



Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 4 Action Plan Executive Summary:

Program Year 4 Action Plan Executive Summary:

The 2008-2009 Action Plan of the City of Flint's 2005 – 2010 Five year Consolidated plan will utilize formula grant funds of \$4,246,985 in Community Development Block Grant, \$1,173,131 in HOME Investment Partnership, and \$190,210 in Emergency Shelter Grant funds to meet the overall formula grant program goals of decent housing, suitable living environment and expanded economic opportunities. The City of Flint has identified the community's priorities through which it will pursue the overall formula grant program goals. These priorities are home ownership, economic development and improvement of the city's appearance.

The city will address housing needs by funding of handicap accessible ramps, city-wide emergency rehabilitation, owner-occupied rehabilitation, rental rehabilitation, and purchase/rehab/resale programs. Emergency repairs address emergency situations such as roof repairs/replacements, furnace repairs, plumbing and electrical problems, etc., citywide. Another type of rehab to be carried out involves owner occupied rehabs in the city's redevelopment areas. These rehabs will consist of addressing code violations, lead testing and mitigating the effects of lead when necessary. The city will partner with local non-profits to carry out these activities.

Activities to improve the appearance of the city will be carried out by the municipality. The Development Division will focus on demolition of the many open and abandoned homes throughout the city, while concentrating its efforts within the city's redevelopment areas. Sidewalk repair, street resurfacing, sewer relining, distribution valve repair/replacements and neighborhood cleanups will all be done in-house.

A number of public service programs will be provided to directly benefit specific clientele. The depressed economic situation of the jurisdiction necessitates the offering of programs designed to provide basic needs such as food, shelter and clothing, life skills training, violence trauma intervention, youth programs, income tax preparation assistance, drop-in centers and domestic violence program assistance.

Program activities funded under the Emergency Shelter Grant Program are designed as a first step in a continuum of care plan of assistance. Activities strive to assist agencies in addressing the immediate needs of persons residing on the street and in need of emergency shelter or transitional housing, as well as assisting the individual's movement to independent living. These program activities consist of financial assistance in the operations of shelters, homeless prevention assistance to benefit the homeless or those at immediate risk of homelessness, and essential services such as case management, counseling, crisis intervention, and vocational and occupational education.

In addition to the activities pegged for implementation beginning with the 2008-09 year, program activities from previous years will be ongoing, including housing developments in Flint Park Lake, the federally designated Homeownership Zone, owner occupied rehab, repayment of section 108 loans, and a host of other program activities.

To enable the community and HUD to evidence the success of the programs funded using these federal dollars, performance measurements have been instituted for all of the programs funded. The performance measurement system will not only allow the jurisdiction to plan for future investment of federal dollars based on "what works", but the system also increases public accountability.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 4 Action Plan General Questions response:

The city of Flint is located within the heart of Genesee County, approximately 60 miles northwest of Detroit, MI. According to the 2000 U.S. census, the city has a population of 117,068, down from the nearly 141,000 residents it had in 1990. Once known as a thriving auto town, Flint has faced hard economic times as General Motors' presence has steadily declined over the years as the auto giant Repositions to compete with foreign auto makers, in an ever changing global economy. The City Of Flint has had to look to diversify its economy, while providing assistance to its residents in need.

According to the 1990 census information, twenty-four census tracts in the City of Flint were classified as low and moderate-income areas in which 51% or more of residents are at 80% or less of median family income. In 2000, census information was broken down to the block group level and allows a much more detailed analysis of low- and moderate income area status in the City of Flint. As predicted in the 2000 Consolidated Plan, several more low- and moderate- income areas were added. Out of 41 census tracts, all but four census tracts have at least one block group that contains a majority concentration of low- and moderate-income persons. Two of these, census tracts 21 and 41 are areas of no or very low, population (the former Buick City site, and Bishop Airport, respectively). Twenty-two of 41 census tracts, or 54%, are classified as low- and moderate-income, i.e., every block group in the census tract contains residents of whom at least 51% are classified as low- and moderate- income.

Flint has determined that in order to address the substantial need present in low and moderate- income neighborhoods, the geographic priority for low-mod area benefit activities will encompass all eligible low-mod areas. These include the following census tracts: 1 (block group 1), 2, 3, 4, 5 (block groups 3 and 4), 6, 7, 8, 9, 10, 11, 12 (block groups 3 - 5), 13 (block groups 3 and 4), 14, 15, 16 (block group 2), 17, 18, 19, 20, 22, 23, 24 (block group 1 and 2), 25, 26 (block groups 1 - 4), 27, 28, 29, 31 (block group 2), 32 (block groups 1, 2, and 4), 34, 36 (block groups 1-4), 37 (block groups 1-3), 38, 40 (block groups 1-3), and 41.

The racial composition of the City of Flint, according to the 2000 census, is as follows:

- Black (either alone or in combination with some other race) – 55.3%
- White (either alone or in combination with some other race) – 43.7%
- American Indian and Alaska Native (alone or in combination) – 2.2%
- Asian (alone or in combination) - 0.7%
- Native Hawiaan and other Pacific Islander (alone or in comb.) – 0.1%

The racial majorities in Flint are Black and White. No other race comprises a majority of any census tract in Flint. The attached chart shows the breakdown of racial concentrations by census tract. Low and moderate income census tracts are highlighted on the chart. Out of the 36 low and moderate-income census tracts in Flint, 24 census tracts, or 67%, have a racial concentration of African Americans. These include census tracts 1-15, 17-18, 20, 25, 29, 31-32, 34, and 37. The other 12 census tracts, or 33%, are primarily comprised of White Americans. Depicted pictorally, the northeast and southwest quadrants of the City are areas of white concentration, while the southeast and northwest quadrants of the city are primarily African American.

