



Amended to add the possible use of emergency funds in the FY2015-2019 Consolidated Plan.

All changes/additions are highlight in **yellow**.

## **Consolidated Plan Executive Summary**

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

#### **1. Introduction**

Priority needs will be addressed in the next five years according to the City's goals and objectives and taking into consideration resident input as to their stated priority needs. One of the priority objectives are to eliminate deteriorating conditions, maintain residential areas and eliminate health and safety hazards. The City plans to undertake a wide variety of programs to address on-going needs within the City. Those plans include infrastructure improvements, neighborhood clean-up events, home improvements, demolition of unsafe structures, code enforcement, sidewalk improvements and assistance to those who qualify for special needs. The City will include collaboration and partnerships with private entities, banking institutions and non-profit organizations, etc. to provide the necessary resources in carrying out activities described within the plan.

Some proposed programs may be entirely implemented by private agencies with no city involvement, however, because of their purpose to benefit low and moderate income persons, they affect the priority objectives established and will have a positive effect upon the needs of the community.

Some obstacles in meeting underserved needs would include the reduction of Community Development Block Grant funds to the community as well as any state or federal funds for programs currently utilized by the public housing commission, local housing shelters and human service organizations that provide the many programs for extremely low and low income population.

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

The City of Port Huron has five objectives and outcomes that we plan to address in the five year plan (2015-2019).

Objective #1 is to maintain the condition of existing housing stock in the City. In order to achieve that objective we plan to utilize CDBG and HOME funding to offer programs that will assist income eligible homeowners with making improvements.

Objective #2 is to eliminate blighting influences and the deterioration of property by utilizing CDBG funding and Blight Elimination Funds for (a) code enforcement and (b) demolish unsafe structures which are unsuitable for rehabilitation and (c) provide interim assistance to include neighborhood clean-up events and alley restorations.

Objective #3 is to create suitable living environments for residents through infrastructure improvements to improve sidewalks, curb and gutter replacement and even street re-surfacing located in low to moderate income eligible neighborhoods.

Objective #4 is to provide decent housing and improve affordability of housing for residents. This goal will be achieved through rehabilitation of units and by providing down payment assistance and rehab dollars to bring the home up to code.

Objective #5 is to assist homeless persons and/or the chronic homeless and seniors with affordable housing which provides new/improved availability/accessibility.

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

Over the past few years the Community Development division was very busy with projects. On a yearly basis an average of twenty (20) families are assisted with down payment funding through the Urban Pioneer Program but alone in 2014 twenty-six (26) families were assisted. This shows a huge need for the program. As a result of the "Pride in Port Huron" campaign the Neighborhood Preservation Programs were a huge success. On an average year thirty (30) homes received exterior façade grants while ten (10) emergency repair grants were completed to assist elderly residents. The Project Brush-up program that provides paint vouchers assisted an average of one hundred (100) or more residents on a yearly basis. Over three hundred (300) lead testing and clearances were performed to eliminate the hazards of lead based paint. More than three hundred (300) structures were demolished that were in sub-standard condition over the last five years. Sidewalks were replaced in the Harrison Pointe neighborhood and along Harker Street in the Mansfield Park area that were deteriorated and/or missing that resulted in improved local infrastructure to residents in those areas. The City also assisted with two

neighborhood clean-up events organized by area neighborhoods on a yearly basis. A total of nineteen (19) neighborhood alley restorations were completed this last year that provided improved access for residents by graveling and grading the alley.

The City teams up with Blue Water Habitat for Humanity each year who host our local “Legislators Building Communities” (LBC) event. The event was done in coordination with Living in Michigan Coalition for legislators across the state to participate in service projects that strengthen neighborhoods. As a result, each year at least three houses received assistance with painting, porch repair, or minor façade repairs. Also, the last two years the City has partnered with Habitat to participate in a program for façade repairs through Federal Home Loan Bank that will continue as long as funding is available. This partnership has resulted in more than twenty (20) homes receiving assistance thus far. This partnership will continue to leverage CDBG dollars.

The water/sewer separation program that has been a long term objective for the City and has been a priority for the past fifteen years is finally going to be completed during 2015. That is a huge accomplishment for the City.

Also, during the last three years the City continued to work with St. Clair County in regards to administering the Neighborhood Stabilization Program 3 through the Housing and Urban Development. The total grant allocation was \$1,129,355 plus program income in the amount of \$320,246.88 so far. The City allocated funding to Blue Water Habitat for Humanity that has completed and sold six homes. The City also allocated funding to St. Clair Non-profit Housing Corporation that has completed and sold seven homes. These organizations completed these homes under the category acquisition, rehabilitation and re-sale and then the homes are sold to income eligible buyers. Funds were also used for purchase and rehabilitation of seven foreclosed homes by eligible residents. The City utilized funding for twenty-seven (27) demolitions within the targeted areas.

#### **4. Summary of citizen participation process and consultation process**

The City of Port Huron's Citizen's Participation consultation process included the use of surveys for residents to respond online in identifying housing and community development needs. The process also included mailings with an outline of dates for the plan implementation, comment periods, etc. in order to enhance and broaden public participation which was distributed to minorities, non-English speaking persons, as well as persons with disabilities and local organizations. Notifications were published in the Times Herald to notify the public of the two public hearings where comments could be received. The City website [www.porthuron.org](http://www.porthuron.org) also included a notice of the public hearings.

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

The first public hearing was held on Monday, January, 26, 2015, and no comments were received. The second public hearing was held on Monday, February 23, 2015, and no comments were received. All comments are received are reviewed for consideration in the Consolidated Plan and Annual Action Plan.

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

All comments or concerns are accepted and incorporated into the plan. We did not receive any comments from citizens at the public hearings.

## **7. Summary**

The only obstacle in achieving under-served needs would be the lack of resources to complete our projects. The City is continually exploring new ways to bring economic development projects into the City through industrial expansion, business attraction and/or tourism to the area.

The City looks forward to this next five year cycle to the challenges that are ahead to improving the homes in the neighborhoods, improving infrastructure in the neighborhoods, and removing blighted structures which will create suitable living environments for residents in the future.

If emergency funds become available to the City, the required steps will be taken to complete all tasks required to obtain the funds. As with all other Community Development Block Grant and Home funds, these funds will be used on eligible activities associated with each emergency fund and the underserved will continue to be a focus when creating programs.