

Draft

2021 Annual Action Plan

July 1, 2021 - June 30, 2022



Executive Summary

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

1. Introduction

For program year 2021, the City will continue to address priority needs that were identified in the consolidated plan. These include reducing deteriorating neighborhoods by improving residential conditions and eliminating health and safety hazards. Programs put in place to address the priorities will include residential home improvements, neighborhood clean-up events (COVID-19 allowing), and demolition of unsafe structures, sidewalk improvements, assistance to those who qualify for special needs, and continued code enforcement. The City will include collaboration and partnerships with private entities, banking institutions, and non-profit organizations to provide the necessary resources to administer activities described in the Consolidated Plan. The City has also committed to implement more outreach to increase awareness of programs available to residents.

In order to implement an array of programs, private agencies may administer programs with no involvement from the City. However, the private agencies goals to benefit low to moderate income persons is in line with the priority objectives established by the City. These partnerships will have a positive effect on the community and address needs voiced from residents.

Some obstacles in meeting underserved needs would include any reduction in Community Development Block Grant funds, as well as, any State or Federal programs that are currently being utilized by the Public Housing Commission, local housing shelters, and/or human services organizations that provide many programs for the extremely low to low income population.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Port Huron has five objectives and outcomes that plan to be addressed. These include:

1. To maintain the condition of existing housing stock. In order to meet this objective, CDBG and HOME funds will be utilized to assist income eligible home owners with making improvements.
2. To eliminate blighting influences and the deterioration of property by utilizing CDBG funding for code enforcement, to demolish unsafe structures that are unsuitable for rehabilitation, and provide interim assistance to include neighborhood clean-up events and alley restoration.

3. To create suitable living environments for residents through improvement of sidewalks located in low to moderate income eligible neighborhoods.
4. To provide decent housing and improve affordability of housing for residents. This objective will be met through rehabilitation of units and by providing down payment assistance.
5. To assist homeless persons and/or the chronic homeless and seniors with affordable housing which provides new or improved availability or accessibility.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Port Huron's Neighborhood Preservation Program (NPP) includes CDBG funded activities including facade grants, elderly emergency repair grants, rental rehabilitation grants, demolitions, project brush-up, sidewalk replacement, and neighborhood clean-up events. In the past, funds have been allocated to each of these programs annually. At this time, facade grants and elderly emergency repairs grants seem to be the most attractive activity and funds for these programs continue to be used at a more rapid pace than the others. Each of the other programs still have funds available back to 2017. In order to increase the number of applications for all programs, the Community Development office has been concentrating on reaching out to the community and other local organizations to educate on the programs available. Again, this has shown to work well with the number of grant being issued. Paint vouchers through the Brush-up program continue to be popular as well. The City's Code Enforcement Department leads the pack with this program and issues vouchers to homes they see fit. Partnerships and collaboration will continue as in years past in order to leverage CDBG dollars. Funds allocated to activities for Program Year 2021 will reflect which program use more funds. If an activity is over funded from past years, funds will not be allocated in 2021. An example of this would be the facade grant program vs. the sidewalk program. Facade grants funds continue to be used during the year in which they are allocated. Sidewalk funds are available back to 2018. Funds for such programs as sidewalks, will not be allocated for 2021. Overall, the programs in place meet the needs as identified by area residents and local organizations and agencies and the City will continue to utilize these programs until otherwise.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Port Huron encourages citizens to participate in the planning process of the Annual Action Plan in order to make sure community needs are being met. Notifications for the two public hearings were published in the local newspaper, The Times Herald, with instructions on when/where the public hearings would be held. E-mail and mail comments are accepted and instructions to do so are included in the notices. All public hearings, as well as, the sub-recipient application to request 2021 CDBG funds, were all included on the City's website at www.porthuron.org.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

All comments and views were accepted.

7. Summary

The only obstacle in achieving under-serviced needs would be 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 the challenges that are ahead to improving the homes in neighborhoods, improving infrastructure in the neighborhoods, and removing blighted structures which will create suitable living environments for residents in the future.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	PORT HURON	Community Development
HOME Administrator	PORT HURON	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Port Huron is the lead agency for developing the Annual Action Plan. The Community Development Division is a part of the City's Planning Department and they will oversee the development of the Consolidated Plan. This department will also be administering the programs covered by the plan. Private agencies involved may include partnerships with the Port Huron Neighborhood Housing Corporation, Blue Water Habitat for Humanity, Community Housing Development Organizations, financial institutions, Blue Water Community Action Agency, foundations, and private businesses.

Consolidated Plan Public Contact Information

Katy Posey, City of Port Huron Community Development Program Administrator, by e-mail at poseyk@porthuron.org, or by phone at (810) 984-9736.

OR

David Haynes, City of Port Huron Planning and Community Development Director, by e-mail at haynesd@porthuron.org, or by phone at (810) 984-9735.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Port Huron encourages community partners and citizens to provide ideas, concerns, and insights as to the community development needs of the City.

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))

The City of Port Huron continues to partner and work towards additional partnerships whether it involves private industry, non-profits, and/or public institutions to achieve goals and carry out programs and meet objectives.

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 St. Clair County Community Service Coordinating Body (CSCB) is a multi-purpose collaborative body that consists of many organizations that meet minimally six times a year. These organizations consist of local units of government, homeless shelters, mental health facilities, health care facilities, housing providers, corrections programs, youth facilities, and other service organizations. The CSCB has seven core functions. These functions are identifying gaps and needs, providing focus and direction, system coordination and improvement, strengthening relationships, leveraging resources, networking infrastructure and providing objectivity.