Although all low-mod areas may benefit from the majority of proposed CDBG, HOME, and ESG activities, some activities are specifically targeted to certain areas where private investments are already occurring. These projects are discussed below. For these geographically targeted areas, the primary beneficiary, based on racial composition of the census tract in which they are located, is as follows:

Smith Village (census tract 14) – 76.6% African American
Flint Park Lake (census tract 5, BG 3-4) – 92% African American

Third Avenue Corridor (census tracts 15, 16, and 37)

CT 15 – 61% African American
CT 16 - 75.9% African American
CT 37 – 82.2% White

The City is prioritizing the following activities in the three areas described above:

City of Flint Development Division – Demo/Boarding	\$400,000.00
City of Flint Utilities Watermain replacement	\$400,000.00
City of Flint Sanitation – Neighborhood Cleanups	\$100,000.00
Flint NIPP – Full Code Rehabilitation	\$300,000.00
Flint NIPP – Rental Rehabilitation	\$200,000.00
Flint NIPP _ Purchase/Rehab/Resale	<u>\$322,353.00</u>
	\$1,722,353.00

This equates to approximately 41 percent of the City’s allocation that will be directed to target areas.

In addition, the following activities were funded for the Renewal Community area, which is also a priority area for the City of Flint.

Enterprise Community – EC/RC Strategic Management	\$200,000.00
Flint Area Enterprise Community – C.O.L.T.	\$30,000.00
Flint Area Enterprise Community – Tax Awareness	\$50,000.00

B. Basis For Allocating Investments Geographically Within The Jurisdiction

In an effort to focus dwindling resources and target areas in the most need, the City has approved three redevelopment areas. These three areas: Smith Village, Flint Park Lake, and the Northeast Village, have been designated by the City of Flint as blighted in accordance with Michigan’s Public Act 344 of 1945. The act defines a blighted area as “...a portion of a municipality...marked by a demonstrated pattern of deterioration in physical, economic, or social conditions, and characterized by such conditions as functional or economic obsolescence of building or the area as a whole...”

The boundaries of the three areas as shown on Map No. 2 are as follows:

Smith Village - Mary Street on the north; Saginaw Street on the east, Fifth Avenue on the south, and ML King on the west. The Smith Village area is part of a larger area that was federally designated as a Homeownership Zone by the U.S. Department of Housing and Urban Development. Map No. 2 shows the boundaries of the Homeownership Zone.

Flint Park Lake

Approximately 130 acres bounded by Fleming Road on the west, Pierson Road on

the north, Dupont Street on the east, and Stewart Avenue on the south.

Northeast Village

The designated Northeast Village redevelopment area is bounded by Carpenter Road on the north, the Flint River on the east, Pierson Road on the south and Saginaw Street on the west

The Third Avenue Corridor/Carriage Town area also known as the Flint River District, although not formally designated as a blighted area in accordance to Michigan Public Act 344, has been adopted as one of the areas for redevelopment. The boundaries of the area are as follows: Flint River on the south; Chevrolet Avenue on the west, Mackin Road and Tenth Avenue on the north, and M.L. King and Saginaw Street on the east.

Among these three areas, two areas – Smith Village and Third Avenue Corridor/Carriage Town have been given priority for a high percentage of public investment utilizing CDBG, HOME and U.S. Economic Development Administration (EDA) funds over the next 4 years. These two priority areas have been selected for several reasons including:

1. These areas either contain or are in proximity to major medical and educational institutions which will be the foundation of economic growth in the future. In addition, these institutions are committed to a physical presence in the areas which provides a stabilizing influence.
2. University Park, located to the east of Smith Village and within the Homeownership Zone has been the most significant successful investment in housing in the last 20 years. The area contains single-family homes sold at market rate in the range of \$120,000 to \$250,000. This development is both a physical and economic stabilizing influence.
- 3 The priority areas are adjacent to the Downtown where the pace of investment has been increasing. By way of example the 500 Block is a mixed-use rehabilitation project currently under development containing office, retail and loft housing components.
- 4 Carriage Town is a locally designated historic district with corresponding investment incentives.
- 5 In July 2005, a Flint River District Strategy prepared by Sasaki Associates commissioned by The Genesee County Land Bank, Kettering University and the Charles Stewart Mott Foundation was released. This study contains specific development initiatives for a range of uses including research and development, commercial, office, mixed-use and residential.
- 6 The Flint River provides a design and activity focus which is unique within the city.
- 7 The Genesee County Land Bank owns numerous parcels land in the area which are available for investment.
- 8 The majority of the area is located within the boundaries of the Flint Area Renewal Community which provides a range of investment incentives. Throughout this strategy, housing and community development initiatives inclusive

of economic development will be described in terms of these geographic areas. At the same time, some initiatives will be located outside these areas due to specific identified needs.

C. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting underserved needs is the availability of resources. Funding from the Block Grant program for the City of Flint has decreased over the past several years. Targeting resources, leveraging funds, and measuring impact will become more and more important as resources continue to shrink. Some needs may not be met because of choices to fund one priority v. another.

