



# 2018 DRAFT CAPER

## Consolidated Annual Performance and Evaluation Report

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## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Community Development Block Grant funds mainly funds the Neighborhood Preservation Program that provides homeowners with assistance. Seventeen (17) homeowners received funds to help them with a variety of home improvements which included roof replacement, chimney repairs, porch repair, replacement, and exterior painting or siding and/or an emergency repair for the elderly that could consist of a furnace replacement, water heater, etc. Fifty-six (56) lead testing and clearances were completed on the rehabilitations projects that were undertaken.

The HOME program funding provided twenty-eight (28) families that became first-time homebuyers with down payment assistance through the Urban Pioneer Program. Five homes were rehabbed using program income from HOME funds through the Affordable Housing Program in partnering with the Port Huron Neighborhood housing Corporation. All five homes were sold immediately after listing them to eligible, first-time homebuyers. Two property are currently undergoing rehab.

Funds were also awarded to a local CHDO to purchase and renovate one home in the City of Port Huron and sell to a first-time homebuyer.

In September 2017, the City entered into an agreement with the Michigan State Housing Development Authority (MSHDA) to participate in the Blight Elimination Grant where we were awarded \$250,000 dollars for the demolition of blighted properties in approved targeted areas. Four (3) properties have demolished so far utilizing these funds.

The City was awarded Brownfield Economic Development Initiative funds in the amount of \$1,000,000 for the purchase and renovation of the Sperry's building in collaboration with a private developer, Sperry's Landmark Inc., and have also been awarded Section 108 Loan Guarantee funding in the amount of \$1,500,000 that was used for renovation of the building and the creation of jobs for low to moderate income residents. Additional resources were also utilized along with the developer's commitment, federal and state historic tax dollars. The project resulted in six movie theatres that opened to the public in December, 2016, and the remaining six movie theatres opened in March, 2017. A second floor casual dining restaurant also opened up that provides light refreshments to movie goers or full lunch and dinners to downtown patrons. The lower level officially opened in June, 2017 as the "Underground" an innovative small business incubator space that can provide office and technical support for more than 15 start ups.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CHDO Projects	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
CHDO Projects	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1	1	100.00%	0	0	100.00%
CHDO Projects	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	1		0	1	
Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	15000	9000	60.00%	3000	3000	100.00%
Demolition	Affordable Housing Non-Housing Community Development	CDBG: \$ / Blight Elimination Funds: \$	Buildings Demolished	Buildings	200	92	46.00%	10	4	40.00%
Emergency Home Repair	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	10	25.00%	4	2	50.00%

Grant Administration	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	1	1	100.00%			
Housing Rehab	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	25	16	64.00%	6	0	0.00%
Housing Rehab	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	90	69	76.00%	12	17	141.00%
Housing Rehab	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Housing Rehab	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Neighborhood Clean-up Events	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Neighborhood Clean-up Events	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2500	1000	40.00%	500	0	0.00%
Project Brush-Up	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	500	285	57.00%	115	92	80.00%

Section 108 Loan Reserve Account	Non-Housing Community Development	CDBG: \$ / Section 108: \$ / BEDI: \$	Jobs created/retained	Jobs	50	70	140.00%	50	50	100.00%
Section 108 Loan Reserve Account	Non-Housing Community Development	CDBG: \$ / Section 108: \$ / BEDI: \$	Businesses assisted	Businesses Assisted	1	1	100.00%	0	0	
Sidewalks	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	2579		0	2579	
Sidewalks	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	200	200	100.00%	50	0	0.00%
Urban Pioneer Program	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	20		0	0	
Urban Pioneer Program	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	200	172	86.00%	26	28	107.69%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Providing funds for housing is a high priority for the City as we have exceeded our goals in this category thus far. The rehabilitation programs offered to residents have been very effective and successful. Assistance provided to these homeowners have corrected health and safety issues and sources of blight in the neighborhoods. All home were tested for lead hazards and the hazards were addressed.

Program changes are continually addressed to achieve the desired results in providing affordable housing, sustaining affordable housing, increasing the availability and accessibility of providing suitable living environments for residents in the City.

