

CITY OF WARREN

2022-2026 HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED CONSOLIDATED PLAN

July 1, 2022 – June 30, 2026

and

2022-2023 HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED ACTION PLAN

July 1, 2022 – June 30, 2023

Made available for public comment

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 2022-2026 Action Plan covers the 12 month period July 1, 2022 - June 30, 2026. 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 2022-2023 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

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

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

3. Evaluation of past performance

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.

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 2022-2026 Consolidated plan, the City held two public meetings to discuss the priority needs and objectives. On November 17th there was a meeting at the Civic Center South, and on December 2nd there was a meeting at Warren City Hall. The City also had a public hearing during the City Council meeting on December 14th. The City also placed a needs survey on the City's website, City's social media pages, and emailed it to known stakeholders for review and comment. The comment period for the this portion of the plan closed on January 3rd.

Prior to preparing the 2022-2023 Proposed Action Plan, the City held three public meetings to review the needs, goals, objectives and strategies identified in the Consolidated Plan. On February 7, 2022 there was a meeting to discuss HOPWA. Meetings to discuss CDBG and HOME were held on February 8th. Notice of the meetings invited written comments and requests for funding specific activities in the 2022-2023 program year with CDBG, HOME, or HOPWA funds. All comments and proposals received were considered in preparing this Action Plan. The 2022-2023 Proposed Action Plan was made available for public comment for a period of 30 days from March 16, 2022 through April 18, 2022. On April 12, 2022, a public hearing was held before the Warren City Council to receive comments on the Proposed Plan. The 2022-2023 Action Plan was finalized taking into account any comments received at the April

12, 2022 public hearing or submitted in writing prior to the close of the public comment period on April 18, 2022. The 2022-2023 Action Plan was presented to the Warren City Council for adoption on May 10, 2022. The 2022-2023 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 2022-2023 CDBG, HOME and HOPWA Grant Agreements with the Federal Government are executed. The anticipated date is July 1, 2022. 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 2022-2026 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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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

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(I)).

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

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 | MCREST |
| | Agency/Group/Organization Type | Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy |
| | 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. |
| 4 | Agency/Group/Organization | Turning Point, Inc |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence Services-homeless |

| | | |
|---|--|---|
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy |
| | 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 |
| 5 | Agency/Group/Organization | State of Michigan |
| | Agency/Group/Organization Type | Other government - State Other government - County |
| | What section of the Plan was addressed by Consultation? | Lead-based Paint Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The State of MI was consulted on the lead based paint strategy. Clients who apply to the States LHR Program who live in Warren will be referred to the City. |
| 6 | Agency/Group/Organization | City of Warren |
| | Agency/Group/Organization Type | Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management |
| | What section of the Plan was addressed by Consultation? | Resilience specific |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City consults with various departments who are responsible for management of flood prone areas, public land or water resources and emergency management agencies. These include but are not limited to the City's Engineering Division, Police and Fire, and DPW. |
| 7 | Agency/Group/Organization | Sterling Heights regional chamber of Commerce |
| | Agency/Group/Organization Type | Regional organization Planning organization Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Economic Development |

| | | |
|---|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Sterling Heights Regional Chamber of Commerce was consulted on the needs of businesses. |
| 8 | Agency/Group/Organization | Federal Communications Commission |
| | Agency/Group/Organization Type | Other government - Federal |
| | What section of the Plan was addressed by Consultation? | Broadband Internet Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Internet search for data related to the broadbandinternet needs for Macomb County. https://broadbandmap.fcc.gov |

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 | | |

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(I))

The City of Warren coordinated with other public entities, including adjacent units of general local government and the State in development of the 2022-2026 Consolidated Plan. In addition, all units of general local government and various State agencies received notice on the availability of the plan and their input and comments were encouraged.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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 November 17th and December 2nd public meetings were held at Civic Center South and Warren City Hall 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 November 5th a priority needs survey was made available on the City's website. The survey was also distributed to known stakeholders for comment.

On December 14th, 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 3rd.

Development of Plan:

On January 19, 2022 an ad was published in the Warren Weekly indicating that the City was seeking input into the development of its 2022-2026 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 17th 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 7, 2022, 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 8, 2022 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 9, 2022 at 6:00 p.m.

VIA ZOOM

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 April 12th 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 | See attached | |
| 2 | Public Meeting | Non-targeted/broad community | See attached | See attached | See attached | |
| 3 | Public Hearing | Non-targeted/broad community | See attached | 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) |
|-------------------|-------------------------|------------------------------|--|---|---|----------------------------|
| 4 | Newspaper Ad | Non-targeted/broad community | Ad placed in Warren Weekly/ Detroit News regarding Priority Needs | Interested parties were encouraged to attend a meeting or participate in the online survey. | All comments were accepted. | |
| 5 | Internet Outreach | Non-targeted/broad community | Public notice of the meetings was placed on the City's website | Interested parties were encouraged to attend a meeting or participate in the online survey. | All comments were accepted. | |
| 6 | Survey | Non-targeted/broad community | The City created a survey to solicit the public's input in developing the priority needs | The City received over 200 responses from interested parties on the priority needs survey | All comments and responses were accepted and considered | |
| 7 | Public Meeting | Non-targeted/broad community | See attached | See attached | See attached | |
| 8 | Public Meeting | Non-targeted/broad community | See attached | See attached | See attached | |
| 9 | Public Meeting | Non-targeted/broad community | See attached | 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) |
|------------|------------------|------------------------------|--------------------------------|------------------------------|--|---------------------|
| 10 | Public Hearing | Non-targeted/broad community | See attached | 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 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

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.

| Demographics | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 133,941 | 135,145 | 1% |
| Households | 55,088 | 53,435 | -3% |
| Median Income | \$46,247.00 | \$45,611.00 | -1% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 8,030 | 8,205 | 10,680 | 7,090 | 19,430 |
| Small Family Households | 3,080 | 3,215 | 3,565 | 2,895 | 9,970 |
| Large Family Households | 785 | 785 | 665 | 640 | 1,580 |
| Household contains at least one person 62-74 years of age | 1,355 | 1,550 | 2,530 | 1,755 | 3,675 |
| Household contains at least one person age 75 or older | 820 | 1,745 | 1,885 | 1,090 | 1,785 |
| Households with one or more children 6 years old or younger | 1,895 | 1,755 | 1,375 | 875 | 715 |

Table 6 - Total Households Table

Data Source: 2013-2017 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 | 45 | 65 | 35 | 15 | 160 | 25 | 55 | 40 | 0 | 120 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 60 | 25 | 15 | 10 | 110 | 15 | 30 | 4 | 0 | 49 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 210 | 235 | 140 | 10 | 595 | 85 | 70 | 60 | 45 | 260 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 3,315 | 1,205 | 155 | 0 | 4,675 | 2,130 | 765 | 345 | 35 | 3,275 |

| | 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 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 205 | 1,885 | 1,335 | 70 | 3,495 | 740 | 1,215 | 1,800 | 530 | 4,285 |
| Zero/negative Income (and none of the above problems) | 310 | 0 | 0 | 0 | 310 | 365 | 0 | 0 | 0 | 365 |

Table 7 – Housing Problems Table

Data 2013-2017 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 | 3,635 | 1,525 | 340 | 35 | 5,535 | 2,260 | 915 | 455 | 80 | 3,710 |
| Having none of four housing problems | 440 | 2,160 | 3,090 | 1,715 | 7,405 | 1,030 | 3,605 | 6,800 | 5,255 | 16,690 |
| Household has negative income, but none of the other housing problems | 310 | 0 | 0 | 0 | 310 | 365 | 0 | 0 | 0 | 365 |

Table 8 – Housing Problems 2

Data 2013-2017 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 | 1,840 | 1,835 | 535 | 4,210 | 905 | 720 | 860 | 2,485 |
| Large Related | 390 | 325 | 65 | 780 | 285 | 220 | 145 | 650 |
| Elderly | 540 | 570 | 215 | 1,325 | 970 | 835 | 650 | 2,455 |
| Other | 1,005 | 675 | 735 | 2,415 | 800 | 275 | 490 | 1,565 |
| Total need by income | 3,775 | 3,405 | 1,550 | 8,730 | 2,960 | 2,050 | 2,145 | 7,155 |

Table 9 – Cost Burden > 30%

Data 2013-2017 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 | 1,755 | 705 | 45 | 2,505 | 690 | 365 | 95 | 1,150 |
| Large Related | 355 | 135 | 0 | 490 | 195 | 70 | 40 | 305 |
| Elderly | 460 | 170 | 65 | 695 | 710 | 225 | 140 | 1,075 |
| Other | 975 | 245 | 50 | 1,270 | 575 | 130 | 75 | 780 |
| Total need by income | 3,545 | 1,255 | 160 | 4,960 | 2,170 | 790 | 350 | 3,310 |

Table 10 – Cost Burden > 50%

Data 2013-2017 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 | 225 | 230 | 120 | 25 | 600 | 70 | 85 | 60 | 25 | 240 |
| Multiple, unrelated family households | 45 | 25 | 30 | 0 | 100 | 30 | 20 | 4 | 20 | 74 |

| | 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 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 270 | 255 | 150 | 25 | 700 | 100 | 105 | 64 | 45 | 314 |

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

| | 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.