D. Other Resources

Many agencies provide resources from a wide variety of other funding sources to support their CDBG, ESG, and HOME-funded projects. Attached is a chart identifying agencies providing funds from other sources. To summarize, agencies receiving ESG funds are also receiving other state and local resources in the amount of \$2,709,149 from the United Way, Genesee Community Community Mental Health, State of Michigan Department of Human Services, MSHDA, and the Michigan Center for Civil Justice.

The match requirement for the HOME program has been waived for the City of Flint due its distressed status.

Agencies receiving CDBG funds are matching those resources with federal, state, and local funds in the amount of \$4,320,904. These funds are from a number of sources, including Boys and Girls Club Federal Grant, United Way, agency funding, City of Flint General Fund, Parks Millage, VAAA, Department of Human Services, MIDAP, USDA, Genesee County Family Court, MSHDA, GCCMH, The Housing Partnership, Mott Foundation, Chase Bank, Citizens Bank, LaSalle Bank, donations and contributions, local churches, fundraising, Veterans Corp, VOCA, and SHP.

In addition, the Department is implementing a number of programs and projects utilizing funding from the US Department of Housing and Urban Development as part of its EDI/BEDI and Section 108 Loan program. These programs range from a business loan program capitalized by a \$6 million revolving loan fund, to the construction of the ROWE Lofts project downtown. Rowe Lofts received a \$1 million BEDI, and a \$3.84 million Section 108 Loan.

The City has several loans and grants targeted for economic development activities. Three EDI/BEDI's totaling approximately \$1.7 million are currently available to the City. One EDI is for transportation enhancements, one is for a business loan fund and loan loss reserve tied to the \$6 million Section 108, and the third is for downtown economic development projects. The City also manages \$200,000 EPA and a \$306,000 grant for site assessment activities to aid in redevelopment. In addition, the City received a loan from the MEDC Core Communities program in the amount of \$767,837.

The City has several loans and grants targeted for economic development activities. Three EDI/BEDI's totaling approximately \$1.7 million are currently available to the city. One EDI is for transportation enhancements, one is for a business loan fund and loan loss reserve tied to the \$6 million Section 108, and a third for downtown development projects.

The City of Flint manages grants of \$200,000 United States EPA and \$306,000 Michigan Department of Environmental Quality for site assessment activities on properties proposed for redevelopment. Four proposed redevelopment projects are underway. In addition, the city has received a \$757,837 loan from the MEDC Core Communities Program and \$50,000 from the State of Michigan Cities of Promise to help finance the \$250,000 cost to develop a Comprehensive Economic Development Strategy Plan for Flint and Genesee County.

The Flint Area Enterprise Community is the business arm of the City of Flint. The FAEC manages several loan portfolios from three different sources, including the Economic Development Administration, the US Department of Health and Human Services, and the US Department of Housing and Urban Development. Available balances on these seven loan portfolios are as follows:

- HUD 108 Revolving Loan Fund - \$5,000,000
- EDA RLF I - \$843,931
- EDA RLF II – \$144,367
- EDA State RLF - \$440,846
- FAEC CDBG RLF - \$55,218
- FAEC EC Loan Fund - \$496,811
- CDBG RLF - \$411,860

For a total amount of \$7,416,033 currently available to loan to businesses.

The City of Flint also has a \$2.013 million grant from HUD for the City's Homeownership Zone. Approximately \$800,000 remains. The City's Transportation Department also received \$882,000 from the Michigan State Housing Development Authority through the Cities of Promise program for blight elimination. The City can undertake demolition of publicly owned housing in targeted neighborhoods with this funding. The Cities of Promise program is a state initiative that aims to re-develop communities and reduce poverty in distressed cities due to declining population, extreme poverty, loss of industry and jobs, crumbling infrastructure and blighted neighborhoods. Flint is one of eight Cities of Promise in Michigan.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:

1. Lead Agency

The City of Flint Department of Community and Economic Development Division is the lead agency for the development of the Five-Year Consolidated Plan. Department of Community and Economic Development administers several federal programs, including the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and American Dream Downpayment Initiative (ADDI) programs for the City of Flint.

Significant Aspects by Which Plan was Developed:

Began w/ amending the Consolidated Plan in September, 2006

Developed investment strategy

Targeted investments and geographic priorities

RFP Process

Utilization of Joint Review Committee

Modified City Wide Advisory Committee role to concentrate on identification of needs and setting of priorities for use of CDBG and HOME funding.

Continued implementation of Joint Review Committee (JRC) to provide for more collaboration between the City and the advisory committee. This Joint Review Committee reviews proposals and makes funding recommendations to the City Administration on CDBG and HOME projects. An ESG subcommittee reviews ESG applications and makes recommendations to the City on allocations.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 Action Plan Citizen Participation response:

Summary of Citizen Participation Process:

The City of Flint follows an adopted Citizen Participation Plan in the development and implementation of its housing and community development programs. The primary citizen participation group central to the process is the City Wide Advisory Committee. This group has within its membership residents of each ward in the city. The committee meets on a monthly basis and is involved with the preparation of Five Year Strategies as well as the Annual Action Plan. The committee meets to consider amendments to either plan and receives reports on progress towards implementing activities under the various programs. The Consolidated Plan currently incorporates the federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), Section 108 Loan Guarantee, and EDI/BEDI programs. Individual programs may have additional provisions and procedures for citizen participation. The public is provided with opportunity to

comment on a variety of community development actions, including Consolidated Plan, substantial amendments to the Consolidated Plan, performance of incorporated programs (including, but not limited to CDBG, HOME, ESG, HOPWA, Section 108, and EDI/BEDI), and substantial amendments to the Citizen Participation Plan. Public comments are incorporated prior to required submissions to the U.S. Department of Housing and Urban Development (HUD). The Citizens' Participation Plan spells out the timelines for public comment opportunity.