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## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	27	24
Black or African American	1	5
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>28</b>	<b>29</b>
Hispanic	1	1
Not Hispanic	27	28

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

City of Port Huron grant programs are offered to residents on a city-wide basis, one of our targeted areas or referred as a case from the code enforcement division. All different types of families have been assisted whether its a single household or a family.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	782,981	646,031
HOME	HOME	278,832	196,345
HOPWA	HOPWA		
ESG	ESG		
Section 108	Section 108	0	0
Other	Other		

**Table 3 - Resources Made Available**

### Narrative

The City of Port Huron is an entitlement community that receives CDBG and HOME funds annually. Funds from previous years were also expended during the year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Port Huron	100	100	Entire City

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

A majority of the grant funds were used on a city-wide basis. Some programs had priority, targeted areas where more grant funds were focused.

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Our sub-recipients of HOME funds also utilize their private funds and/or program income for projects. The developers of the Sperry's building also utilized private funding while using the BEDI and Section 108 funds.

There were no match requirements for the City of Port Huron for 2018.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	732,260
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	732,260
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	732,260

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,800	26,682	28,482	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises</b> – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	75,127	0	75,127			
Number	1	0	1			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	44	45
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>44</b>	<b>45</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	30	17
Number of households supported through Acquisition of Existing Units	14	28
<b>Total</b>	<b>44</b>	<b>45</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City used Community Development Block Grant (CDBG) dollars to make exterior repairs to twenty-seventeen (17) homes. Applications for assistance are sent out on a dailt basis and its up the owner's on whether or not they want to complete the paperwork in order to repair their homes. This seems to be an issue for some folks.

The Port Huron Neighborhood Housing Corporation (PHNHC) acquired and completed two rehabilitation projects with three projects currently underway. All the homes were sold to low to moderate income families. The PHNHC always continuing its efforts to purchase and renovate more homes. The rehabilitation of these homes helps meet the areas of need for affordable housing.

The City made progress during the year in meeting the specific objective of providing affordable housing. A total of twenty-eight (28) households were assisted during the year utilizing HOME program funding. This is a great program for buyers and the only problem we encountered was insufficient funding to meet demand for the program.

**Discuss how these outcomes will impact future annual action plans.**

The City has been able to increase the number of low and moderate income families getting assistance to purchase new homes and rehabilitate existing homes. In the future the City would like to continue to increase or at least maintain the number of households assisted. Our future annual action plans will be reflective of these goals.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	10	2
Low-income	14	10
Moderate-income	10	17
<b>Total</b>	<b>34</b>	<b>29</b>

**Table 13 – Number of Households Served**

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The primary organization assisting homeless individuals and families with temporary shelter includes Safe Horizon's. They provide many services to their clientele on a daily basis. The actions to address homeless persons and their needs include:

- Assistance in locating safe, decent, affordable housing.
- Assistance with moving, acquiring furniture, housing supplies and transportation for relocation.
- Education to help client understand issues relating to being a tenant and maintaining housing.
- Budgeting assistance and personal safety issues.
- Provide permanent housing supports especially for domestic violence and sexual assault victims.
- Make referrals to other community support systems.
- Safe Horizon's also operates St. Clair County's HARA (Housing and Assessment Resource Agency). The HARA is responsible for conducting screenings to assess the housing needs and eligibility of area residents. They also aid in homeless prevention, guidance with housing searches, supportive services and rental assistance.

Another agency that provides shelter for youth in crisis age 9 through 21 is the Comprehensive Youth Services (The Harbor). Services provided by them include:

- Crisis intervention
- Prevention counseling
- Case management
- Support and emergency shelter services

Comprehensive Youth Services also manages Cypress Place Street Outreach Program which provides street outreach services to youth that are at risk of sexual abuse, exploitation or are homeless. The outreach program provides counseling treatment, referrals to other agencies, individual assessments, access to emergency shelter and follow up support. The outreach program also has a drop-in center for youth to get additional services or connect with appropriate services.

Blue Water Rescue Mission is another shelter that provides emergency shelter to men. Services provided to clientele include:

- 24-hour shelter
- Job skills classes



- Referrals from agencies

These organizations are members of the Housing & Support Services Workgroup (HSSW), (local continuum of care) and are recipients of MSHDA Emergency Solutions Grant funding. The organizations participate in the Point in Time Count which is a count of the number of homeless people in shelters, hospitals, on the street, etc. during a 24 hour period. Each person fills out a questionnaire with questions regarding their health, how long they have been homeless, etc. The count helps local organizations have a more reflective number of area homeless and issues that they are suffering from.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The emergency shelter needs and transitional housing needs for the area were met by local shelters.