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

The St. Clair County Community Service Coordinating Body (CSCB) is led by St. Clair County Community Mental Health and serves as the St. Clair County Continuum of Care (CoC). This group convenes an evaluation plan for the allocation and disbursement of ESG funds. Each applicant is required to submit a three page abstract and budget prior to community presentation. The abstracts are forwarded to a committee of volunteers from the CSCB. The applicants present before the committee and then the committee scores the abstract and presentation and allocates funds based on a fair and equitable vote from the committee. Quarterly reviews of spending patterns and data reporting is reviewed.

Performance standards are developed and evaluation of outcomes by utilizing a committee approach to identify from the Self-Sufficiency Matrix the areas the CoC will focus on to measure outcomes for the community. The ten year plan to end homeless is reviewed annually by a committee of volunteers from the CSCB and revisions are made as needed.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Port Huron Housing Commission
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Port Huron Housing Commission is the local public housing authority. They were contacted directly through their Executive Director, James Dewey (jdewey@phhousing.org). The Port Huron Housing Authority provides the data we need to discuss the public housing needs in the City of Port Huron.
2	Agency/Group/Organization	BLUE WATER SAFE HORIZONS
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Blue Water Safe Horizons focuses on the needs of the homeless and the services that are provided to them.

3	Agency/Group/Organization	The Harbor
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Harbor includes other programs such as Wings of the Harbor and Cypress Place which specialize in youth and provides temporary housing shelter. They also provide services such as counseling, education, health, survival, and preventative services.

4	Agency/Group/Organization	St. Clair County Community Services Coordinating Body
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This is the local Continuum of Care. This body consists of several local organizations that play a huge role in the community. The City of Port Huron is a member of the St. Clair County Community Services Coordinating Body.
5	Agency/Group/Organization	PORT HURON NEIGHBORHOOD HOUSING CORPORATION
	Agency/Group/Organization Type	Housing

What section of the Plan was addressed by Consultation?	Market Analysis Lead-based Paint Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Port Huron Neighborhood Housing Corporation provides affordable, decent housing to home buyers. The organization rehabilitates existing housing, and sometimes builds new construction, and sells the properties to eligible purchasers.

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

All agencies were contacted directly if more information was needed. If agencies did not respond, research was completed to establish anticipated outcomes.

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	St. Clair County Community Mental Health	All of the goals will be completed during the years of annual action plans.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City of Port Huron has a Citizen's Participation Plan that has been developed and adopted in accordance with the Housing and Community Development Act. Notifications were published in The Times Herald, which is a local newspaper, to notify the public of the two public hearings where comments could be received as well. The City's website included notices of the public hearings and access to the sub-recipient application for those organizations wanting to request CDBG funding for Program Year 2021.

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 Hearing	Non-targeted/broad community	01/25/2021 - One person spoke.02/22/2021 -	01/25/2021 - Speaker stated she was not aware of programs available.	All comments were accepted.	
2	Newspaper Ad	Non-targeted/broad community	Notice of public hearings published in The Times Herald on January 15, 2021.	N/A	N/A	

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)
3	Internet Outreach	Possible Sub-Recipients	Location on www.porthuron.org with the Program Year 2021 sub-recipient application and information on who to contact for information/questions			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Port Huron receives CDBG and HOME funds directly from the Federal Government as an entitlement community. Partnerships and collaborations are aligned with local agencies to strengthen and leverage grant dollars.

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	785,748	0	0	785,748	2,357,244	This year, funds will be allocated for programs such as rehabilitation for homeowners, emergency home repair for the elderly and/or disabled, and code enforcement, as there are excess funds from prior years to use on other activities such as rental rehabilitation, demolition, project brush-up, sidewalks, and neighborhood clean-up. All activities focus on the goal of neighborhood revitalization.

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	261,247	0	0	261,247	783,741	HOME funds are used to administer the City's Urban Pioneer Program which is down payment assistance for first-time homebuyers. A local CHDO may also be a sub-recipient of HOME funds.

Table 5 - Expected Resources – Priority Table

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

The City of Port Huron is exempt from providing match contributions for HOME dollars. Sub-recipient, Port Huron Neighborhood Housing Corporation, has private funds as an additional resource.

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

The City of Port Huron does acquire back foreclosed properties for rehabilitation projects, partnering with the Port Huron Neighborhood Housing Corporation. These homes are then fully rehabilitated and are listed and sold to first-time homebuyers at 97% of the appraised value. Because of the number of houses in the City's possession, a developer partnership program is in the works. This would allow a much faster turnaround time of rehab and would open for accessibility/affordability options for home buyers.

Discussion

The City will use every opportunity to partner with local organizations and agencies to leverage funds in order to carry out activities identified. If the opportunity arises, the City will apply for new grant funding to accomplish high priority needs.

