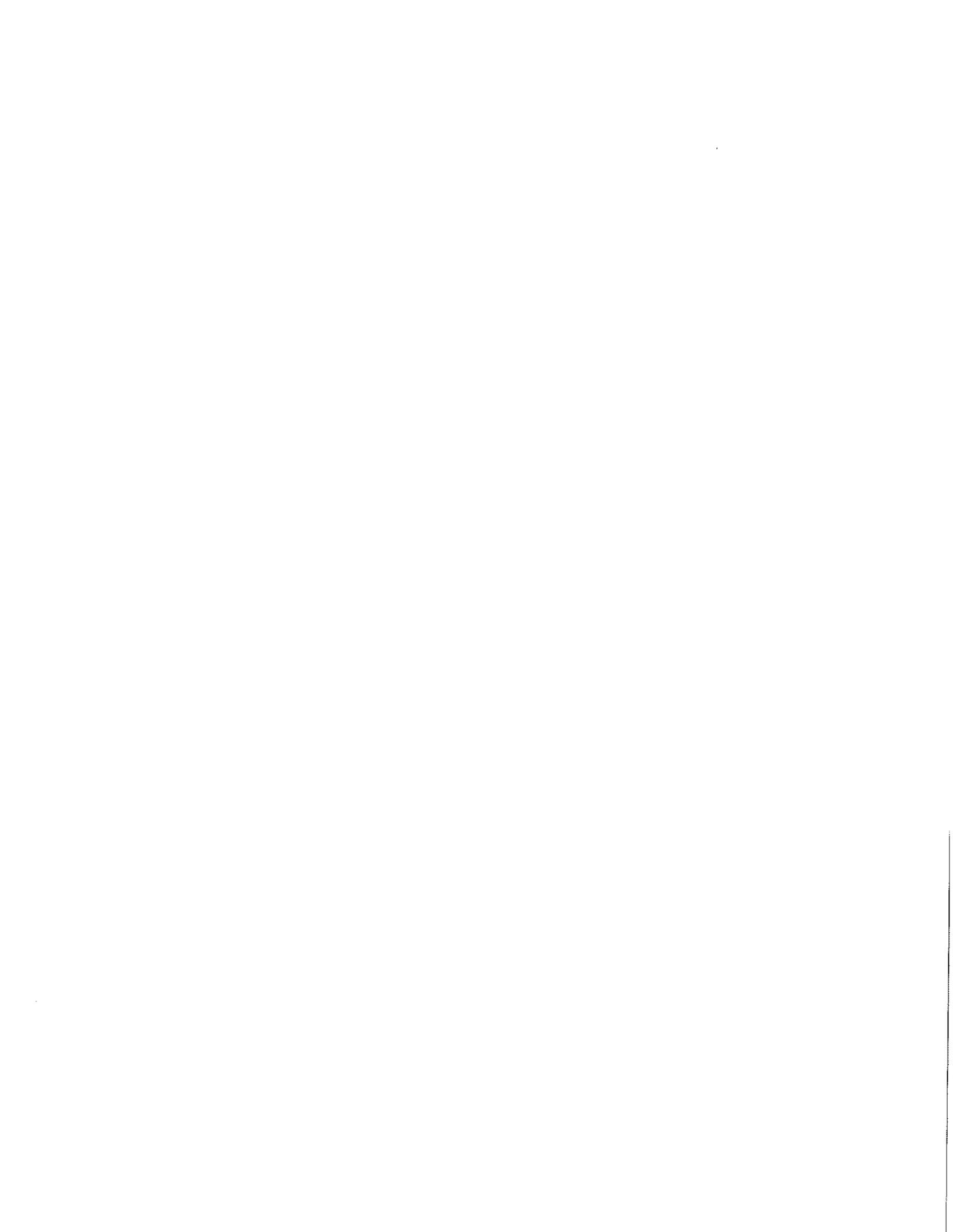
Meeting to Discuss CDBG, HOME, & HOPWA
Wednesday, February 17, 2016 at 6:00 p.m.
Warren Community Center
Conference Room B
5460 Arden
Warren, Michigan 48092

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

The following individuals were present at the February 16, 2016 HOPWA planning meeting:

- Gina Hensley, City of Warren Office of Community and Economic Development
- Lark Samouelian, City of Warren Office of Community and Economic Development
- Liz Lucas, Oakland Livingston Human Service Agency (OLHSA)
- Tracey Wisniewski, Oakland Livingston Human Service Agency (OLHSA)

Liz Lucas: stated that OLHSA is working to promote their programs by sending out mass email and passing out flyers. Representatives from OLHSA are very involved with the Macomb, Oakland, and Livingston Continuum of Care providers. They have been very active in promoting and making more potential clients aware of the services available to them. She also wanted us to know that one of the barriers to providing assistance to the clients is the household debt to income ratio requirement. Because many of their clients are on SSI or SSDI only, which results in low monthly incomes, coupled with the



fact that most are one person households, makes it hard to find affordable housing to rent. To overcome these barriers, OLHSA has been actively working with all their clients to help them increase their household income as well as locate more affordable housing. Overall they are pleased to be receiving the HOPWA funding and will be applying for funding for the upcoming program year.

Tracey Wisniewski: stated that she was very pleased to have additional funding for the In-Home Care for the Medically Fragile in the current program year as they were able to increase the amount of workers necessary to provide the much needed services of in-home care. Overall she was pleased with the program and wants the City to continue proving HOPWA funds as they become available.

The meeting was adjourned at 11:20 a.m.

The following individuals were present at the February 17, 2016 CDBG and HOME planning meeting:

- Lark Samouelian, City of Warren Office of Community and Economic Development
- Gina Hensley, City of Warren Office of Community and Economic Development
- Joan Flynn, Warren Community Outreach
- Sherri Miller, Care House
- Lucky Hage, Warren Citizen
- Marie Bristow, Office of Senior Services, Macomb Community Action Agency

Joan Flynn: stated that she was the Community outreach Coordinator and she helps people in particular seniors connect with needed services. She has a television program on Warren Cable called Life is Good in Warren, where she reports on good things happening and upcoming events such as the upcoming Family Safety Night on February 21st presented by the Warren Crime Commission. She was attending this meeting to collect information on Community Development programs to pass along to Warren Citizens.

Sherri Miller: stated that she was the Intake Coordinator for Care House, which is a center for sexually and physically abused children. She explained how her organization receives referrals by law enforcement or Child Protective Services and how the forensic interviews are done in a comforting environment for the children. They are very pleased with the funding they have received from the City in the past, but emphasized that the need for the services is greater than the current funding level. They are considering a possible satellite office in Warren to make it more convenient for clients to receive their services.

Walter (Lucky) Hage: stated that he was the Chairman of the Tax Increment Finance Authority (TIFA) and deals mostly with the Commercial corridor on Van Dyke south of Stephens to Eight Mile. He was attending this meeting as a private Warren Citizen interested in funding for the paving of alleys in south Warren. He wanted to know how to request such funding for a possible project for this program year or next year. Mr. Hage also submitted a request for funding to be considered to pave two unpaved alleys in south Warren; one east of Van Dyke from Jackson to Fisher, and the other west of Van Dyke from Westminster to Yacht.

Marie Bristow: stated that she is the Program Manager for the Office of Senior Services at the Macomb Community Action Agency CHORE Program where help for seniors and the severely disabled is available to perform difficult home care activities such as lawn cutting, snow removal, minor home

repairs and gutter cleaning. These services help keep vacancy rates low and neighborhood blight at bay while keeping seniors in their homes. They have a resource specialist that makes site visits to evaluate not only what type of CHORE service the homeowner may need but also if they are in need of any other type of assistance such as food, Medicare, etc. So far this fiscal year CHORE has serviced 118 seniors with over 1,000 units of service and they are on track to expend all appropriated funds. She also mentioned that there is a great need for handicap ramps throughout Macomb County. Office of Senior Services has some temporary ramps, but not nearly enough to accommodate the demand. Installation of handicap ramps would be available as part of a complete rehabilitation of a Warren residence.

The meeting was adjourned at 11:25 a.m.