Summary of efforts made to broaden public participation in the development of the Consolidated Plan:

During the preparation of the Consolidated Plan, city staff attended numerous public meetings city-wide, including the Continuum of Care, the Committee Concerned with Housing, a number of neighborhood association meetings, and Citizen District Council meetings, and others. City staff discussed the plan and provided information to groups on the Consolidated Planning process. The goal was to broaden public participation and outreach to populations who might not otherwise attend public hearings or open meetings on the plan. The City is also discussing ways to improve communication and broaden participation, through more workshops and town hall meetings during the Action Plan process.

Summary of citizens comments or views:

There were three public speakers during the public hearing regarding the submission of the plan (need summary from Council).

Attached

Written explanation of comments not accepted and reasons why they were not accepted:

To be attached prior to final submission

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:

Institutional Structure:

Several organizations work with the City of Flint on community development programs. National organizations include: HUD, Federal Home Loan Bank, and Local Initiatives Support Coalition.

The support of public, private and non-profit organizations is particularly important, and collaborating with them will be the focus of the institutional approach to meeting the needs identified in this plan. A list of such organizations is provided below (It should not be considered a complete listing).

Public Institutions

- Detroit, Michigan HUD Field Office
- Departments and agencies within the City of Flint
- Flint Housing Commission
- Genesee County Metropolitan Planning Commission
- Genesee County Land Bank Authority
- Genesee County Family Independence Agency
- Genesee County Community Mental Health Department

Jurisdiction

- Genesee County Health Department
- Genesee County Youth Corporation

Private Institutions

- Genesee Regional Chamber of Commerce
- Citizens Bank (Republic Bank)
- Fifth Third Bank
- Chase Bank
- Flint Area Association of Realtors
- Genesee Landlords Association
- Private developers, builders, appraisers, mortgage corporations, and other real-estate professionals

Non-Profit Institutions

- Legal Services of Eastern Michigan
- Hurley Medical Center
- The Disability Network
- University of Michigan-Flint
- Mott Community College
- Metro Housing Partnership
- Flint Neighborhood Improvement and Preservation Project, Inc.
- Salem Housing Development Corporation
- Greater Eastside Community Association
- Shelter of Flint
- YWCA of Greater Flint
- Flint Area Enterprise/Renewal Community
- Hurley Foundation
- Community Foundation of Greater Flint
- VISTA Drop-in Center
- Flint North Central Weed and Seed
- Uptown Reinvestment Corporation
- Genesee County Habitat for Humanity
- Court Street Village Housing Corporation
- Catholic Outreach
- Mott Foundation
- Ruth Mott Foundation
- Food Bank of Eastern Michigan
- United Way
- Neighborhood Violence Prevention Collaborative
- Career Alliance, Inc.
- Odyssey House

Local public institutions of special importance include the State of Michigan, particularly the Michigan State Housing Development Agency (MSHDA). MSHDA provides an important support vehicle through both funding and direct technical assistance.

Genesee County agencies and departments also will be key in the coordination of numerous programs and services. Flint will continue to work with Genesee County on Emergency Shelter Grants to integrate its housing services delivery system through joint administration of the ESG program and the Continuum of Care process. MSHDA has also been a strong partner and collaborates with the City

on several projects, including the Cities of Promise initiative. Flint will continue to work with the Michigan State Housing Development Authority on new housing construction and housing rehabilitation proposals for sites and neighborhoods. In addition, the City will continue to foster new non-profit neighborhood organizations for housing and other community development initiatives. The City is continuing to strengthen its relationship with all of our partners.

Local governments, service agencies, nonprofit housing organizations and public institutions are involved in providing affordable housing and supportive housing services for the homeless and other people with special needs. Many of the organizations are interrelated through local group, the Committee Concerned With Housing. The City of Flint supports these activities through grants, technical assistance and endorsements of applications. Representatives of these organizations have participated on the Consolidated Plan Committee.

Flint, in partnership with Mt. Morris Township, Genesee County, State of Michigan and community partners, work together to pool resources on numerous initiatives to stimulate investments into low-income areas. These partners successfully leveraged an enterprise community designation from HUD in 1994. This designation has since been upgraded to a renewal community to provide tax incentives and other resources needed to stimulate business investment and job creation. The Flint Area Enterprise/Renewal Community is responsible for marketing, education, and outreach activities for businesses and residents in the area. In addition, the Flint Area Enterprise Community acts as the business development arm of the city and administers several loan portfolios from a variety of funding sources.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 4 Action Plan Lead-based Paint response:

In response to both a local desire to better monitor program outcomes and new CPMP requirements issued by HUD, the Department of Community and Economic Development is committed to a restructuring of its monitoring program. In addition to implementing the CPMP system, program outcomes will be integrated into a citywide budgeting and financial management system which includes all departments. Through such a system, the targeted investment plan discussed

elsewhere in this Plan will be monitored in its totality to include CDBG, HOME and EDA resources in combination with local, state and federal resources available in Flint.