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	Housing Rehabilitation	2021	2021	Affordable Housing	City of Port Huron	Rehabilitation/Neighborhood Revitalization	CDBG: \$378,599	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Emergency Home Repair	2021	2021	Affordable Housing	City of Port Huron	Rehabilitation/Neighborhood Revitalization	CDBG: \$100,000	Rental units rehabilitated: 10 Household Housing Unit
3	Code Enforcement	2021	2021	Removing Blight	City of Port Huron	Rehabilitation/Neighborhood Revitalization	CDBG: \$50,000	Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Unit
4	CHDO Projects	2021	2021	Affordable Housing	City of Port Huron	Rehabilitation/Neighborhood Revitalization Home Ownership	HOME: \$52,250	Rental units rehabilitated: 1 Household Housing Unit
5	Urban Pioneer Program	2021	2021	Affordable Housing	City of Port Huron	Home Ownership	HOME: \$182,872	Direct Financial Assistance to Homebuyers: 37 Households Assisted
6	Grant Administration	2021	2021	Administration	City of Port Huron	Rehabilitation/Neighborhood Revitalization Home Ownership	CDBG: \$157,149 HOME: \$26,125	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Facilities and Improvements	2021	2021	Non-Housing Community Development	City of Port Huron		CDBG: \$100,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Housing rehabilitation grants will be available to owner occupied resident that are eligible.
2	Goal Name	Emergency Home Repair
	Goal Description	Emergency home repair grant for qualified elderly residents.
3	Goal Name	Code Enforcement
	Goal Description	Funds for code enforcements to enforce City ordinance and follow-up on complaints.
4	Goal Name	CHDO Projects
	Goal Description	Provide funds to a local eligible CHDO for a rehabilitation/resale of a single-family home.
5	Goal Name	Urban Pioneer Program
	Goal Description	Provide down payment assistance for first time homebuyers.
6	Goal Name	Grant Administration
	Goal Description	Funds used for staff to carry out Community Development activities.
7	Goal Name	Public Facilities and Improvements
	Goal Description	Provide funding for local non-profit (SONS Outreach) to construct headquarters.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects identified will help the City continue to work towards its goal of eliminating deteriorating conditions that exist by improving residential areas and eliminating blight and current health and safety hazards.

Projects

#	Project Name
1	Rehabilitation
2	Elderly Emergency Rehabilitation
3	Code Enforcement
4	Urban Pioneer Program
5	CDBG Administration
6	CHDO Set-Aside
7	CHDO Administration
8	HOME Administration

Table 7 - Project Information

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

The projects were chosen and allocated according to historical need for the programs. The programs allocated this year are ones that have been able to move through funding without back years of funding available. Other programs identified in the five year plan such as demolition, project brush-up, neighborhood clean-up, and sidewalks, have a back log of funding from previous years. These programs will still be available but no new funding will be used. Getting those with underserved needs to apply for programs has, and will continue to be, one of our biggest obstacles.

AP-38 Project Summary
Project Summary Information

1	Project Name	Rehabilitation
	Target Area	City of Port Huron
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Rehabilitation/Neighborhood Revitalization
	Funding	CDBG: \$378,599
	Description	Housing rehabilitation grants for owner occupied residents that are eligible.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	If is estimated that 20 low-to-moderate income families will benefit from the program. Activities include facade improvements for those who qualify. Those properties identified by code enforcement will be prioritized in order to avoid orders and additional expenses.
	Location Description	Activities will take place City-wide where identified.
	Planned Activities	Planned activities include facade grants.
2	Project Name	Elderly Emergency Rehabilitation
	Target Area	City of Port Huron
	Goals Supported	Emergency Home Repair
	Needs Addressed	Rehabilitation/Neighborhood Revitalization
	Funding	CDBG: \$100,000
	Description	Emergency home repair grants for qualified elderly resident (62 year of age or older).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 10 elderly resident would benefit from this activity.
	Location Description	This activity will be carried out City-wide.
	Planned Activities	This grant is also broad in the fact that it allows the City to help elderly residents with an array of items including but not limited to furnace replacement/repair, hot water heater replacement/repair, accessibility issues in their home, etc.
3	Project Name	Code Enforcement
	Target Area	City of Port Huron

	Goals Supported	Code Enforcement
	Needs Addressed	Rehabilitation/Neighborhood Revitalization
	Funding	CDBG: \$50,000
	Description	Code enforcement inspectors will enforce City ordinance and follow up on complaints.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1500 families will benefit from this activity.
	Location Description	This activity will be carried out City-wide.
	Planned Activities	Code enforcement inspectors will identify blighted properties, make contact, and follow-up accordingly.
4	Project Name	Urban Pioneer Program
	Target Area	City of Port Huron
	Goals Supported	Urban Pioneer Program
	Needs Addressed	Home Ownership
	Funding	HOME: \$182,872
	Description	Down payment assistance for income qualified first time home buyers.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 37 families will benefit from the Urban Pioneer Program.
	Location Description	Homes are able to be purchased City-wide.
	Planned Activities	Down payment assistance grants for eligible first time home buyers.
5	Project Name	CDBG Administration
	Target Area	City of Port Huron
	Goals Supported	Housing Rehabilitation Emergency Home Repair Code Enforcement
	Needs Addressed	Rehabilitation/Neighborhood Revitalization
	Funding	CDBG: \$157,149

	Description	Funds are used for staff costs to administer programs and carry out activities.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Funds are used for staff costs to administer programs and carry out activities.
	Location Description	CDBG programs will be available throughout the City of Port Huron.
	Planned Activities	Costs used to fund staff to carry-out activities.
6	Project Name	CHDO Set-Aside
	Target Area	City of Port Huron
	Goals Supported	Housing Rehabilitation CHDO Projects
	Needs Addressed	Rehabilitation/Neighborhood Revitalization Home Ownership
	Funding	HOME: \$41,801
	Description	Provide an eligible CHDO funds to complete one home renovation and resale.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one person/family will benefit from one CHDO project.
	Location Description	The CHDO project will be chosen for a location anywhere in the City.
	Planned Activities	One home will be completely rehabilitated by a local identified CHDO and will be resold to a low-to-moderate income, first time homebuyer.
7	Project Name	CHDO Administration
	Target Area	City of Port Huron
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Rehabilitation/Neighborhood Revitalization Home Ownership
	Funding	HOME: \$10,449

	Description	Funds will be used for a local CHDO staff costs to complete a CHDO project.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	One property/family will benefit from this activity.
	Location Description	The CHDO project will be chosen at a location within the City limits.
	Planned Activities	Funds used to administer a property to be acquired, completely renovated, and sold to a first-time homebuyer.
8	Project Name	HOME Administration
	Target Area	City of Port Huron
	Goals Supported	CHDO Projects Urban Pioneer Program
	Needs Addressed	Home Ownership
	Funding	HOME: \$26,125
	Description	Funds will be used for staff costs to administer HOME activities.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	38 families
	Location Description	The Urban Pioneer Program will be used for any single family home purchased within the City of Port Huron by eligible applicants.
	Planned Activities	Funds used to administer the program which will provide down payment assistance grants to first-time homebuyers.