Based on the data related to housing problems provided in the above tables reflect that elderly owners and renters experience high housing cost burden. Given that most single person households are occupied by nearly elderly (50 years+) and the elderly (62 years+), it is likely that most of this population experiences housing cost burden

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.

No specific data is available at this time to assess the overall extent of this problem specifically for victims of domestic violence, dating violence, sexual assault and stalking, but the data above provides information on the number of families experiencing housing problems at various income levels. This plan supports coordination of services for victims of domestic violence, dating violence, sexual assault and stalking. Representatives from Care House and Turning Point participated in plan development and strategy sessions and they indicated that demand is extensive and continued support should be a goal and action resulting from this plan. Data provided by the U.S. Census Bureau, American Communities Survey shows that 9.8% of Macomb County's population is disabled. This plan supports coordination of services for disabled persons.

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

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.

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 | 6,840 | 520 | 675 |
| White | 4,285 | 365 | 550 |
| Black / African American | 1,910 | 75 | 40 |
| Asian | 430 | 55 | 60 |
| American Indian, Alaska Native | 64 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 70 | 24 | 15 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*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 | 5,540 | 2,660 | 0 |
| White | 3,555 | 2,190 | 0 |
| Black / African American | 1,665 | 135 | 0 |
| Asian | 155 | 235 | 0 |
| American Indian, Alaska Native | 10 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |

| 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 |
|------------------|--|---------------------------------------|--|
| Hispanic | 75 | 45 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*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 | 3,925 | 6,755 | 0 |
| White | 2,545 | 5,285 | 0 |
| Black / African American | 940 | 960 | 0 |
| Asian | 235 | 280 | 0 |
| American Indian, Alaska Native | 0 | 8 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 145 | 115 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*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 | 710 | 6,370 | 0 |
| White | 525 | 4,760 | 0 |
| Black / African American | 130 | 1,100 | 0 |

| 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 |
|--------------------------------|--|---------------------------------------|--|
| Asian | 50 | 285 | 0 |
| American Indian, Alaska Native | 0 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 10 | 120 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS

Source:

*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

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.

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 | 5,895 | 1,470 | 675 |
| White | 3,590 | 1,055 | 550 |
| Black / African American | 1,800 | 190 | 40 |
| Asian | 315 | 165 | 60 |
| American Indian, Alaska Native | 60 | 4 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 54 | 40 | 15 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*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 | 2,440 | 5,765 | 0 |
| White | 1,545 | 4,195 | 0 |
| Black / African American | 765 | 1,035 | 0 |
| Asian | 35 | 355 | 0 |

| 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 |
|---------------------------------|---|--|---|
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 60 | 54 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*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 | 795 | 9,890 | 0 |
| White | 525 | 7,300 | 0 |
| Black / African American | 125 | 1,770 | 0 |
| Asian | 95 | 415 | 0 |
| American Indian, Alaska Native | 0 | 8 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 20 | 240 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*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 | 115 | 6,970 | 0 |
| White | 90 | 5,190 | 0 |
| Black / African American | 10 | 1,220 | 0 |
| Asian | 15 | 320 | 0 |
| American Indian, Alaska Native | 0 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 125 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*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%

Discussion

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:

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.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 36,085 | 8,355 | 8,294 | 700 |
| White | 28,445 | 5,500 | 5,205 | 580 |
| Black / African American | 4,490 | 2,135 | 2,450 | 40 |
| Asian | 1,790 | 440 | 375 | 60 |
| American Indian, Alaska Native | 44 | 14 | 60 | 0 |
| Pacific Islander | 50 | 0 | 0 | 0 |
| Hispanic | 610 | 160 | 110 | 15 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

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 | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| | | | | | | | | | |

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | | |
|------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|-----------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | |
| | | | | | | | | | Average Annual Income |
| Average length of stay | 0 | 3 | 0 | 6 | 1 | 6 | 0 | 0 | |

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Household size | 0 | 1 | 0 | 2 | 1 | 2 | 1 | 0 |
| # Homeless at admission | 0 | 0 | 0 | 104 | 30 | 21 | 53 | 0 |
| # of Elderly Program Participants (>62) | 0 | 52 | 0 | 3,469 | 168 | 3,229 | 29 | 0 |
| # of Disabled Families | 0 | 209 | 0 | 8,327 | 317 | 7,816 | 85 | 0 |
| # of Families requesting accessibility features | 0 | 344 | 0 | 23,858 | 898 | 22,453 | 318 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 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 | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 182 | 0 | 11,658 | 444 | 10,987 | 91 | 0 | 85 |
| Black/African American | 0 | 159 | 0 | 11,802 | 420 | 11,105 | 226 | 0 | 28 |

| Program Type | | | | | | | | | |
|-------------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Race | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | 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

| Program Type | | | | | | | | | |
|--------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Ethnicity | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | 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 | 113 |

*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:

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) | 290 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 148 | 69 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 271 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 22 | 0 | 0 | 0 | 0 | 0 |
| 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 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 proportion of homeless individuals with children were those who were the victims of physical or sexual violence. A small portion of the number 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 Rehousing 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, 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, MATTS, FYI HYR, Amelia Agnes, Abigayle Ministries, and Community Housing Network.

Discussion:

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

Introduction:

HOPWA

| Current HOPWA formula use: | |
|--|-----|
| Cumulative cases of AIDS reported | 0 |
| Area incidence of AIDS | 0 |
| Rate per population | 0 |
| Number of new cases prior year (3 years of data) | 667 |
| Rate per population (3 years of data) | 0 |
| Current HIV surveillance data: | |
| Number of Persons living with HIV (PLWH) | 0 |
| Area Prevalence (PLWH per population) | 0 |
| Number of new HIV cases reported last year | 522 |

Table 27 – HOPWA Data

Data Source Comments: HIV Prevalence Report from the Michigan Department of Health & Human Services

HIV Housing Need (HOPWA Grantees Only)

| Type of HOPWA Assistance | Estimates of Unmet Need |
|--|--------------------------------|
| Tenant based rental assistance | 0 |
| Short-term Rent, Mortgage, and Utility | 0 |
| Facility Based Housing (Permanent, short-term or transitional) | 0 |

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

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

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

Discussion:

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)
- Safer public transportation

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 2013-2017 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 | 44,080 | 75% |
| 1-unit, attached structure | 4,085 | 7% |
| 2-4 units | 1,985 | 3% |
| 5-19 units | 4,870 | 8% |
| 20 or more units | 1,720 | 3% |
| Mobile Home, boat, RV, van, etc | 1,660 | 3% |
| Total | 58,400 | 100% |

Table 29 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|---------------|-------------|---------------|-------------|
| | Number | % | Number | % |
| No bedroom | 55 | 0% | 380 | 2% |
| 1 bedroom | 545 | 1% | 4,195 | 26% |
| 2 bedrooms | 5,910 | 16% | 5,535 | 34% |
| 3 or more bedrooms | 30,725 | 83% | 6,095 | 38% |
| Total | 37,235 | 100% | 16,205 | 100% |

Table 30 – Unit Size by Tenure

Data Source: 2013-2017 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.