As part of the monitoring system, all sub recipient agreements will have measurable goals against which program outcomes will be measured. Also, measurable outcomes will be included in the RFP and used as one criteria in the selection of implementing entities. Performance measurements will incorporated into subrecipient agreements, and reported monthly.

Currently, subrecipients are monitored annually. HOME rental projects are monitored annually, while the City conducts onsite inspections once every three years.

The City is working to improve and standardize its procedures. Monitoring procedures are being finalized which include the following components:

- Establishment of monitoring schedule which requires monthly desk reviews and annual on-site monitoring
- Risk-based assessment to determine need for more intensive monitoring
- Written notification of and documentation of City actions to subrecipient
- Clear delineation of documentation required to support findings
- Standardized monitoring forms
- Use of HUD exhibits as part of annual subrecipient monitoring review
- Procedures for storage of monitoring records

These procedures will be in place by September 30, 2007.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

Based on Flint's housing data, the priority is to address and reduce the cost burden for both homeowners and renters. Within this priority, the following priorities are established:

Homeownership Assistance – This priority is not solely to make more people homeowners and relieve cost burdens among current homeowners. It is also to increase investment for additional housing choices. For example, active adults over 55 years of age, of which many are considered elderly, might have a desire to sell their home and remain in Flint. A recent Associated Press story described an increase market for this type of housing in areas not previously thought to be

popular with this group. Michigan was featured in the article as an emerging market. However, there are limited housing choices either rental or sales available in Flint. At the same time, their current homes represent a potential affordable, decent home for younger households.

New Construction – New construction investment should place a priority on increasing the supply of housing choices in Flint described above.

Rehabilitation – While Flint has many residential units in need of rehabilitation; it must also address the reality that the quality and condition of many structures does not justify rehabilitation. This is particularly true when one considers the depressed value of the housing stock. Often rehabilitation costs exceed value. In addition, with a declining population there are many sound housing units on the market with a longer-term useful life than many units would be after rehabilitation.

Energy Efficient Improvements – The extent of lower-income households in Flint combined with constantly rising energy costs makes this a priority. Such improvements should be part of all rehabilitation and new construction programs. In addition, programs addressing energy efficiency in structurally sound, but older units should be a priority when assisting lower-income households.

Specific housing objectives include the following:

CDBG Allocations

Ramps & Accessibility modifications - \$100,000.00

City-wide Emergency Repairs - \$750,000.00 (includes up to \$150,00 from program income)

Rental Rehabilitation - \$200,000

HOME Allocations

Full Code Rehab - \$225,765.00

Public Housing Rental Rehab - \$410,000.00

Purchase/Rehab/Resale - \$250,000.00

Tenant Based Rental Assistance - \$125,059

CHDO Operating - \$25,000.00

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 4 Action Plan Public Housing Strategy response:

In 2001 the Flint Housing Commission (FHC) received official notice that it had been placed on the troubled agency list for public housing. In 2002, the Flint Housing Commission underwent a massive reorganization. Many staff retired, or took other jobs. A new executive director was hired and an aggressive program is underway to renovate units and improve occupancy rates. Major renovations are underway at River Park and Atherton East, the two complexes with the highest vacancy rates. Maintenance personnel have been reassigned to each development under the control of a site-specific site manager. In 2003, the FHC was removed from the troubled list.

The Flint Housing Commission is now a standard performer based on the recent management assessment completed by the U.S. Department of Housing and Urban Development. This standard performance status is the result of the Housing Commission working diligently with HUD's Recovery and Prevention Corp in removing many of the management and physical deficiencies that led to the Housing Commission being designated "Troubled" under HUD's PHAS Management Review.

The Flint Housing Commission's focus shall be:

- ? Designated Housing for the Elderly, to include Congregate Housing Programs.
- ? Resident Self Sufficiency Program for both Public Housing and Housing Choice Voucher Programs
- ? Homeownership, to include the use of Housing Choice Vouchers
- ? Participation in MSHDA/HUD, Capital Fund Program Revenue Bond Sale Proceeds.
- ? Investigate the potential cost saving from the privatization of FHC Property Management Operations.
- ? Investigate the potential cost savings from the privatization of FHC Housing Choice Voucher Program.
- ? Complete the transition to a full-blown FHC Property Asset Management Program covering all public housing properties.
- ? Collaboration between FHC Administration, FHC Residents and City of Flint Police Department, Community Relation Program in implementing a comprehensive FHC Crime Watch Program specifically designed for FHC and adjacent properties.
- ? Collaboration between FHC Administration and FHC Resident Advisory Board (RAB), to create a 501 (c) 3 non-profit Resident Management Company. The purpose for this collaborative partnership is to enter into specific property maintenance contracts with the Resident Management Company.
- ? Investigate the potential for expanding affordable housing programs through the purchase and renovation of existing housing properties in the private sector.

2. Jurisdiction's Plan To Help The Public Housing Authority

Under the 2008 - 2009 Action Plan, The Flint Housing Commission has been awarded a total of \$410,000 in HOME funding to focus on rehabilitation of the vacant units at its Atherton East family complex. The complex has a total of 192 units, 54 of which are currently vacant. With the award of HOME funds, the Housing Commission anticipates that it will be able to reduce its vacancy rate at the complex and make additional units available for family rental.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 4 Action Plan Barriers to Affordable Housing response:

Actions to Remove Barriers to Affordable Housing

- * Allocate sufficient funds and resources to housing activities to demonstrate that City is committed to improving housing stock
- * Address housing delivery system issues such as: organizational structure (conflict resolution, staffing, communication, leadership, vision, chain of command and point of contact, number of agencies, political instability, administrative turnover and inexperience); Production system (scheduling, timelines, inspections, property standards, and linkages to, number and capacity of housing organizations); Finance system (resource acquisition, allocation, and payment).
- * Investment Strategy
- * Streamline City approvals time and processes
- * Target resources

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.

- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:

Guidelines for Resale/Recapture

The HOME Investment Partnership Program (HOME) permits the use of funds to assist the City and housing developers to acquire property and rehabilitate/build homes for sale to income-eligible homebuyers, primarily households that meet the definition of a homebuyer. HOME funds used to support the costs of acquisition and rehabilitation/construction in excess of the appraised value is known as the development subsidy.

Funds may also be used to assist homebuyers by reducing the sales price below the appraised value and/or by providing down payment and closing cost assistance. A homebuyer project may include both a development subsidy and homebuyer assistance, or homebuyer assistance only.

a. Principle Residents/Period of Affordability

The HOME program requires that a property assisted under the homebuyer program be used as the owner's principal residence for a designated time period known as the period of affordability. The period of affordability is based on the amount of HOME assistance that enabled the homebuyer to purchase the house, regardless of source (i.e., City, MSHDA). The applicable periods of affordability are as follows:

Amount of HOME Assistance Minimum Period of Affordability

Less than \$15,000 5 years

\$15,000 - \$40,000 10 years

More than \$40,000 15 years

b. Recapture Provisions

The HOME program requires that the assisted property be subject to resale restrictions or recapture provisions, as cited in 92.254(a)(5), for the period of affordability. The City of Flint intends to utilize the recapture option, which would secure the amount of HOME funds that remain the project (i.e., homebuyer assistance) by a silent second mortgage and note.

Therefore, if the assisted homebuyer sells the home during the applicable period of affordability, the City shall recover the HOME homebuyer assistance from the net proceeds of sale, as specified in 92.254(a)(5)(ii). The amount of funds to be recaptured is based on the following:

The HOME amount covered under the mortgage and note will be reduced prorata based on each complete month the homebuyer has owned and occupied the house, based on the following schedule:

Affordability Period Pro-Rated Amount

5 years 1/5 per year

10 years 1/10 per year

15 years 1/15 per year

The down payment, principal payments, and costs of capital improvements made by the homebuyer since purchase would be calculated. If the sum of these

investments, plus the prorated amount due the City exceeds the net proceeds of sale, the homebuyer would be allowed to recover his or her investment in the property first, with the remainder paid back to the City. Such an amount would be considered payment in full. The homebuyer would be allowed to keep any net proceeds left after recovery of their investment and repayment of HOME assistance to the City.

In those cases where a homebuyer violates the terms and conditions of the mortgage and/or note, (e.g. sells the property on a land contract without the approval of the City, or uses the property for rental purposes) the City reserves the right to require the full repayment of the pro-rated amount of HOME assistance.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:

1. Homeless Needs

The 2007 estimated total chronic homeless population in Flint/Genesee County was 1751, with approximately 383 in emergency shelter, transition, or permanent housing at any point in time. Approximately 1468 unsheltered chronically homeless persons. This year's estimate is expected to be at least 10 percent higher

remain at any point in time.

2. Strategy to Address Homelessness

The Continuum of Care has developed a detailed strategy for addressing the needs of the chronically homeless. This strategy, imbued with the values of the Safe Havens model, including acceptance, tolerance and consumer engagement, was developed through the collaboration of over 20 community groups and agency, thirteen of which specifically committed to sponsoring activities. This strategy responds to the specific needs and assets of our community in working out an approach to end chronic homelessness. Specifically this strategy is a collection of integrated services referred to as Homeless Information Place (HIP), which would:

- * Provide a store front drop-in site (HIP site) specifically for the chronically homeless that would provide showers, bathrooms, laundry, phones, message services, email, storage lockers, snacks and other amenities designed to be useful to persons living on the street.

- * The drop-in site would be supported by an aggressive outreach effort including the use of Consumer Support Tech Teams (persons who recently have experience homelessness) who would approach persons on the streets and in public places who may appear chronically homeless and provide direction to the drop-in site.

- * The HIP would act as "one stop shopping" of medical, social support and housing resources for chronically homeless persons. Regularly scheduled services by an array of agencies and providers would be available, including medical assessments, mental health services, substance abuse assessment, veterans services, case management, legal services and intake into the Permanent Housing component of the HIP project.

- * An array of substance abuse related services would also be provided including assessment and placement into appropriate treatment.

In addition to the development of the HIP project, the Continuum recognizes the following areas as critical in eliminating chronic homelessness:

- a. Developing community framework and increasing capacity of the service and homeless providers.
- b. Increasing the methods of financing that will make permanent supportive housing the central vehicle for addressing long-term homelessness, and particularly homelessness among those with persistent or chronic health challenges and multiple barriers to housing stability.
- c. Increase the coordination among various service systems into real prevention efforts that will diminish the future flow of people into homelessness.
- d. Enhance efforts to educate the community about homelessness, thereby building public capital.
- e. Increase the effectiveness and impact of community planning for programming, both new and existing that works towards ending chronic homelessness.
- f. Designate a service agency to provide core services to supportive housing.