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

Proposed projects and activities will occur on a City-wide basis or will occur within a target area based on need and income eligibility. There are no specific low income areas of minority concentration in the City. The 2014 through 2018 American Community Survey indicates the median household income within the City is \$38,378. This indicates that many residents within the City are low to moderate income.

Geographic Distribution

Target Area	Percentage of Funds
City of Port Huron	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All funds provided and available will be used on a City-wide basis and will be directed in the areas of priority needs.

Discussion

All funds are expected to be available from Federal, State, and local public and private sector, and will be directed in the areas of priority needs during implementation of the plan. The City does not anticipate there will be any particular obstacles in addressing underserved needs other than lack of resources and possibly staff in order to accomplish all of the goals established.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to continue efforts in providing affordable housing through the Port Huron Neighborhood Housing Corporation (PHNHC), a non-profit housing corporation, with the actions of rehabilitating dilapidated homes and/or new construction of home in the City. This year, the Community Development Division, will also be creating a developer partnership program when homes in inventory are sold in sets to a developer to be rehabilitated. In both cases, the homes would be full rehabilitated and then sold to income qualified first-time homebuyer households. The goal is by having both options for the dilapidated housing inventory, turnaround times would increase dramatically and therefore, less time of the dilapidated housing being in the neighborhoods. At this time, the PHNHC is only able to rehab up to two properties at a time.

The City will continue to partner with other organizations in providing homebuyer education programs to assist the general public and/or residents of public housing. The program offered will transform the families from being a renter to being an owner, by providing them with the necessary tools to become successful homeowners and in many cases offer on-going support after the purchase of the home. Blue Water Habitat for Humanity provides an invaluable affordable housing program for the extremely low and low income clients.

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

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	38
Acquisition of Existing Units	5
Total	43

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

These one year goals are estimates only.

AP-60 Public Housing – 91.220(h)

Introduction

The Port Huron Housing Commission continues to serve the citizens of Port Huron by providing decent, safe and affordable housing through the US Department of Housing and Urban Development (HUD) Public Housing Program. The Housing Commission has served its residents since 1968 and today owns and operates 413 apartments within the City. The Housing Commission continues to receive Capitol Funds through HUD for the improvement and general maintenance of all 90 buildings it owns. The waiting list for their program continues to be robust, indicating the continued need for affordable housing within the City of Port Huron.

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

The Port Huron Housing Commission has taken on the management of the Marysville, St. Clair and Algonac Housing Commission, as a need was seen for those housing commissions to be ran in a much more efficient manner with the lower subsidy being provided through HUD. This has proven to be a great way to help St. Clair County's needs for affordable housing with all housing commissions working together on common goal. The Housing Commission has partnered with a developer to make application for Low Income Housing Tax Credits to expand yet again beyond its borders of the City of Port Huron into Ft. Gratiot Twp. for a new 52 unit senior affordable living complex along with 40 new affordable cottage style senior apartments located on the Presbyterian Village of Michigan property along with the newly built PACE center for all-inclusive care. Adding 92 units of affordable housing to St. Clair County will help fulfill the need that the waiting list demands and will allow Port Huron Housing to further serve the residents of Port Huron. The Housing commission has also secured a Phase 2 Energy Performance Contract (EPC) through HUD and Johnson Controls to add another three million dollars of energy improvements to their current buildings. These improvements allow the Housing Commission to continue to utilize current capitol grant dollars for other infrastructure issues needing to be addressed all while improving the quality of life of residents.

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

The Housing Commission involves the residents in management decisions yearly through the annual plan process, where they establish a Resident Advisory Board that reviews the annual plan, collects other resident's feedback on the proposed changes and openly discusses that feedback. The Housing Commission also holds two grants through HUD Elderly Disabled Service Coordinator (EDSC) Grant and the Residents Opportunities for Self Sufficiency (ROSS) Grant that both work towards self-sufficiency of the resident. Many times this includes education, job placement and homeownership by partnering with local municipalities and agencies to achieve the resident goals.

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

provided or other assistance

The Port Huron Housing Commission is a high performer status with HUD for all four agencies they manage.

Discussion

None.

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

Introduction

There are multiple organizations that aid in homelessness and preventing homelessness. Many of these organizations are members of the Continuum of Care's Housing and Support Services Workgroup (HSSW) which aids in emergency shelter, mental health, housing, veteran's affairs, homelessness, etc. The Continuum meets regularly to discuss issues that affect the community, collaborates on solutions, and provides funding.

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 of Port Huron is a member of the HSSW and will continue to support efforts to reduce and end homelessness in the community and collaborate when necessary. The HSSW attempts to count the number of homeless people in our area and assess their needs by conducting the Point in Time Count which counts homeless individuals for a 24-hour period in time. Homeless persons are counted in shelters, on the street, in hospitals, etc. The count gives community agencies a more accurate number of the homeless population and their needs. Each person included in the count answers an anonymous questionnaire to find out why they are homeless, how long they have been homeless, etc.