The following individuals were present at the February 17, 2016 6:00 p.m. CDBG, HOME, & HOPWA planning meeting:

- Gina Hensley, Office of Community and Economic Development
- Lark Samouelian, City of Warren Office of Community and Economic Development
- Robert Johnson, Macomb County Habitat for Humanity

Robert Johnson: stated that he recently has been hired by Habitat as the Chief Operating Officer. He stated that Habitat has undergone some major reorganization since the first of the year and he is very excited to be a part of the newly reorganized staff. He was interested in understanding how Community Development funding from the City of Warren was allocated. There was discussion on Habitat being recertified as a Community Housing Development Organization (CHDO) and what would be required to obtain that re-certification. He also wanted to learn more about other related programs offered by Community Development. He mentioned that Habitat had just completed a non-federally funded rehabilitation project in Warren that will be sold very soon to a veteran. Habitat would like to continue working together and receiving the HOME CHDO set aside funds to continue to provide housing for very low income homebuyers. Habitat would like to undertake acquisition, rehabilitation, resale for two to three homes in Warren within the next year.

The meeting was adjourned at 7:19 p.m.

Requests for Funding from Additional Public Service Providers:

MCREST – Homeless Shelter

Amount Requested: \$12,000

Proposed Allocation: **\$13,000**

Response: As the amount of available funding was more than anticipated and citizens' need for services increases, the City is proposing to increase the level of funding allocated for each of the shelter providers.

Salvation Army MATTS – Homeless Shelter

Amount Requested: \$12,000

Proposed Allocation: **\$13,000**

Response: As the amount of available funding was more than anticipated and citizens' need for services increases, the City is proposing to increase the level of funding allocated for each of the shelter providers.

CARE HOUSE – Child Advocacy

Amount Requested: \$12,500

Proposed Allocation: **\$13,000**

Response: As the amount of available funding was more than anticipated and the need for services increases, the City is proposing to increase the level of funding allocated for this service.

Macomb Warming Center – Homeless Shelter

Amount Requested: \$11,000

Proposed Allocation: **\$13,000**

Response: As the amount of available funding was more than anticipated and citizens' need for services increases, the City is proposing to increase the level of funding allocated for each of the shelter providers.

Turning Point – Shelter for Victims of Domestic Violence

Amount Requested: - \$11,000

Proposed Allocation: - **\$13,000**

Response: As the amount of available funding was more than anticipated and citizens' need for services increases, the City is proposing to increase the level of funding allocated for each of the shelter providers.

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: **\$25,000**

Hope Center in Macomb – Emergency Food/ Pantry

Amount Requested: \$15,000

Proposed Allocation: **\$13,000**

Response: – The City is proposing to maintain the level of funding allocated for each of the providers.

Macomb Homeless Coalition - Continuum of Care

Amount Requested: \$3,500

Proposed Allocation: **\$3,500**

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

Macomb County Habitat for Humanity

Amount Requested: \$256,000

Proposed Allocation: **\$50,000**

Response: - Every community who receives HUD HOME funds is required to allocate a portion of it's funding to a Community Housing Development Organization (CHDO) to provide decent, safe, affordable housing to eligible families. Funding in the proposed amount will be set-aside for a CHDO development activity.

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

Amount Requested: \$445,236

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 continue with the Tenant Based Rental Assistance program and likewise shifted necessary funds into this program.

Written Requests for Funding from City Departments and Warren Citizens

The *Engineering Division* requested an additional \$90,000 to fund the rehabilitation of Winfield Avenue from Jackson to Yacht (approximately 600 LF). Funding currently allocated to the Winfield Avenue project in the amount of \$236,000 was not sufficient to complete. 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: \$0 - Once bids are received on the project staff will propose reprogramming prior year funds to the project

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

Proposed Allocation: \$100,000

Warren Citizen and TIFA Board Member Mr. Walter (Lucky) Hage requested future funding to be considered to pave and/or repair all alleys running parallel to Van Dyke from 8 Mile to Stephens. He requested that funding for this program year to be considered for two specific unpaved alleys in south Warren; one east of Van Dyke from Jackson to Fisher, and the other west of Van Dyke from Westminster to Yacht.

Proposed Allocation: \$0

Response: - Staff will consult with the City's Engineering Department regarding the scope of work and cost in addition to prioritizing the repairing and paving of alleys running parallel to Van Dyke from 8 Mile to Stephens for future consideration.