3. Homelessness Prevention

Fundamental components in the Continuum of Care system include the following:
Prevention

- * Landlord/tenant education
- * Rent/mortgage assistance
- * Counseling/conflict resolution education

Outreach

- * Veterans
- * Seriously mentally ill
- * Substance abuse
- * HIV/AIDS

- * Domestic Violence
 - * Youth
 - Supportive Services
 - * Case management
 - * Life skills
 - * Alcohol and drug abuse treatment
 - * AIDS related treatment
 - * Education
 - * Employment assistance
 - * Child care
 - * Transportation
- #### 4. Institutional Structure

The Flint/Genesee County Continuum of Care process is developed with the cooperation of the Flint/Genesee Committee Concerned with Housing. The Committee Concerned with Housing is an overarching umbrella for all housing and non-housing agencies to discuss and develop solutions with a collaborative effort on affordable housing and support service issues. The Continuum of Care is a subcommittee of Committee Concerned with housing. Combined, the committees address the following elements:

- * Identify existing resources in the community
- * Eliminate the duplication and develop seamless housing/homeless related services
- * Ensure leveraging of mainstream and private sector resources
- * Maximum development of community partnerships
- * Increase the capacity of community support services
- * Conduct annual Housing Summit in partnership with United Way, Metro Housing Partnerships and other community agencies involving consumers and agencies to identify developments, gaps and needs
- * Address barriers to affordable housing
- * Increase permanent supportive housing stock
- * Develop data base by planning and implementing the HMIS

The subcommittees meet on an as-needed basis to facilitate the ongoing Continuum of Care planning process to meet the stated objectives. Members of the subcommittee include: The Resource Center, University of Michigan, State of Michigan Family Independence Agency, CWAC, Metro Housing Partnership, United Way, Mott Community College, and Michigan State University Outreach and Engagement Partnerships. These groups are recognized in the community for their knowledge of community need, and strengthen the institutional structure.

5. Discharge Coordination Policy

The Continuum of Care faces the challenge of discharge of persons from publicly funded institutions or systems of care. The most common ones are release of prisoners from State prisons and individuals with mental and substance abuse release by health institutions. This population is discharged without a proper plan and the burden of assisting them falls with the agencies providing shelter or supportive services for homeless. This adds a tremendous amount of responsibility and stretching limited resources.

In order to address the concern that corrections institutions and systems of care do not disrupt services and dissipate resources available to address homelessness in our community, the Flint/Genesee County Continuum of Care has adopted the following practices:

- * The Continuum is making efforts in having the representatives of Corrections, the Sheriff's Department and health institutions (Hurley Medical Center, McLaren

Regional Medical Center) participate in Continuum meetings.

* The Continuum is working with the Committee Concerned with Housing and has formed a subcommittee to address this issue in accordance with the Governor of Michigan's taskforce initiative to address post correctional release of previously incarcerated individuals.

The Continuum will provide advice, guidance and membership to any committee, task force, or other body developing strategies relating to providing quality discharge planning by these respective institution and systems of care.

2008-09 Program Expenditures

Dollars to be allocated in addition to Continuum of Care funds include Emergency Shelter Grant funds. Funding is proposed for the following activities:

EMERGENCY SHELTER GRANT (ESG)

The City of Flint will receive \$190,218 in 2008-09 Emergency Shelter Grant funds under the ESG provision of the Stewart B. McKinney Homeless Assistance Act. These funds are to be used to provide shelter, services and homeless prevention and assistance to families and individuals. Pursuant to this purpose, the City of Flint proposes to use \$190,218.00 in ESG funds in the following manner:

PLANNING/ADMINISTRATION

City of Flint - Administration \$9,500.00

ESSENTIAL SERVICES

Genesee County Youth Corporation – REACH -\$23,000.00

YWCA - \$21,000.00

Genesee County Community Mental Health -\$ 7,000.00

Savannah - \$ 5,000.00

TOTAL ESSENTIAL SERVICES -\$56,000.00

HOMELESS PREVENTION

Genesee County Community Mental Health \$22,467.00

Shelter of Flint \$6,069.00

YWCA \$6,000.00

Legal Services - \$22,464.00

TOTAL HOMELESS PREVENTION - \$57,000.00

OPERATIONS

Catholic Charities - \$7,500.00

Genesee County Youth Corporation – REACH - \$26,750.00

YWCA - \$26,750.00

My Brother's Keeper - \$ 6,718.00

TOTAL HOMELESS PREVENTION - \$67,718.00

TOTAL ESG USES - \$190,218.00

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 4 Action Plan ESG response:

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response:

Priority Non-Housing Community Development Needs

1. Economic Development
 - a. Business development, business attraction, business retention
 - b. Educational, training, and technical assistance programs to increase living wage.
 - c. Support programs to increase economic self-sufficiency of low- and moderate-income population
2. Improve appearance of the City
 - a. Public Improvements
 - b. Demolition (emergency and as part of larger housing planning)

Rationales underlying the City's priorities are as follows:

- *City's population continues to decline
- *Increasing percentage of population is low- and moderate-income
- *Continued disinvestment of automaker - leading to continuing decrease in median income and increase in disparities between City and out-county
- *Increasingly older and dilapidated housing stock
- *City needs to diversify economy
- *City needs to support population efforts to increase living wage
- *City needs to be attractive for potential economic opportunities
- *City needs to assist the very lowest income population

These underlying themes form the basis for the priorities.