The HSSW also has an Inter-Agency Service Team (IRT) which is comprised of various members of area agencies. The team convenes when there is a client case that is too severe for one agency to handle. This often happens when there is more than one issue with the client and direct intervention is needed. Blue Water Community Action Agency is designated as the Housing and Assessment Resource Agency (HARA) for St. Clair County. The HARA is responsible for screenings to determine housing needs, assessing program eligibility, homeless prevention, and guidance with housing searches, supportive services and rental assistance. There are 60 slots available for the program. The HARA also works with the 211 system which is the crisis calls hotline and is the single point of access for homeless or housing crisis in St. Clair County.

Comprehensive Youth Services manages shelters for the youth population in the area. They also manage Cypress Place Street Outreach Program which provides outreach services to youth 12-21 years old that are at risk of sexual abuse, exploitation or are homeless. The program includes counseling treatment, referrals to other agencies, substance abuse prevention, case management, individual assessments, access to emergency shelter and follow-up support. Wings also helps youth find affordable permanent housing, save money for housing costs and furnish the chosen dwelling.

Blue Water Center for Independent Living (BWCIL) is an organization that advocates, informs and supports all people with disabilities to live independently. They also offer youth services, veteran services, housing services, and nursing facility transition services. Youth programs help them to prepare for employment, independence, and community connections. Helps them with anything from

counseling to training to prepare them for school and jobs. Housing services assist homeless and those at risk of becoming homeless assisting families with rental costs, eviction notices, and/or utility shut-off notices.

Addressing the emergency shelter and transitional housing needs of homeless persons

Blue Water Safe Horizons offers shelter and support services for survivors of domestic violence, sexual assault, elder abuse and homelessness. The services and support programs are delivered to the community in a variety of formats ranging from shelter and housing to support groups and legal advocacy. Safe Horizons also operates Carolyn's Place that is a secure 20 bed facility that provides shelter services to women survivors of domestic violence, sexual assault, and/or homelessness. The shelter caters to women and their children and provides other services such as: advocacy during medical treatment and court proceedings, as well as counseling and access to a forensic nurse in cases of sexual assault.

Comprehensive Youth Services operates The Harbor Basic Care Center and Wings Transitional Living Program. The Harbor has 10 beds for emergency housing for youth between 16 and 21 years old. Youth can stay at the shelter for up to 21 days. They are provided with crisis intervention and after care services. Homeless youth between the ages of 6-21 can also receive counseling services. Wings is for young adults 16-21 years old. The program is able to accommodate five youth at a time. Residents can live there up to 18 months. During this time they are taught self-sufficient living, job skills, education assistance, counseling and health assistance. The goal is to teach young adults to be independent and financially responsible.

Blue Water Rescue Mission is a shelter for men with 30 beds, 10 overflow beds and two beds are reserved for emergency shelter purposes. The Mission is a Christian based shelter and addresses the need for emergency homeless services for adult men. During the day various programs are offered including job skills class, devotion, bible study, life skill classes, substance abuse meetings, anger management classes, etc. The men are able to stay at the shelter as long as necessary. Shelter staff also offer referrals to other agencies. The Mission is also working on opening a shelter for women that will mirror all phases and programs of the men's program.

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 HARA operates a supportive housing program that assists clients with worst case housing needs. The HARA staff conducts daily screenings for people that are referred to the program to determine eligibility.

The HARA operates a supportive housing program that assists clients with worst case housing needs.

The HARA staff conducts daily screenings for people that are referred to the program to determine eligibility. The HARA only accepts clients that are referred from other agencies. As previously stated, the HARA helps with accessing entitlement benefits, budgeting, employment searching, goal setting and referrals for mental health services and legal services. The HARA is also responsible for signing up eligible clients for the Housing Choice Voucher for Homeless households. The HARA has funding available to help homeless or those at-risk of homelessness with rental payments and security deposit. HARA advocates also help with affordable housing searches. If clients do not qualify for services through HARA programs then they are referred to the appropriate agencies. All services are offered at no cost to the client. Case managers provide continued support for supportive housing clients to prevent reoccurring homelessness. Home visits and phone calls offer follow-up care once a person or family is placed in affordable, permanent housing. The HARA has funding to help 30 homeless families with rehousing needs and prevent eviction for 24 additional families. The HARA continues with follow-up care on a bi-weekly basis for as long as clients are receiving their services. The HARA partners with local agencies to continue services once people are placed in permanent housing. These support services can teach independent living skills, help with managing finances which aids in preventing repeat cases of homelessness. Providing clients with continued support helps to ensure that they are able to maintain housing and have access to necessary resources.

As previously stated Comprehensive Youth Services operates Wings Transitional Living Program, which teaches young adults living in transitional housing necessary skills to prevent repeat cases of homelessness. Wings also helps youth find affordable, permanent housing, save money for housing costs and furnish the chosen dwelling.

Blue Water Center for Independent Living also helps homeless veterans and those at-risk of homelessness. They help with finding affordable, suitable housing and teaching veterans the necessary skills to live independently.

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.

Agencies offer referrals for low-income persons to other organizations that may be able to provide different or more comprehensive services. Low-income households are referred to public housing depending on circumstances. The HARA provides assistance for people who are facing eviction. People coming from institutions and systems of care are referred to services such as Department of Human Services, Community Mental Health, and Michigan Works. The HARA also provides homeless persons or those at-risk of becoming homeless with a small subsidy for up to six months in order to help with stability as long as funding is available. As previously mentioned, the HARA also provides follow-up care for people receiving services. This ensures stability and maintaining of housing. Blue Water Center for Independent Living provides short term rental assistance for veterans which can help in financial

constraints.