Discussion

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

Introduction

The following data is from the 2013-2017 American Community Survey regarding the cost of housing in Warren.

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 137,700 | 102,100 | (26%) |
| Median Contract Rent | 635 | 728 | 15% |

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|---------------|---------------|
| Less than \$500 | 2,095 | 12.9% |
| \$500-999 | 12,375 | 76.4% |
| \$1,000-1,499 | 1,610 | 9.9% |
| \$1,500-1,999 | 60 | 0.4% |
| \$2,000 or more | 55 | 0.3% |
| Total | 16,195 | 100.0% |

Table 32 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|---------------|---------------|
| 30% HAMFI | 555 | No Data |
| 50% HAMFI | 3,205 | 6,435 |
| 80% HAMFI | 11,345 | 15,120 |
| 100% HAMFI | No Data | 20,555 |
| Total | 15,105 | 42,110 |

Table 33 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 621 | 753 | 967 | 1,261 | 1,371 |

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| High HOME Rent | 621 | 753 | 967 | 1,261 | 1,371 |
| Low HOME Rent | 621 | 716 | 858 | 992 | 1,107 |

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?

With both owner-occupied and rental housing costs on the rise, a limited supply of affordable housing options, and the rising cost of housing out pacing increases to household income, the need for affordable housing options will increase during the term of this Plan.

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

According to the data from the ACS median rent is less then the HIGH HOME Rent and FMR.

Discussion

From the tables above, the Warren market appears affordable for the low to moderate income household. With almost 90% of renters in Warren paying less than \$1,000 per month for rent and almost 15% paying less than \$500 per month for rent. However, there are only 555 rental units available for households below 30% of AMI.

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 | 8,325 | 22% | 8,565 | 53% |
| With two selected Conditions | 160 | 0% | 610 | 4% |
| With three selected Conditions | 15 | 0% | 15 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 28,735 | 77% | 7,015 | 43% |
| Total | 37,235 | 99% | 16,205 | 100% |

Table 35 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 1,190 | 3% | 525 | 3% |
| 1980-1999 | 2,965 | 8% | 3,020 | 19% |
| 1950-1979 | 29,070 | 78% | 10,590 | 65% |
| Before 1950 | 4,005 | 11% | 2,070 | 13% |
| Total | 37,230 | 100% | 16,205 | 100% |

Table 36 – Year Unit Built

Data Source: 2013-2017 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 | 33,075 | 89% | 12,660 | 78% |
| Housing Units build before 1980 with children present | 1,200 | 3% | 555 | 3% |

Table 37 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 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 unit's 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 at least over 40 years old. Additionally, almost 70% of the renter-occupied housing is at least 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 noted above, over 45,000 housing units within the City of Warren were built before 1980. The latest ACS data indicates that about 2000 of these units are occupied by families with children.

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

The following is a discussion of public and assisted housing. The City of Warren does not have a public housing authority.

Totals Number of Units

| | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 333 | | 24,609 | 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 |
|-----------------------------------|---------------------------------|
| N/A | 0 |

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 agencies 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 | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | 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

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 Independence 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 HOPWA Assistance | Number of Units Designated or Available for People with HIV/AIDS and their families |
|--------------------------|---|
| TBRA | 0 |
| PH in facilities | 0 |
| STRMU | 0 |
| ST or TH facilities | 0 |
| PH placement | 0 |

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 | 89 | 20 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 6,945 | 4,962 | 13 | 6 | -7 |
| Construction | 2,291 | 2,768 | 4 | 3 | -1 |
| Education and Health Care Services | 10,589 | 8,926 | 19 | 11 | -8 |
| Finance, Insurance, and Real Estate | 3,063 | 2,524 | 6 | 3 | -3 |
| Information | 991 | 357 | 2 | 0 | -2 |
| Manufacturing | 9,943 | 19,752 | 18 | 25 | 7 |
| Other Services | 2,047 | 2,041 | 4 | 3 | -1 |
| Professional, Scientific, Management Services | 6,564 | 22,288 | 12 | 28 | 16 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 7,369 | 8,209 | 14 | 10 | -4 |
| Transportation and Warehousing | 1,852 | 4,818 | 3 | 6 | 3 |
| Wholesale Trade | 2,820 | 3,268 | 5 | 4 | -1 |
| Total | 54,563 | 79,933 | -- | -- | -- |

Table 43 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 65,415 |
| Civilian Employed Population 16 years and over | 59,300 |
| Unemployment Rate | 9.35 |
| Unemployment Rate for Ages 16-24 | 26.19 |
| Unemployment Rate for Ages 25-65 | 5.98 |

Table 44 - Labor Force

Data Source: 2013-2017 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 10,295 |
| Farming, fisheries and forestry occupations | 2,925 |
| Service | 7,615 |
| Sales and office | 14,925 |
| Construction, extraction, maintenance and repair | 4,125 |
| Production, transportation and material moving | 4,735 |

Table 45 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 36,890 | 65% |
| 30-59 Minutes | 17,475 | 31% |
| 60 or More Minutes | 2,725 | 5% |
| Total | 57,090 | 100% |

Table 46 - Travel Time

Data Source: 2013-2017 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 | 3,820 | 770 | 4,250 |

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| High school graduate (includes equivalency) | 14,905 | 1,630 | 6,990 |
| Some college or Associate's degree | 19,150 | 1,340 | 4,990 |
| Bachelor's degree or higher | 11,340 | 550 | 2,105 |

Table 47 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 360 | 355 | 490 | 1,550 | 1,875 |
| 9th to 12th grade, no diploma | 2,045 | 1,670 | 1,625 | 3,155 | 2,600 |
| High school graduate, GED, or alternative | 3,825 | 5,515 | 4,585 | 13,430 | 8,740 |
| Some college, no degree | 4,070 | 4,595 | 4,080 | 8,905 | 3,690 |
| Associate's degree | 860 | 1,995 | 1,765 | 4,140 | 1,295 |
| Bachelor's degree | 880 | 3,190 | 2,280 | 4,470 | 1,840 |
| Graduate or professional degree | 60 | 880 | 1,155 | 2,025 | 1,000 |

Table 48 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 20,145 |
| High school graduate (includes equivalency) | 28,405 |
| Some college or Associate's degree | 34,920 |
| Bachelor's degree | 43,045 |
| Graduate or professional degree | 58,700 |

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 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 ta recent 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.

Discussion

The following is a discussion of the economic development activity within the City and the opportunities for the future.

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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

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: | |
| | Revital Type: | |
| | Other Revital 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: | |
| | Revital Type: | |
| | Other Revital 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: | |
| | Revital Type: | |
| | Other Revital 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: | |
| | Revital Type: | |
| | Other Revital 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: | |
| | Revital Type: | |
| | Other Revital 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: | |
| | Revital Type: | |
| | Other Revital 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: | |
| | Revital Type: | |
| | Other Revital 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 Large Families Families with Children Elderly |
| | 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 |
| 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 | 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 Large Families Families with Children Elderly |
| | Geographic Areas Affected | 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 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 | 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 | Senior Services |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Elderly Elderly Frail Elderly 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 | 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. |
| 8 | Priority Need Name | Housing & Supportive Services for the Homeless |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Victims of Domestic Violence |
| | 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 |
| 9 | Priority Need Name | Parks & Recreation Facility Improvements |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development |

| | | |
|-----------|------------------------------------|---|
| | 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 | 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. |
| 10 | Priority Need Name | Child Advocacy Services |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Families with Children |
| | 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 | 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. |

| | | |
|----------------------------------|------------------------------------|--|
| 11 | Priority Need Name | Housing Support for Victims of Domestic Violence |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Victims of Domestic Violence Victims of Domestic Violence |
| | 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 | 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. |
| | 12 | Priority Need Name |
| 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 | | Promotion of activities that create crime awareness and prevention |

| | | |
|----|------------------------------------|--|
| | Basis for Relative Priority | Survey respondents identified the need for crime awareness. |
| 13 | Priority Need Name | Economic Development for low income neighborhoods |
| | 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 | Develop program to spur economic development in low to moderate income neighborhoods. |
| | Basis for Relative Priority | Survey respondents identified economic development in low mod areas as a high priority need. |
| 14 | Priority Need Name | Substance Abuse Prevention |
| | Priority Level | Low |
| | Population | Extremely Low Low Moderate Chronic Substance Abuse |
| | Geographic Areas Affected | Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined Other: Locally Defined |
| | Associated Goals | |

| | | |
|----|------------------------------------|--|
| | Description | Education to prevent substance abuse to preserve neighborhoods |
| | Basis for Relative Priority | Survey respondents identified substance abuse prevention and education. |
| 15 | 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. |
| 16 | Priority Need Name | Long term Assistance with rent & mortgage |
| | Priority Level | High |
| | Population | Persons with HIV/AIDS |
| | 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. |

| | | |
|----|------------------------------------|--|
| 17 | 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 |
| 18 | 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. |
| 19 | Priority Need Name | Emergency Assistance with Rent, Mortgage, Utility |
| | Priority Level | Low |
| | Population | Persons with HIV/AIDS and their Families |
| | Geographic Areas Affected | Other: Defined as Lapeer, Livingston, Macomb, Oakland, and St. Clair Counties |

| | | |
|--|------------------------------------|---|
| | Associated Goals | Homeless Prevention Services 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. |