Safe Horizon's operates Pathways Homeless Shelter that is a 22 bed facility for women that are homeless or victims of domestic or sexual assault, as well as homeless couples and families. Safe Horizon's 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.

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 10 and 17 years old. Youth can stay at the shelter for up to 21 days. Comprehensive Youth Services also operates Wings which is transitional housing for young adults for up to 18 months. While residing there residents are taught financial skills and how to be self-sufficient.

Blue Water Rescue Mission is a 24 hour shelter for men. The Mission addresses the need for emergency homeless services for men.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Safe Horizon's HARA received funding for the Homeless Prevention and Rapid Re-Housing project. These funds can be used to pay rent or utilities. The recipients of the funds must show that they can sustain the housing after the financial assistance ends. This assistance can help to prevent homelessness. The HARA partners with local agencies to continue services once people are placed in permanent housing. Providing clients with continued support helps to ensure that they are able to maintain housing and have access to necessary resources.

The HARA also handles enrolling eligible clients for the Housing Choice Voucher program which can help

low-income individuals and families pay rent and provide homeless prevention.

**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 ensures that families receiving assistance are able to financially sustain their housing. As previously mentioned, the HARA provides follow up services which can prevent families from becoming homeless again. People coming from institutions and systems of care are referred to services such as Department of Human Services, Community Mental Health, and Michigan Works for appropriate care and service.

The Housing & Support Services Workgroup (HSSW) also aids in preventing homelessness, increasing transitional housing and facilitating affordable housing through the development and coordination of strategy to apply for and receive funding to achieve goals. They also held a Community Resource Fair this past year with local agencies being in attendance that provided services for housing, clothes, food, etc. The HSSW will continue to provide outreach and prevention services for homeless individuals and families and identify and fill gaps in services where necessary.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Port Huron Housing Commission continues to apply for grants in order to enhance the quality of life for their residents. In 2008, 2011, 2014 and again in 2017 the Housing Commission was successful in obtaining a ROSS Self-Sufficiency grant in the amount of \$249,000 for each round that was used over a three year period to promote resident self-sufficiency and homeownership. In 2017 the Housing Commission was awarded another ROSS Self-Sufficiency grant in the amount of \$205,000 to continue efforts started with the 2008 grant. The grants have helped residents with education and positive decision making, how to connect with community services and importance of financial literacy. The grant service coordinators are well equipped and stationed out of our full service computer lab that is open to our residents and general public six days a week. We have been able to provide special training sessions such as Dress for Success, Food for Thought and Basic Computer Skills for the adults along with Math Olympiads, Book Club, Homework Club, Poetry Club and Life Skills for the youth. The Housing Commission continues to partner with many local agencies such as MSU Extension, Habitat for Humanity, Blue Water Community Action, Child Abuse and Neglect Council, SONS, County Health Department, Blue Water Transit, MI-Works, Blue Water Safe Horizons, Goodwill, Community First Health Center, DHS Family Support Services, and the Port Huron Area Schools to bring these and other services to their residents.

As resident initiatives continue to be a high priority, we have formed Resident Councils and Neighborhood Watch groups at each of their sites and have empowered them to hold resident organized events and to do community outreach. Activities are an important part of our residents lives and are provided year around by the Housing Commission. Senior residents take advantage of blood pressure clinics, flu shot clinic, meal programs, bingo nights, card parties, etc. Spring walk for meals and fall festivals have also been held during the past few years which include games and crafts. Activities provided to family residents include a HUD Father's Day Initiative and Neighborhood Festival held annually in the summer with connections to the services of other agencies. Other summer youth activities such as the Organ Wise free lunch program in collaboration with the Port Huron Recreation Department and the Port Huron Area School District provides educational learning along with fitness activity and arts and crafts including sidewalk chalk and bead making, a homework clinic, and community gardens. The Housing Commission collaborates with over 30 local agencies including providing free space in the family sites to SONS who host many programs and activities for our residents that include youth and young adults.