Discussion

Overall, there are many organizations within the community that serve the homeless and other special needs community.

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

Introduction:

The City will continue to partner with local agencies to create a platform to foster affordable housing opportunities. We will continue to partner with local organizations in providing homebuyer education programs to assist the general public and/or residents of public housing. The programs offered will transform the families from "renter to owner" by providing them with the necessary tools such as financial literacy to become successful homeowners and in many cases offer on-going support after the purchase of a home.

Blue Water Habitat for Humanity provides invaluable affordable housing programs for the extremely low and low-income clients by providing a no interest mortgage to the households who have invested at least 300 hours of sweat equity. Habitat for Humanity provides new, suitable and affordable housing for homebuyers.

The City will also continue efforts in providing affordable housing through the Port Huron Neighborhood Housing Corporation (PHNHC), a non-profit housing corporation. PHNHC's purpose is to purchase and rehabilitate dilapidated homes and build new ones to improve the area housing stock. The homes are then re-sold to income eligible households who are first-time homebuyers. The PHNHC does a great deal to improve the living conditions by providing decent, affordable housing for eligible homeowners, as well as, overall improvements to the neighborhood.

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 City will continue to implement incentives, waive fees (where applicable), pursue in-fill housing programs and consult adjacent communities in an effort to eliminate barriers to affordable housing. The City will also continue to enforce building codes and update zoning codes (as needed).

Community Development staff will continue to actively learn and participate in local workshops that address affordable housing issues. Staff will also continue to collaborate with local lenders who may offer creative financing options to low-income persons in order to remove the traditional barriers to home ownership. The Urban Pioneer Program will continue to be offered to increase homeownership and assist with affordable housing.

Discussion:

The City is constantly looking to improve processes in order to remove barriers of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will continue to form partnerships with respect to neighborhood development, institutional structure and sustainability of neighborhoods as well as improving affordable housing. Environmental issues will be addressed with the reduction of lead hazards in homes. Community Development staff will initiate activities that will enhance coordination between public and private housing, health and social service agencies while trying to reduce poverty levels.

Actions planned to address obstacles to meeting underserved needs

Some obstacles that are occurring to meet underserved needs would include the availability of resources such as the lack of livable wages. Due to low employment levels, there is upward pressure on employee wages. This affects resident's ability to afford rent and/or the purchase and maintenance of a home in the City. Some developments taking place in the area that will assist in these obstacles are: Due to the number of new developments, job creation and education growth has been happening. The central business district has seen significant development. The renovation of an empty historic bank to be transformed into a boutique hotel. This development has the potential to create approximately 50 full time equivalent employment positions. A \$9.8 million bus transfer center was also completed, creating construction and trade jobs for area businesses. The project also included \$2.5 million in improvements to the surrounding area including streets, and lights, etc. Just down the street, the historic Harrington Inn is also being renovated back into a hotel. There have also been expansions to multiple industries in the Business Park creating the capacity to produce more products and potentially creating more jobs. Near the south end of Port Huron is where the State designated "Satellite Smart Zone" exists. The smart zone designation is still in development and has the potential to foster high technology and attract major universities and businesses that will provide employment diversity. Each of these developments will create more jobs and have a positive economic impact on the community.

Actions planned to foster and maintain affordable housing

In order to maintain and foster affordable housing, the City is going to continue to partner with its local non-profit. Our partner agency the Port Huron Neighborhood Housing Corporation has over 26 years of active service in providing housing opportunities and neighborhood revitalization within the City. Port Huron Neighborhood Housing Corporation will continue to rehabilitate existing housing stock and build new affordable housing for income eligible buyers. The City will continue to offer and improve grant programs to maintain and improve the housing stock in

Port Huron.

Actions planned to reduce lead-based paint hazards

The City has implemented a lead based paint program that allows for the testing of all units undergoing home renovation. All applicants receive a copy of the brochure "Renovate Right" published by the Environmental Protection Agency (EPA), which gives important lead hazard information to families. Applicants for housing rehabilitation are requested to participate in the process for testing of their home and elimination of the lead hazards. The homeowner is given a copy of the completed report which identifies the hazards found in the home. The information is incorporated into the work specifications for the home improvements to ensure the lead hazards are addressed and remedied. Once the home improvements are complete, the home is then tested again and provided a clearance. The results are transmitted to the homeowner and contractor who performed the work. The St. Clair County Health Department has partnered with the City to assist us with the testing and lead remediation process.

Actions planned to reduce the number of poverty-level families

The City will continue to collaborate with a multitude of agencies to reduce the number of households below the poverty line. These agencies cover a wide range of areas including: Transportation plays an integral part for people being able to get to and from employment in and outside of the area. Blue Water Area Transit (BWAT) provides this need with low cost fares to allow people to get to shopping areas, school, work, doctor's appointments, etc. BWAT has seven fixed-routes and provides dial-a-ride services to the surrounding areas. Blue Water Area Transit offers late night services during the weekends and also has a commuter route that travels to Macomb County. Entities partnering with Blue Water Area Transit include: St. Clair County Council on Aging, St. Clair County Community Mental Health, Community Action Agency of St. Clair County, Blue Water YMCA, Community Enterprises of St. Clair County, Blue Water Developmental Housing, I.M.P.A.C.T., Innovative Housing Development Corporation, Life Skills Inc. and Touchstone Services. All of these partnering agencies provide needed services to the community including housing, education, case management, employment, job skills, etc. Clients of these agencies are able to take advantage of reliable, safe and affordable transportation through this collaboration.