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | N/A. |
| TBRA for Non-Homeless Special Needs | The coronavirus epidemic with its resultant economic dislocation has led to greater risk of homelessness and the greater need for rental assistance. Additionally, high rental rates throughout the Warren EMA may make it difficult for PLWH/A to afford the basic living costs. |
| New Unit Production | HOME funds can be used for activities that promote affordable rental housing and homeownership for lower income households, including acquisition, new construction and reconstruction, moderate and substantial rehabilitation, homebuyer assistance and tenant-based rental assistance (TBRA). |
| Rehabilitation | Owner-occupied rehabilitation assistance is an effective way to preserve the City’s affordable housing inventory, particularly if the market value of the home is such that the cost and extent of rehabilitation does not exceed the value that can be achieved. Rehabilitation efforts should also include the ability to make upgrades to the home to allow for aging in place as well as provide for lead/asbestos abatement. The City plans to continue using CDBG and HOME funds to rehabilitate units occupied by low and moderate income owners. |
| Acquisition, including preservation | Structures for adaptive use and infill sites in convenient locations near transportation and services, support historic preservation; create housing for cost burdened extremely and very low-income households, households with special needs, homeless persons; and expand ownership opportunities for working households at or below 80% of AMI. |

Table 52 – Influence of Market Conditions

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 2022-2023 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 | 1,000,000 | 150,000 | 206,910 | 1,356,910 | 4,000,000 | The City had prior year resources in the amount of \$206,910. These included 68,576.46 in unexpended funds from a prior year road project, \$101,047 in prior year rehab funds, and unexpended public service funds in the amount of \$37,286.72. |

| 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 | 450,000 | 60,000 | 0 | 510,000 | 1,800,000 | |

| 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 | 950,000 | 0 | 30,457 | 980,457 | 3,800,000 | |

Table 53 - 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

A local match equal to 25 percent of the HOME entitlement expended for non-administrative purposes is required. Expenditures for administration are limited to 10% of the entitlement amount. The City intends to expend this full amount for administration. Therefore, the City is required to make a local match equal to \$112,500 based on a HOME entitlement of \$450,000. Eligible forms of matching contributions subject to program restrictions include: cash from non-federal sources; taxes, fees, or charges which are waived, foregone, or deferred in a manner that achieves affordability of housing assisted with HOME funds; the value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of donated land or other real property; the cost of investment, made with non-federal resources, in infrastructure that

the City documents are directly required for affordable housing assisted with HOME funds; proceeds from multifamily affordable housing and single-family project bond financing; and the reasonable value of site preparation and construction materials, not acquired with federal resources and any donated or voluntary labor in connection with the site preparation for, or construction or rehabilitation of, affordable housing. The City anticipates using the following sources of match to meet this obligation: Grant funds received from the Federal Home Loan Bank. For the past several years, local banks have sponsored applications submitted by Warren residents and home-buyers for grants made available through various Federal Home Loan Bank programs. During the previous program year, Southwest Housing developed 1 new homes with HOME funds. This amount will be counted as non-cash match. The FHLBI Home Ownership Program (HOP) and Neighborhood Stabilization Assistance Program (NSA) provides non-federal funds to eligible home-buyers for down payment assistance. Similarly Bank of America provides non-federal funds through its Welcome Home Program to eligible home-buyers for down payment assistance. The City will encourage families buying housing developed with City of Warren HOME or NSP funds to take advantage of these programs. The value of any assistance they receive will be counted as match. Grants from the non-federal sources for weatherization or energy improvements at home rehabilitated with HOME, NSP, or CDBG funds administered by the Macomb County Community Services Agency. Waived bank fees for the first time home-buyers purchasing homes constructed or rehabilitated with HOME, NSP or CDBG fund. Waived fees for appraisals, surveys, real estate closings and other professional services. Donated land and labor.

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

Not applicable.

Discussion

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

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 |
|--------------------------------------|--------------------------|--|------------------------|
| Fair Housing Center of Metro Detroit | Non-profit organizations | Planning | |
| Macomb Community Action | Government | Non-homeless special needs public services | |
| SOUTHWEST SOLUTIONS | CHDO | Ownership | |
| MACOMB COUNTY CONTINUUM OF CARE | Continuum of care | Planning | |

Table 54 - 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 55 - 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 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 the Continuum of Care, 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 | 2022 | 2026 | Non-Housing Community Development | North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren | Reversal of Neighborhood Decline Correction of Environmental Problems Street Repair/Reconstruction Senior Services Parks & Recreation Facility Improvements Child Advocacy Services Crime Awareness Economic Development for low income neighborhoods Housing & supportive services for special needs | | |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|--------------------|--|--|---------|------------------------|
| 2 | Preserve existing single family housing stock | 2022 | 2026 | 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 | | |
| 3 | Encourage Homeownership | 2022 | 2026 | Affordable Housing | North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren | Maintenance of the Supply of Affordable Housing Increased Homeownership | | |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|----------------------------|--|---|---------------------|--|
| 4 | Homeless Prevention Services | 2022 | 2026 | 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 Housing Support for Victims of Domestic Violence Emergency Assistance with Rent, Mortgage, Utility | CDBG: \$60,000 | Homeless Person Overnight Shelter: 25 Persons Assisted Homelessness Prevention: 20 Persons Assisted |
| 5 | Access to affordable housing for PLWH/A | 2022 | 2026 | Non-Homeless Special Needs | Warren EMA | Long term Assistance with rent & mortgage Housing/ Resource Identification In Home Support for Medically Fragile Emergency Assistance with Rent, Mortgage, Utility | HOPWA: \$980,457 | Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 20 Persons Assisted |

Table 56 – 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 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 the City or 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)

The City of Warren does not have any PHAs. (Public Housing Authorities)

Activities to Increase Resident Involvements

The City of Warren does not have any PHAs. (Public Housing Authorities)

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

N/A

Plan to remove the ‘troubled’ designation

N/A.

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

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)

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.

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.

The City was also recently awarded a Lead Based Paint Hazard Reduction Grant as well as Healthy Homes Supplemental funding. The City intends to eliminate lead hazards in eligible units of both owner occupied and rental housing with this funding.

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 4 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 Grass and Snow Program - Low income seniors and disabled adults are offered snow removal and grass cutting 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 housing and utility assistance for low-income persons.

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

The City's goals to reduce poverty is to 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 monitoring. Each sub-recipient is monitored at least once every 4 years, but this method allows the City to spend a majority of its time 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 regularly 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 those businesses who have completed the Section 3 Business registry for the trade needed.