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

The Port Huron Housing Commission continues to make improvements to enhance the marketability of its senior and family sites. They offer quality housing to the very low and low income residents in the City of Port Huron and Saint Clair County. The three family sites and two senior sites are excellently maintained with our own in house staff. Through a Capital Improvement Plan the Housing Commission is able to maintain their building structures and equipment and continue to develop plans for the improvements of

all sites in order to provide additional amenities for residents. Through recent programs such as an Energy Performance Contract, the American Reinvestment Recovery Act, and a Capital Fund Financing Program, the Housing Commission was able to make many energy efficient improvements, add amenities such as central air for its seniors and outdoor living areas for its families and seniors, and provide for many upgrades to building interiors.

### **Actions taken to provide assistance to troubled PHAs**

Port Huron Housing Commission, our local PHA, is not a troubled agency.

Recently, the Port Huron Housing Commission has contracted with Marysville Housing, St. Clair Housing Commission and the Algonac Housing Commissions to help them better serve their community needs. They are able to bring them a high level of administration while continuing to carry out their mission to serve our communities. Being in St. Clair County, this type of consortia between agencies helps strengthen our mission to fulfill housing needs in our communities.

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## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City annually reviews the progress of in-place programs and the interaction between the agencies involved and the implementation of each activity. These observations resulted in the formation of goals set for the annual action plan, in order to foster and maintain affordable housing in the City, eliminate barriers to affordable housing and overcome gaps in institutional structures and enhance coordination of services. The City has continued to enforce building codes and update zoning codes. The City has also continued 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. Community Development staff have participated in local workshops that address affordable housing issues and cooperative approaches that involve lenders who may offer creative financing options to low income persons in order to remove the traditional barriers to homeownership. The Urban Pioneer Program provides down payment assistance for eligible homebuyers.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Some obstacles that occurred to meet underserved needs would include the availability of resources to meet the degree of need in the community, the lack of jobs and level of wages. This affects residents in their ability to afford rent and/or the purchase and maintenance of a home in the City. Some developments that took place in the area that assisted with these obstacles are:

Due to the number of new developments, job creation and education growth has been happening. A development in the area that is part of the City's business district is the expansion of McLaren Port Huron Hospital to add a 165,000 square foot addition which includes a new patient tower and emergency room that is currently underway. McLaren's new cancer center was completed and opened for business during the summer of 2016. These developments were part of McLaren's \$160 million investment in their Port Huron location.

Also, located in the center of the business district is an old, vacant, historical building that has been redeveloped into a boutique movie theater as part of a downtown redevelopment plan using Section 108 Loan funds. This development created new jobs.

City Flats Hotel, located downtown is currently underway with an \$8.6 million dollar investment to create a boutique hotel. And in our industrial park, we had a few business expansions creating more jobs for locals.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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 EPA, which gives important lead hazard information to families. Applicants for housing rehabilitation 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. 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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Several partners have been working with the City on economic development initiatives for the area, to bring businesses and jobs to the community which in turn will help to reduce the number of persons living below the poverty level. The local colleges, Baker College and St. Clair County Community College, strive to provide educational opportunities to residents that result in two or four year degrees, as well as, technical training for area residents.

Transportation plays an integral part for people being able to get to and from employment in and outside of the area. Blue Water Area Transportation provides this need with low fares to allow people to get to shopping areas, school, work, etc. The Blue Water Area Transportation Commission (BWATC) has been successful in the past years in obtaining grants. For the ninth year in a row, BWATC has been award a Job Access and Reverse Commute Program (JARC) grant in the amount of \$1,114,060. This grant pays for a commuter route to Macomb County with stops in Marysville, St. Clair, Algonac, Clay Township, Pearl Beach, Ira Township, Anchor Ville, and New Baltimore. The JARC grant also pays for extended late night bus service in the City of Port Huron, Fort Gratiot Township, Port Huron Township, and Burtchville Township. Entities participating with Blue Water Area Transportation 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.

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 next two years. 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 RESA Virtual High School is a cooperative venture between RESA, the RESA chartered county intervention academy, the county's local K-12 public school districts and the Michigan Virtual School, a state created Private Corporation that offers a wide range of on-line courses. 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.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City has continued to form partnerships with respect to neighborhood development, institutional structure and sustainability of neighborhoods. The Port Huron Neighborhood Housing Corporation has been 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.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Community Development staff have been involved in activities that will enhance coordination between public and private housing, health and social service agencies. The effort will included participation 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) in 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.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

A Fair Housing Analysis of Impediments was completed in October, 2011. Upon review of the data and survey results, the following impediments were found or observed (in order of level of concern):