The Community Foundation of St. Clair County is an organization that provides funding to several agencies that help the quality of life in Port Huron for residents in need. The Foundation will focus its financial and organizational resources on People & Place as its goal for the year. By investing in People and Place they will pursue tactics and initiatives which will help lead to a new, healthy and vibrant regional economy, a place to live, work and play. Under this philosophy, they will give preference to projects within these two priority areas: community and economic development and education.

The United Way of St. Clair County is another resourceful organization that funds local organizations through local donations to assist those in need. Identified community needs include: counseling services, emergency service, health services, non-profit and community support services, special needs services, youth services, literacy programs, financial assistance (utilities), and medical supplies.

A program was instituted through St. Clair County Regional Educational Service Agency (RESA) to help drop outs and expelled students earn a high school diploma. The Virtual Learning Academy offers online learning options to students 16-19 who have dropped out or been expelled. Students spend at least five hours a week at the RESA site and another 15-25 hours working online at home or where ever a computer is available.

St. Clair County Regional Educational Service Agency also offers area students the opportunity to participate in Blue Water Middle College. This program is designed to allow students to receive their high school diploma and associates degree by attending school for an extra year. This program is provided at no cost to the student and allows them to obtain a college education for free.

Blue Water Community Action Agency (BWCAA) is another organization that provides needed services to people living below the poverty-line. BWCAA offers head start programs for children, utility assistance, home weatherization and homeownership assistance programs.

Actions planned to develop institutional structure

The City will continue to form partnerships with respect to neighborhood development, institutional structure and sustainability of neighborhoods. The Port Huron Neighborhood Housing Corporation is very active in housing rehabilitation in the City, demolition of unsafe, dilapidated homes and/or new construction of homes in order to expand home ownership opportunities for income eligible homebuyers. The PHNHC is also looking at changing their programs to possibly do some homebuyer rehab projects.

Actions planned to enhance coordination between public and private housing and social service agencies

Community Development staff will initiate activities and form partnerships that will enhance coordination between public and private housing, health and social service agencies. Staff will continue to participate and collaborate with the local continuum of care, known as the Housing and Support Service Workgroup which is an arm of the Community Services Coordinating Body (CSCB) of St. Clair County. The CSCB is made up of stakeholders in the community that have involved themselves with several Community Plan Workgroups which include Children and Family Services, a Healthy Community Coalition, a Great Start program, Suicide Prevention and Housing and Support Services. Other associated initiatives in the community include the Michigan Prisoner Re-Entry Community Employment collaborative, Critical Incident Stress Management and Wraparound. Community Development staff is involved in the Housing and Support Services Workgroup (HSSW) and will be available to enhance coordination to housing affiliates, health, social service agencies and supportive services.

Discussion:

Overall, the City is always addressing issues in meeting the needs of the underserved. Actions are in place to reduce lead-based paint hazards and the number of poverty-level families. Coordination with County-wide agencies and organizations will continue to also address these issues.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Port Huron chooses to use the recapture option for its Affordable Housing Program.

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:

Other forms of investment besides the HOME program funding for affordable housing have include in kind contributions, waived building, plumbing and mechanical permit fees which contribute to the City's match requirements if a match is required. Also, resources that have been utilized in the past include Economic Development Initiative Federal funds and Federal Home Loan funds and local foundation resources.

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 Federal HOME regulations require that property purchased with HOME assistance remain affordable for a period as specified in regulation 92.254 for existing housing and for newly constructed, single family housing.

The regulations stipulate that the initial home buyer may sell the property during the term of affordability provided that: 1) the initial home buyer repays the HOME subsidy upon resale (the "recapture") or 2) the property is resold at a price which ensures that the owner will receive a fair return on investment and ensures that the property will remain affordable to a reasonable range of low income buyers (the "resale").

The City will use the recapture option in its Affordable Housing programs with property that had costs exceeding \$5,000 in HOME funds.

Under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Port Huron has chosen to follow the recapture guidelines that ensure the affordability of units acquired by individuals with HOME funds. Sub-recipients and CHDO's will follow the same recapture guidelines. At the time of closing on a property, the home buyer signs a mortgage and promissory note. The City of Port Huron records the secondary lien on the property for a period of five years. The amount subject to recapture is the direct subsidy received by the homebuyer and will come out of net proceeds from the sale. The amount is prorated over the five years; should the homeowner sell during that period the following will apply:

- Property with 5 year affordability requirement: 20% discounted each year after the first year.
- Property with 10 year affordability requirement: 10% discounted each year after the first year.
- Property with 15 year affordability requirement: 10% discounted first 5 years after first year, 5% after 6th year until 15 years.

The HOME-assisted homebuyer can sell their unit at any time during the affordability period to any willing buyer at the price the market will bear but will be subject to the recapture guidelines. The term affordability will cease at such time the HOME subsidy is repaid to the program or the homeowner has remained in the home for the five years. This option will be enforced through the legal reference in the purchase agreement with the homebuyer and a recorded lien on the property. Each case will be reviewed and monitored by the City. Clear title cannot be provided to subsequent purchasers due to the lien attached to the original Warranty Deed.

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:

No HOME funds will be used to re-finance existing debt secured by multi-family housing being rehabilitated.

The City will continue to use the recapture program as it has in past years.