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 2022-2023 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 | 1,000,000 | 150,000 | 206,910 | 1,356,910 | 4,000,000 | The City had prior year resources in the amount of \$206,910. These included 68,576.46 in unexpended funds from a prior year road project, \$101,047 in prior year rehab funds, and unexpended public service funds in the amount of \$37,286.72. |

| 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 | 450,000 | 60,000 | 0 | 510,000 | 1,800,000 | |

| 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 | 950,000 | 0 | 30,457 | 980,457 | 3,800,000 | |

Table 57 - Expected Resources – Priority Table

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

A local match equal to 25 percent of the HOME entitlement expended for non-administrative purposes is required. Expenditures for administration are limited to 10% of the entitlement amount. The City intends to expend this full amount for administration. Therefore, the City is required to make a local match equal to \$112,500 based on a HOME entitlement of \$450,000. Eligible forms of matching contributions subject to program restrictions include: cash from non-federal sources; taxes, fees, or charges which are waived, foregone, or deferred in a manner that achieves affordability of housing assisted with HOME funds; the value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of donated land or other real property; the cost of investment, made with non-federal resources, in infrastructure that the City documents are directly required for affordable housing assisted with HOME funds; proceeds from multifamily affordable housing and

single-family project bond financing; and the reasonable value of site preparation and construction materials, not acquired with federal resources and any donated or voluntary labor in connection with the site preparation for, or construction or rehabilitation of, affordable housing. The City anticipates using the following sources of match to meet this obligation: Grant funds received from the Federal Home Loan Bank. For the past several years, local banks have sponsored applications submitted by Warren residents and home-buyers for grants made available through various Federal Home Loan Bank programs. During the previous program year, Southwest Housing developed 1 new homes with HOME funds. This amount will be counted as non-cash match. The FHLBI Home Ownership Program (HOP) and Neighborhood Stabilization Assistance Program (NSA) provides non-federal funds to eligible home-buyers for down payment assistance. Similarly Bank of America provides non-federal funds through its Welcome Home Program to eligible home-buyers for down payment assistance. The City will encourage families buying housing developed with City of Warren HOME or NSP funds to take advantage of these programs. The value of any assistance they receive will be counted as match. Grants from the non-federal sources for weatherization or energy improvements at home rehabilitated with HOME, NSP, or CDBG funds administered by the Macomb County Community Services Agency. Waived bank fees for the first time home-buyers purchasing homes constructed or rehabilitated with HOME, NSP or CDBG fund. Waived fees for appraisals, surveys, real estate closings and other professional services. Donated land and labor.

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

Not applicable.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|--|---|--------------------|---|
| 1 | Preserve existing single family neighborhoods | 2022 | 2026 | Non-Housing Community Development | North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren | Reversal of Neighborhood Decline Street Repair/Reconstruction Senior Services Parks & Recreation Facility Improvements Child Advocacy Services | CDBG: \$977,911 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 250 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 | 2022 | 2026 | 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 Maintenance of the Supply of Affordable Housing | CDBG: \$319,000 HOME: \$91,500 | Homeowner Housing Rehabilitated: 15 Household Housing Unit |
| 3 | Encourage Homeownership | 2022 | 2026 | Affordable Housing | North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren | Increased Homeownership | HOME: \$418,500 | Homeowner Housing Added: 2 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|----------------------------|--|---|---------------------|--|
| 4 | Homeless Prevention Services | 2022 | 2026 | 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 Housing & supportive services for special needs | CDBG: \$60,000 | Homeless Person Overnight Shelter: 50 Persons Assisted Homelessness Prevention: 20 Persons Assisted |
| 5 | Access to affordable housing for PLWH/A | 2022 | 2026 | Non-Homeless Special Needs | Warren EMA | Long term Assistance with rent & mortgage Housing/ Resource Identification In Home Support for Medically Fragile Emergency Assistance with Rent, Mortgage, Utility | HOPWA: \$980,457 | Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homelessness Prevention: 15 Persons Assisted |

Table 58 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 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 | 2022 CDBG Housing |
| 2 | 2022 CDBG Public Services |
| 3 | 2022 Public Improvements |
| 4 | 2022 CDBG Admin/ Planning/ Fair Housing |
| 5 | 2022 CHDO Housing Development |
| 6 | 2022 HOME Owner Rehab |
| 7 | 2022 Housing Development |
| 8 | 2022 HOME Admin/ Planning |
| 9 | 2022-2025 City of Warren MIH-22F-002 (COW) |
| 10 | 2022-2025 Oakland Livingston Human Service Agency MIH-22F-002 (OLHSA) |

Table 59 – Project Information

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

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

These special subpopulations also have needs for supportive services. In addition to counseling specific to each subpopulation, the supportive service needs of limited income members of these groups include

chore services, housing rehabilitation, transportation, food service, medical assistance and prescription drug assistance. Services available to meet these needs in general are discussed in the Consolidated Plan.

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | 2022 CDBG Housing |
| | Target Area | North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren |
| | Goals Supported | Preserve existing single family neighborhoods |
| | Needs Addressed | Rehabilitation of owner occupied housing Reversal of Neighborhood Decline Correction of Environmental Problems |
| | Funding | CDBG: \$399,000 |
| | Description | Residential Rehab, Code enforcement, rehab delivery. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | The City's residential rehabilitation loan program is open City wide to households that are income eligible (below 80% AMI). Approximately 10-15 families would benefit from this activity. An estimate of the type of families that would benefit from the activity is as follows: 3 very low income (30%), 5 low income (50%), and 2 moderate income (under 80%). |
| | Location Description | The City's residential rehabilitation program is open City wide to income eligible (under 80%) homeowners on a first-come first serve basis. Applications for the City's rehab program are available on the City's website, as well as the Community Development Offices at City Hall. Code enforcement that is conducted using CDBG funds is limited to the City's eligible areas (Sections 31-36) or from 8 to 9 Mile Roads from Hayes to Dequindre. |
| | Planned Activities | The City plans to undertake the following housing projects utilizing CDBG funds: Residential Rehab, Rehab Delivery, and Code enforcement. |
| | Project Name | 2022 CDBG Public Services |

| | | |
|----------|--|---|
| 2 | 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 Services Housing & Supportive Services for the Homeless Child Advocacy Services Housing Support for Victims of Domestic Violence |
| | Funding | CDBG: \$130,000 |
| | Description | The City offers assistance to seniors for grass and snow services, homeless prevention services, assistance to homeless shelters, and child advocacy services for its public service activities. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 70 low income seniors will receive assistance with grass and snow Approximatley 20 low income households will receive assistance with rent, mortgage, utilities Approximatley 25 very low income persons will be provided overnight shelter |
| | Location Description | Public services paid under this project is open to residents City wide such as senior services, homeless prevention, etc. |
| | Planned Activities | The City offers assistance to seniors for grass and snow services, homeless prevention services, assistance to homeless shelters, and child advocacy services for its public service activities. |
| 3 | Project Name | 2022 Public Improvements |
| | Target Area | North East Warren South East Warren North Van Dyke Warren South Van Dyke Warren North West Warren South West Warren |
| | Goals Supported | Preserve existing single family neighborhoods |

| | | |
|----------|--|--|
| | Needs Addressed | Parks & Recreation Facility Improvements |
| | Funding | CDBG: \$597,911 |
| | Description | The City plans to make improvements to Wiegand Park. Additionally, the City plans to repave a portion of Campbell Ave from Chalmers to Packard and provide assistance to those eligible homeowners with necessary side walk repairs. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that approx. 1000 low mod families will benefit from the park and street improvements in the South Van Dyke portion of the City. It is estimated that 10-15 low mod homeowners will be provided assistance under the sidewalk assistance program. |
| | Location Description | The Campbell Ave pavement reconstruction project and improvements to Weigand Park will both take place in the South Van Dyke section of the City. The sidewalk assistance program will be open city wide to income eligible homeowners. |
| | Planned Activities | Re-pave Campbell Ave from Chalmers to Packard Upgrade to Weigand Parks including water play feature Grant program to eligible homeowners to repair or replace sidewalks. |
| 4 | Project Name | 2022 CDBG Admin/ 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 |
| | Needs Addressed | Rehabilitation of owner occupied housing |
| | Funding | CDBG: \$230,000 |
| | Description | Admin and planning services for CDBG. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A - Admin services for CDBG |

| | | |
|---|--|--|
| | Location Description | N/A Admin services. |
| | Planned Activities | CDBG Admin |
| 5 | Project Name | 2022 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: \$67,500 |
| | Description | Rehab or new construction housing development with a City of Warren certified CHDO. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 1 low income family will benefit from this affordable housing project. |
| | Location Description | The project location is yet to be determined but will most likely be in South Warren. |
| | Planned Activities | Rehab or new construction housing development with a City of Warren certified CHDO. |
| 6 | Project Name | 2022 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: \$91,500 |
| | Description | |
| | Target Date | 6/30/2026 |