- In-sufficient income to rent or purchase and maintain a home

- Unstable employment
- Increase of utility costs and inability to pay them
- Shortage of affordable housing, especially for larger families
- Presence of either a physical or mental disability

The following actions have been undertaken during the year by the City in order to affirmatively further fair housing and help alleviate the above mentioned impediments:

- Financial literacy and homebuyer classes are offered on a regular basis by the Blue Water Community Action Agency of St. Clair County (CAASCC).
- Down payment assistance provided by the City for the purchase of homes. HOME dollars provided payment assistance to qualified home buyers. The assistance was used for prepaids, closing costs and to reduce the loan amount. An initial inspection is completed on the home to make sure it meets housing quality standards. Applicants must have 3% of their own funds into the transaction and participate in 8 hours of financial literacy counseling and pre-purchase homebuyer seminars.
- Neighborhood revitalization city wide through the use of Neighborhood Preservation funds, and the water/sewer separation program
- Enforcement of the City's Rental Housing Ordinance which is continuously revised to insure that rental housing units meets basic minimum code standards and provide decent safe and sanitary housing for tenants.
- Increase awareness of housing rehabilitation programs and foreclosure prevention for low income persons and persons with special needs. Staff frequently attend and present at community functions, neighborhood watch and/or association meetings on program availability, etc.
- Promote economic development to increase the number of job opportunities through industrial park development, downtown development and tourism.

All of the City's existing programs undertaken during the year have been created to help alleviate the impediments mentioned above. New funding sources and new programs will be developed in the future as an on-going effort to address the needs of low income households, senior citizens and persons with special needs in the community.



## **CR-40 - Monitoring 91.220 and 91.230**

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

Monitoring of on-going programs is done at least annually or on a needed basis as to the effectiveness for resident participation, the application process, marketing and program result. Financial accountability is reviewed monthly by the finance department, as well as, community development staff for the preparation of drawdowns through the Integrated Disbursement and Information System (IDIS). Sub-recipients are monitored annually or on a project basis and reimbursements are reviewed as payment is requested. The results of monitoring have been very positive in helping to meet certain goals and priorities during the year.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The CAPER will be available for public viewing at the St. Clair County Library and the City Clerk's office as of Friday, July 19, 2019. The public hearing is scheduled for Monday, August 12, 2019, at 7:00 p.m. at the regularly scheduled City Council meeting held at the Municipal Office Center in the Public Meeting room. A notice of public hearing will be mailed to over 75 organizations and the public notifying and asking for public comment on the CAPER. The City of Port Huron complies with the "Americans with Disabilities Act" and if auxiliary aides or services are required at a public meeting for individuals with disabilities, they should contact Cyndee Jonseck, City Clerk, at the City of Port Huron, 100 McMorran Boulevard, Port Huron, Michigan 48060 – (810) 984-9725, at least three (3) days prior to any such meeting.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Program objectives are being met and benefiting 100% low to moderate income households and no changes are expected as a result of the activities undertaken.

All funding and planned activities have been pursued as indicated in the City's annual plan and consolidated plan. There has been continued consistency in a fair and impartial manner with respect to the application process and participation by residents seeking assistance.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

No HOME funds were allocated to rental housing, therefore, no on-site inspections have been required.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Outreach attempts for Women and Minority Business have included advertisements in the local newspaper, The Times Herald and the Michigan Chronicle, publication notices have been displayed on the City's website, and in the City Inspection department. Notices have been mailed to local union halls, covering all the building trades. Generally there is very little response to the notices; however, all persons responding to or inquiring are given a Bidder Qualification packet to complete and return so that they may be considered for future contracting work.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

The sale of the two renovated homes generated program income that the sub-recipient maintains. The funds will be continuously put towards another rehab project as a revolving fund to remodel homes.

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The City has continued to form partnerships with respect to neighborhood development, institutional structure and sustainability of neighborhoods as well as improving on affordable housing and affirmatively further fair housing. Environmental issues have been addressed with the reduction of lead hazards in

homes. Community Development staff have initiated activities that will enhance coordination between public and private housing, health and social service agencies while trying to reduce poverty levels.

In order to maintain and foster affordable housing, the City has continued to partner with its local non-profit. Our partner agency the Port Huron Neighborhood Housing Corporation has over 28 years of active service in providing housing opportunities and neighborhood revitalization within the City

The City has continued to offer and improve its grant programs to maintain and improve the housing stock in Port Huron.

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