CITY OF PORT HURON
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME
PROGRAM PROJECTED USE OF FUNDS
ANNUAL ACTION PLAN - 2021 ENTITLEMENT GRANT

NOTICE IS HEREBY GIVEN that on Monday, February 22, 2021, at 7:00 p.m., a public hearing will be held at the regular meeting of the Port Huron City Council, for the purpose of: a) providing citizens with information on past performance, and b) providing an opportunity to comment on the City of Port Huron's 2021 Proposed Statement of Community Development objectives and projected use of funds, known as the Annual Action Plan. The proposed Annual Action Plan is available for a 30-day comment period. The City of Port Huron requests your comments and views regarding needs in housing and community development. Comments should be submitted in writing and/or addressed at the scheduled public hearing on February 22, 2021 at 7:00 p.m. In conformance with federal regulations, below is the City's proposed statement of projected use of CDBG and HOME funds for 2021. It will be reviewed in accordance with the following proposed timetable:

Friday, February 19, 2021	Draft proposal - Annual Action Plan available for review and publication
Monday, February 22, 2021	Public hearing on Proposed Statement - Annual Action Plan
Monday, March 22, 2021	City Council action regarding approval
Tuesday, March 23, 2021	Submission to HUD

The proposed Annual Plan is also available for viewing on the City's website: www.porthuron.org, and at the City Clerk's Office. For further information, contact the Community Development Office, 100 McMorran Boulevard, Port Huron, MI, or telephone (810) 984-9736.

The City of Port Huron complies with the "Americans with Disabilities Act & Title VI". If auxiliary aids or services are required at a public meeting, please contact Cyndee Jonseck, City Clerk, City of Port Huron, 100 McMorran Blvd., Port Huron, MI 48060, 810-984-9725, at least three (3) business days prior to any such meeting.

Published: Friday, February 19, 2021

City of Port Huron, Michigan
2021 *PROPOSED ANNUAL ACTION PLAN*
COMMUNITY DEVELOPMENT BLOCK GRANT/HOME PROGRAM
Program Year: July 1, 2021 to June 30, 2022
Grant Number: B-21-MC-26-0038

ACTIVITY NAME & DESCRIPTION	IMPLEMENTING AGENCY	PROPOSED ALLOCATION	OBJECTIVES	OUTCOMES	% BENEFIT L/M # BENEFIT	CDBG REGULATION CITATION	HUD MATRIX CODE	
2021 CDBG ACTIVITIES								
ADMINISTRATION	Comm Dev	\$ 157,149.00	N/A	N/A	N/A	570.206	21A	
"PRIDE IN PORT HURON"								
<i>Housing Rehabilitation Grants :</i> (15 @ \$25,000/ea)	Comm Dev	\$ 378,599.00	Create suitable living environment	Improve sustainability	14 LMH	570.202	14A	
<i>Emergency Home Repair Grants :</i> "Elderly/Owner-Occupied" (10 @ \$10,000/ea)	Comm Dev	\$ 100,000.00	Create suitable living environment	Improve sustainability	4 LMH	570.202	14A	
<i>Code Enforcement:</i> "Inspector's cost to enforce local ordinances in low/mod areas of CT: 6210,6200,6240,6220	Comm Dev	\$ 50,000.00	Create suitable living environment	Improve sustainability	LMA	570.202	15	
<i>Public Facilities and Improvements</i> "Funds to SONS Outreach for construction of headquarters"	Comm Dev	\$ 100,000.00	Create suitable living environment	Availibility/ Sustainability	LMA	570.201 ©	03D	
		*TOTAL CDBG ALLOCATION:	\$ 785,748.00					

*The amount of total awarded funds may increase or decrease. The increase or decrease will affect housing rehab grants.

City of Port Huron, Michigan
2021 *PROPOSED ANNUAL ACTION PLAN*
COMMUNITY DEVELOPMENT BLOCK GRANT/HOME PROGRAM
Program Year: July 1, 2021 to June 30, 2022
Grant Number: M-21-MC-26-0217

ACTIVITY NAME & DESCRIPTION	IMPLEMENTING AGENCY	PROPOSED ALLOCATION	OBJECTIVES	OUTCOMES	% BENEFIT L/M # BENEFIT	CDBG REGULATION CITATION	HUD MATRIX CODE	
2020 HOME ACTIVITIES								
CHDO SET-ASIDE (Home Renovation/Resale)	To Be Determined	\$ 41,801.00	Provide decent housing	Improve affordability	1	N/A	N/A	
CHDO ADMINISTRATION	To Be Determined	\$ 10,449.00	N/A	N/A	N/A	N/A	21I	
HOME ADMINISTRATION	Comm Dev	\$ 26,125.00	N/A	N/A	N/A	N/A	21H	
URBAN PIONEER PROGRAM								
<i>Down Payment Assistance :</i> (37 @ \$5,000)	Comm Dev	\$ 182,872.00	Provide decent housing	Improve affordability	39 LMH	N/A	13	
		*TOTAL HOME ALLOCATION:	\$ 261,247.00					
LOW & MODERATE INCOME LIMITS								
Number of Persons in Household	1	2	3	4	5	6	7	8
Very Low ("Low") Maximum Income	\$ 27,500.00	\$ 31,400.00	\$ 35,350.00	\$ 39,250.00	\$ 42,400.00	\$ 45,550.00	\$48,700.00	\$ 57,850.00
Lower ("Mod") Maximum Income	\$ 44,000.00	\$ 50,250.00	\$ 56,550.00	\$ 62,800.00	\$ 67,850.00	\$ 72,850.00	\$77,900.00	\$ 82,900.00