| | | |
|---|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 2 low income families will receive their homes rehabilitated with this funding. |
| | Location Description | The City's residential rehab program in open City wide to income eligible homeowners. |
| | Planned Activities | Rehab of existing owner occupied single family housing |
| 7 | Project Name | 2022 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 | Preserve existing single family neighborhoods |
| | Needs Addressed | Increased Homeownership |
| | Funding | HOME: \$300,000 |
| | Description | The City intends to build new or substantially rehabilitate single family homes with this funding. Often the City uses tax foreclosed property and builds new single family homes on vacant parcels or rehabilitate homes. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 2 low income families will benefit from these affordable housing projects. |
| | Location Description | The location of these housing development projects is yet to be determined, but will most likely take place south of 11 mile road in the City's South end. |
| | Planned Activities | The City intends to build new or substantially rehabilitate single family homes with this funding. Often the City uses tax foreclosed property and builds new single family homes on vacant parcels or rehabilitate homes. |
| | Project Name | 2022 HOME Admin/ Planning |

| | | |
|----|--|--|
| 8 | 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: \$51,000 |
| | Description | HOME program admin funds. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A Admin funds |
| | Location Description | N/A Admin funds |
| | Planned Activities | N/A Admin funds |
| 9 | Project Name | 2022-2025 City of Warren MIH-22F-002 (COW) |
| | Target Area | Warren EMA |
| | Goals Supported | Access to affordable housing for PLWH/A |
| | Needs Addressed | Housing/ Resource Identification |
| | Funding | HOPWA: \$28,500 |
| | Description | Admin of the City's HOPWA Program |
| | Target Date | 6/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A - This project is for Admin of the City's HOPWA program |
| | Location Description | N/A - Admin of the City's HOPWA Program. |
| | Planned Activities | N/A - Admin of the City's HOPWA Program. |
| 10 | Project Name | 2022-2025 Oakland Livingston Human Service Agency MIH-22F-002 (OLHSA) |
| | Target Area | Warren EMA |
| | Goals Supported | Access to affordable housing for PLWH/A |

| | |
|--|---|
| Needs Addressed | Long term Assistance with rent & mortgage Housing/ Resource Identification In Home Support for Medically Fragile Emergency Assistance with Rent, Mortgage, Utility |
| Funding | HOPWA: \$951,957 |
| Description | The City's project sponsor, OLHSA, intends to provide PHP, STRMU, TBRA, Master leasing, and Supportive services to eligible persons living with HIV/Aids in the Warren EMA. |
| Target Date | 6/30/2025 |
| Estimate the number and type of families that will benefit from the proposed activities | Approximately 30 low income households will receive TBRA. Approximately 15 low income households will receive STRMU assistance Approximately 5 low income households will receive PHP assistance. |
| Location Description | These activities are open to eligible households in the Warren EMA which is a 5 county region including Macomb, Oakland, Livingston, St Clair, and Lapeer Counties. |
| Planned Activities | The City's project sponsor, OLHSA, intends to provide PHP, STRMU, TBRA, Master leasing, and Supportive services to eligible persons living with HIV/Aids in the Warren EMA. |

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 | 5 |
| South East Warren | 15 |
| North Van Dyke Warren | 5 |
| South Van Dyke Warren | 45 |
| North West Warren | 5 |
| South West Warren | 25 |
| Warren EMA | 100 |

Table 60 - 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.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City of Warren does not have any PHAs. (Public Housing Authorities)

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

N/A.

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 \$40,000 in this year's action plan to four providers of emergency shelter. The City has also allocated funding 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 which 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. The CoC also provides homeless prevention services in addition to homeless services.

Discussion

Housing and supportive services for non-homeless special needs persons:

-Elderly/ frail elderly and persons with disabilities - The City in partnership with Macomb County provides low income seniors and those with disabilities with lawn cutting and snow removal. This service relieves the burden on this population and allows many seniors to remain in their homes. The County's Office of Seniors Services also provides wheel chair ramps, and home injury control. The City also provides this assistance to seniors under its residential rehab program.

-Persons living with HIV/AIDS - The City provides housing and supportive services to low income persons living with HIV/Aids in the 5 County region. The City's project sponsor, OLHSA, provides assistance in the form of tenant based rental assistance, Short term rent mortgage and utility assistance (STRMU), Permanent housing placement, non-medical assistance to medically fragile clients, and resource identification.

AP-70 HOPWA Goals - 91.220 (I)(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 through 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.

The City was also recently awarded a Lead Based Paint Hazard Reduction Grant as well as Healthy Homes Supplemental funding. The City intends to eliminate lead hazards in eligible units of both owner occupied and rental housing with this funding.

Actions planned to reduce the number of poverty-level families

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

The City provides funding for MSUE to offer Individual Money Management Counseling sessions to individuals who have an identified need for money management consultation such as rehabilitation loan recipients having difficulty making their house payments or families preparing to buy a home in Warren. Homebuyer education is mandatory for all homebuyer program applicants. MSUE offers classes 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, 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 Southwest Housing Solutions. The City has certified Southwest as a City of Warren Community Housing Development Organization (CHDO).

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:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(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(I)(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 | 80 |
| 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(I)(2)

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

The City will also utilize its HOME ARP allocation once its plan has been formally approved.

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

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

The amount to be recaptured is limited to the net proceeds available from the sale. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. This limitation applies to all units regardless of the nature of the sale; voluntary, short sales, and involuntary including foreclosures

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

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

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

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

The City utilizes the HOME affordable homeownership limits as provided by HUD. Eligible applicants for the City's housing programs are selected on a first come first serve basis. Application packages for the City's program are available on the City's website and within the City's Community Development office. Applications for the City's residential rehab program are open City wide to low to moderate income homeowners.

HOPWA Related:

Method for selecting project sponsors -

The City accepted applications for funding during the beginning of the calendar year. A mailing was sent out, and an ad was placed in the local newspaper, and noticed placed on the City's website alerting interested parties that the City was accepting applications for funding. The City only received one application for funding from the Oakland Livingston Human Service Agency. The City also hosted several informational meetings to discuss funding and provide assistance on applications.

**SUMMARY OF PUBLIC INPUT REGARDING DEVELOPMENT OF ACTION PLAN
INCLUDING REQUESTS FOR 2022-2023 FUNDS**

On January 19, 2022, an advertisement was published in the Warren Weekly indicating that the City was seeking input into the development of its 2022-2023 Housing and Community Development Action Plan HOPWA (Housing Opportunities for Persons with HIV/AIDS), HOME (HOME Investment Partnerships Program) and CDBG (Community Development Block Grant Program) Budgets. A special notice regarding only the HOPWA program was published in the Detroit News to reach all five counties (Lapeer, Livingston, Macomb, Oakland, and St. Clair) in the Warren EMA. The notices informed interested parties that they could submit comments directly to the City's Community Development staff or speak at public meetings scheduled as follows:

Meeting to Discuss HOPWA
Monday, February 7, 2022, at 10:00 a.m.
Warren City Hall -Township Room

Meeting to Discuss CDBG & HOME
Tuesday, February 8, 2022 at 10:00 a.m.
Warren City Hall -Township Room

Meeting to Discuss CDBG, HOME, & HOPWA
Wednesday, February 9, 2022 at 6:00 p.m.
Virtual Public Meeting via Zoom

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 7, 2022 HOPWA planning meeting:

- Bob Weidner, City of Warren Office of Community and Economic Development
- Angela Tarasenko, City of Warren Office of Community and Economic Development

The following individuals were present at the February 8, 2022 CDBG and HOME planning meeting:

- Durie Vazquez-Nolas, Care House
- Angela Tarasenko, City of Warren Office of Community and Economic Development

The following individuals were present at the February 9, 2022 CDBG, HOME, & HOPWA planning meeting:

- Angela Tarasenko, Office of Community and Economic Development
- Patrice Williams, OLISA
- Danielle Sparks, OLISA
- Heather Ziegler, OLISA

Requests for Funding from Additional Public Service Providers:

MCREST – Homeless Shelter
Amount Requested: \$15,000

Proposed Allocation: \$15,000

CARE HOUSE - Child Advocacy
Amount Requested: \$15,000
Proposed Allocation: \$35,000

Turning Point – Shelter for Victims of Domestic Violence
Amount Requested: - \$15,000
Proposed Allocation: - \$15,000

Society of St. Vincent de Paul – Homeless Prevention: Assistance with Utility, Rent and Mortgage Payments
Amount Requested: \$25,000
Proposed Allocation: \$20,000

Macomb Community Action - Grass & Snow Program
Amount Requested: \$40,000
Proposed Allocation: \$35,000

Interfaith Volunteer Caregivers
Amount Requested: \$5,180
Proposed Allocation: \$0

Oakland Livingston Human Service Agency- (OLHSA, HOPWA Project Sponsor)
Amount Requested: \$450,500
Proposed Allocation: \$531,500

Salvation Army MATTS
Amount Requested: \$12,000
Proposed Allocation: \$10,000

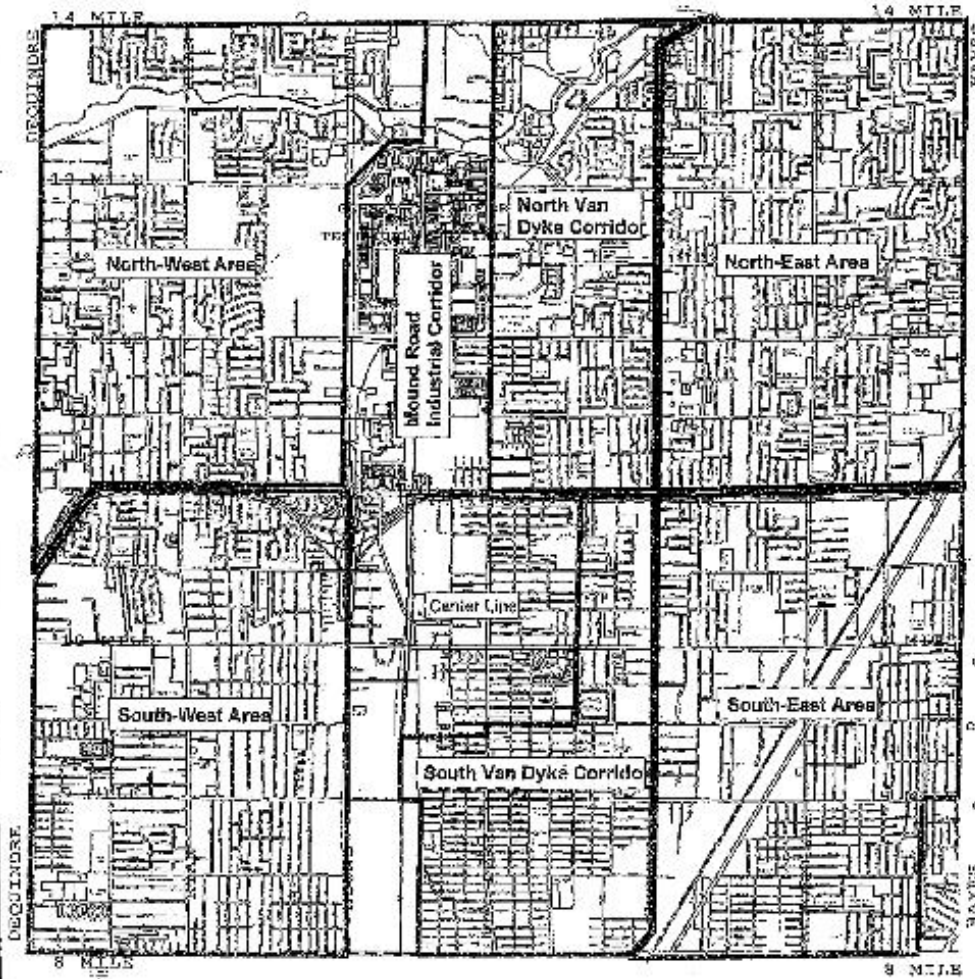
Written Requests for Funding from City Departments

The *Engineering Division* requested \$350,000 to fund the rehabilitation of Campbell Ave. from Chalmers to Packard (3 Blocks). The proposed project entails: removal of existing deteriorated pavement and installation of new concrete pavement, along with some miscellaneous drainage, ADA sidewalk ramp improvements and related restoration.
Proposed Allocation: \$5287,744
Response: This amount is being proposed to provide adequate funding for other projects.

The *Public Service Department* requested \$80,000 to fund continued efforts to enforce the property maintenance and rental registration codes.
Proposed Allocation: \$80,000

The *Parks and Recreation Department* requested assistance with the installation of a Splash Pad at Wiegand Park totaling \$650,000.
Proposed Allocation: \$280,166 to fund improvements to Altermatt and Jaycee Parks.
Response: This amount is being proposed to provide adequate funding for other projects.

MAP 1 - CONSOLIDATED PLAN REGIONS



**PUBLIC NOTICE CITY OF WARREN
PROPOSED 2022-2023 HOUSING AND COMMUNITY DEVELOPMENT
ACTION PLAN: APPLICATION FOR CDBG, HOME & HOPWA FUNDS**

Prior to preparing the 2022-2023 Proposed Action Plan, the City held three public meetings to review the needs, goals, objectives and strategies identified in the Consolidated Plan. Notice of meetings also invited the public to submit written comments and requests for funding specific activities in the 2022-2023 program year with CDBG, HOME, or HOPWA funds. All comments and proposals received were considered in preparing the Proposed Action Plan.

Beginning March 17, 2022, the 2022-2023 Proposed Action Plan will be available on the City's web site at <http://www.cityofwarren.org/index.php/community-development>

Written comments may be submitted until 5:00 p.m. on Friday, April 18, 2022, to:

City of Warren
Community Development
One City Square, Suite 210,
Warren, Michigan 48093

Comments may also be submitted via email to home@cityofwarren.org

In addition, a public hearing will be held before the Warren City Council to receive comments on the proposed Action Plan. Citizens, providers of housing and community development services for Warren residents; and providers of services for PLWH/A in Lapeer, Livingston, Macomb, Oakland, and St. Clair counties are invited to attend the public hearing.

City Council Public Hearing
Tuesday, April 12, 2022, at 7:00 p.m.

Anticipated 2022-2023 CDBG Revenues

| <u>Source</u> | <u>Amount</u> |
|---|-----------------------|
| 2022 Formula Allocation (Estimate) * | \$1,000,000.00 |
| 2022 Program Income (Loan Repayment - Estimate) | 150,000.00 |
| Reprogrammed Funds | |
| Activity 20-13 Paving Hayden | 68,576.46 |
| Activity 20-07 Turning Point | 7,175.00 |
| Activity 19-09 MATTS | 2,320.00 |
| Activity 20-10 MATTS | 7,370.00 |
| Activity 20-06 SVDP | 20,371.72 |
| Activity 20-12 MSUE | 50.00 |
| Activity 16-01 Rehab | 101,047.60 |
| Total | \$1,356,910.78 |

Proposed 2022-2023 CDBG Projects

| <u>Name/Description</u> | <u>Funding</u> |
|--|----------------|
| 22-01 Residential Rehab - Owner Occupied Housing | \$225,000.00 |
| 22-02 Rehab Delivery | 94,000.00 |

| | |
|---|-----------------------|
| 22-03 Enforcement Property Maintenance and Rental Registration | 80,000.00 |
| 22-04 MCCSA – Grass & Snow Program | 35,000.00 |
| 22-05 Homelessness Prevention (St. Vincent de Paul) | 20,000.00 |
| 22-06 Turning Point (Domestic violence shelter) | 15,000.00 |
| 22-07 MCREST (Homeless shelter) | 15,000.00 |
| 22-08 Care House (Advocate for victims of child abuse) | 35,000.00 |
| 22-09 Salvation Army MATTS (Homeless shelter) | 10,000.00 |
| 22-10 Public Improvement: Road Segment – Campbell Ave (Chalmers to Packard) | 287,744.44 |
| 22-11 Park Improvements: Wiegand Splash Pad | 280,166.34 |
| 22-12 Sidewalk Repair Program | 30,000.00 |
| 22-13 General Administration | 200,000.00 |
| 22-14 Pair Housing | 500.00 |
| Total | \$1,356,910.78 |

*CDBG activity funding for Administration, Residential Rehab, Public Services (activities 22-04 thru 22-09 above) and Public & Park Improvements (activities 22-10 and 22-11) will be adjusted if the actual grant is different than the anticipated amount.

Anticipated 2022–2023 HOME Revenues

| <u>Source</u> | <u>Amount</u> |
|---|---------------------|
| 2022 Formula Allocation Estimate ** | \$450,000.00 |
| 2022 Program Income (Sale of Homes and Repayment of Loans - Estimate) | 60,000.00 |
| Total | \$510,000.00 |

Proposed 2022-2023 HOME Projects

| <u>Name/Description</u> | <u>Funding</u> |
|---------------------------------|---------------------|
| H22-01 CHDO Housing Development | \$67,500.00 |
| H22-02 Home Owner Rehab | 91,500.00 |
| H22-03 Housing Development | 300,000.00 |
| H22-04 Administration | 51,000.00 |
| Total | \$510,000.00 |

** HOME activity funding for Administration, CHDO Housing Development and Housing Development will be adjusted if the actual HOME grant is different than the amount anticipated.

Anticipated 2022–2023 HOPWA Revenues

| <u>Source</u> | <u>Amount</u> |
|--|---------------------|
| 2022 Formula Allocation- Estimate *** | \$950,000.00 |
| Reprogrammed Funds | |
| WA20-04 Medically Fragile | 5,596.90 |
| WA20-01 Short Term Rent Mortgage Utility Asst. | 4,516.59 |
| WA20-06 Permanent Housing Placement | 18,789.51 |
| WA20-02 Supportive Services | 1,554.06 |
| Total | \$980,457.06 |

Proposed 2022-2023 HOPWA Projects

| <u>Name/Description</u> | <u>Funding</u> |
|---|----------------|
| WA22-01 Short Term Rent Mortgage Utility Asst. | \$30,000.00 |
| WA22-02 Supportive Services | 275,000.00 |
| WA22-03 Tenant Based Rental Assistance | 420,457.06 |
| WA22-04 In Home Nonmedical Care for Medically Fragile | 156,500.00 |
| WA22-05 Administration | 28,500.00 |
| WA22-06 Permanent Housing Placement (Move-In) | 20,000.00 |
| WA22-07 Master Leasing | 50,000.00 |
| <hr/> | |
| Total | \$980,457.06 |

*** HOPWA activity funding for Tenant Based Rental Assistance, Supportive Services, and Administration will be adjusted if the actual HOPWA grant is different than the anticipated amount.

If the City of Warren undertakes any CDBG, HOME or HOPWA funded activity which results in the permanent involuntary displacement of any person, they will be provided with relocation benefits according to the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1974 as amended.

To request more information regarding the 2022-2023 Action Plan please call the City of Warren Community Development Program at (586) 574-4686, or send an email to home@cityofwarren.org. Every effort will be made to accommodate reasonable requests for copies specially formatted for persons with disabilities.

The Proposed 2022-2023 Action Plan will be finalized taking into account any comments received at the April 12, 2022 public hearing or submitted in writing prior to the close of the public comment period on April 18, 2022. It is anticipated that the 2022-2023 Action Plan will be presented to the Warren City Council for adoption on May 10, 2022. The funding 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 and 2022-2023 CDBG, HOME and HOPWA Grant Agreements are executed. The anticipated date is July 1, 2022.

James R. Fouts, Mayor
Publish: Warren Weekly March 16, 2022

**SUMMARY OF PUBLIC INPUT REGARDING DEVELOPMENT OF THE
2022-2026 CONSOLIDATED PLAN PRIORITY NEEDS**

On November 10, 2021 an ad was published in the Warren Weekly indicating that the City was seeking input from the public to participate in establishing the 2022-2026 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 November 10, 2021, 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, November 17, 2021
2:00 p.m.
Warren Civic Center South
Conference Room
23345 Van Dyke
Warren, Michigan 48093

Friday, December 2, 2021
10:00 a.m.
Warren City Hall
Township Room
1 City Square
Warren, Michigan 48093

Tuesday, December 14, 2021
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 3, 2022. The survey was also posted on the City of Warren website at www.cityofwarren.org, and promoted via the City's social media pages.

The survey received over 200 responses, and over 80% of those were from Warren residents. The most common needs identified in the survey were the following:

- Street repair
- Reversal of neighborhood decline
- Child advocacy services

The following individuals were present at the November 17, 2021 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

The following individuals were present at the December 2, 2021 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

The following individuals were present at the December 14, 2021 priority needs public hearing before City Council:

- Gina Hensley, Office of Community and Economic Development
- Angela Tarasenko, Office of Community and Economic Development
- Lori Harris, Warren Resident
- Chris Miller, Warren Resident

Ms. Harris had questions about the HOPWA program. Council provided clarification that the program was a federal program for low to moderate income persons living with HIV/AIDS in the Warren EMA (Macomb, Oakland, St. Clair, Livingston, and Lapeer Counties).

Mr. Miller had questions about the priority needs survey. Council recommended adding an additional paragraph to the survey to provide additional information about the purpose of the survey.

**SUMMARY OF PUBLIC INPUT REGARDING DEVELOPMENT OF ACTION PLAN
INCLUDING REQUESTS FOR 2022-2023 FUNDS**

On January 19, 2022, an advertisement was published in the Warren Weekly indicating that the City was seeking input into the development of its 2022-2023 Housing and Community Development Action Plan HOPWA (Housing Opportunities for Persons with HIV/AIDS), HOME (HOME Investment Partnerships Program) and CDBG (Community Development Block Grant Program) Budgets. A special notice regarding only the HOPWA program was published in the Detroit News to reach all five counties (Lapeer, Livingston, Macomb, Oakland, and St. Clair) in the Warren EMA. The notices informed interested parties that they could submit comments directly to the City's Community Development staff or speak at public meetings scheduled as follows:

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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.

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

The following individuals were present at the February 8, 2022 CDBG and HOME planning meeting:

- Dorie Vazquez-Nolan, Care House
- Angela Tarasenko, City of Warren Office of Community and Economic Development

The following individuals were present at the February 9, 2022 CDBG, HOME, & HOPWA planning meeting:

- Angela Tarasenko, Office of Community and Economic Development
- Patrice Williams, OLHSA
- Danielle Sparks, OLHSA
- Heather Ziegler, OLHSA

Requests for Funding from Additional Public Service Providers:

MCREST - Homeless Shelter
Amount Requested: \$15,000

Proposed Allocation: \$15,000

CARE HOUSE - Child Advocacy

Amount Requested: \$45,000

Proposed Allocation: \$35,000

Turning Point – Shelter for Victims of Domestic Violence

Amount Requested: - \$15,000

Proposed Allocation: - \$15,000

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

Amount Requested: \$25,000

Proposed Allocation: \$20,000

Macomb Community Action – Grass & Snow Program

Amount Requested: \$40,000

Proposed Allocation: \$35,000

Interfaith Volunteer Caregivers

Amount Requested: \$5,180

Proposed Allocation: \$0

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

Amount Requested: \$430,500

Proposed Allocation: \$531,500

Salvation Army MATTS

Amount Requested: \$12,000

Proposed Allocation: \$10,000

Written Requests for Funding from City Departments

The *Engineering Division* requested \$350,000 to fund the rehabilitation of Campbell Ave. from Chalmers to Packard (3 Blocks). The proposed project entails: removal of existing deteriorated pavement and installation of new concrete pavement, along with some miscellaneous drainage, ADA sidewalk ramp improvements and related restoration.

Proposed Allocation: \$3287,744

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

The *Public Service Department* requested \$80,000 to fund continued efforts to enforce the property maintenance and rental registration codes.

Proposed Allocation: \$80,000

The Parks and Recreation Department requested assistance with the installation of a Splash Pad at Wiegand Park totaling \$650,000.

Proposed Allocation: \$280,166 to fund improvements to Altermatt and Jaycee Parks.

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