In its 5-year Consolidated

Plan, the City's goal is to focus attention on these priorities. While the City recognizes that other activities, projects, and priorities are important, resources are limited. The general consensus of the survey respondents, community participants, steering group members, public hearing speakers, and city staff is that the entitlement grants need to target specific priorities that ultimately positively and demonstrably impact the City.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:

Flint's anti-poverty strategy is based upon providing very-low-income households with the services needed to provide information, tools and resources to help them escape poverty. There are significant barriers in Flint regarding the alleviation of poverty. They include: historically high unemployment; the recent loss of thousands of high-paying jobs in the automotive industry; and the aging housing stock and infrastructure.

The ultimate goal of the City's strategy is to play a vital role in having these households become economically self-sufficient. Approximately one-third of the families in Flint earn less than 30% of the median area income. Thus the need is significant. CDBG, HOME, ESG and other federal and state funding will contribute to alleviating housing, employment and other challenges facing the City's impoverished families. Flint plans to alleviate poverty in the area through the following activities:

- ? Funding local public and non-profit agencies that serve impoverished and at-risk populations with a focus on education and job skill training;
- ? Coordinating activities among low-income service providers so that services are delivered in a coordinated fashion, and that gaps in service do not go unfilled;
- ? Providing opportunities for impoverished households to acquire housing that is safe, decent and affordable; and
- ? Support economic development initiatives that generate livable-wage jobs so that people have a means to become economically self-sufficient.

The federal Job Corps training center was completed and accepted its first students in October, 1997. The Center remains a viable program; the objective of which is to prepare youth for skilled jobs in a supportive, residential setting.

Employment training at Jobs Central, with federal JTPA funding, provides jobs and training services for economically disadvantaged and dislocated workers (adult and youth). The services include on-the-job training, basic remedial education classes, classroom training in various vocational areas and job-seeking skills. Some supportive services are also available.

Various programs in housing and housing services also include literacy, education, child care job skills training, job placement and job referral components, which are intended to reduce the number of households with incomes below the poverty line. The components are part of coordinated programs detailed in the Action Plan for producing and preserving affordable housing as indicated in the proposed projects. The central theme of these programs is to assist very-low-income households to become economically independent participants in the community and will provide further experience for agencies on ways to foster economic independence and inter-agency coordination.

CDBG funds will be provided to several organizations which promote economic independence. The VISTA Drop-In Center provides employment skills. Shelter of Flint assists in job placement. CDBG funds will be provided to Transition House, which provides services, including literacy, job training and job placement.

The Flint Area Enterprise Community operates as the business development arm of the City of Flint and provides loans to small businesses. In addition, the COLT program provides technical assistance, and pre- and post-loan counseling as part of the economic development continuum. Vet Biz Central will provide 25,000.00

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

Supportive services on a continuing basis are generally available in Flint. They include case management, chore assistance, transportation, meals, and home visits in the city. An as yet undefined need exists for supportive services for the severely mentally disabled and developmentally disabled who desire to live in the community and not in foster care facilities. The physically disabled need barrier-free housing and transportation. The city and county continues to work with the Disability Network to better identify the scope of these needs, support the construction and renovation of accessible housing, and provide preferences in Section 8 rent subsidies and certificates of consistency for agencies providing supportive housing.

For the elderly and frail elderly, Meals on Wheels and minor home repair and chore services provided through a VAAA (Valley Area Agency on Aging) grant to GCCAA allows seniors to remain in their homes longer.

People with alcohol or other drug addictions require supportive services in outreach programs, counseling, substance abuse treatment and other medical treatment, and may frequently need structured living environments to overcome addictions. Transition House, Connexion, Odyssey House and I.A.R.C. provide substance abuse referral and treatment services to indigent and homeless people. Transition House and Odyssey House operate residential facilities for the homeless with substance abuse problems. They have received emergency shelter and transitional housing funds from HUD in the past.

Funding for the emergency shelters is expected to remain a combination of Emergency Shelter Grant funds, CDBG funds, HHS, MSHDA Comprehensive Shelter Development funds and local funds. Genesee County and the city of Flint will continue to provide information to the shelters about other sources of funding for which they may qualify. There has been a drop in the amount of state ESG funds allocated to shelters in this area. These shelters will continue to apply to the state for Emergency Shelter Grants.

CDBG and ESG-funded programs will serve clients citywide. Genesee County Community Mental Health utilizes ESG funds to operate a homeless prevention program, for mentally ill clients. Legal Services provides evictions assistance. Two shelters operate in census tract 28. REACH provides shelter for runaway youth and YWCA Safehouse provides shelter for victims of domestic violence.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 4 Action Plan HOPWA response:

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives response:

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Sources:

2008-2009 Allocation \$4246,985

Program Income – City Wide Emergency Home repairs - \$150,000

Total CDBG Sources - 4,396,985.00

USES:

ADMINISTRATION/PLANNING

City of Flint – Administration \$649,189.00

Enterprise Community – ECRC Strategic Management \$200,000.00

TOTAL PLANNING/ADMINISTRATION - \$849,189.00

SECTION 108 LOAN REPAYMENT

Manhattan Place \$281,000.00

OK Industries \$35,000.00

TOTAL 108 REPAYMENT \$316,000.00

ECONOMIC DEVELOPMENT

Vet Biz Central – American Veteran Entrepreneurs - \$20,000.00

St. Luke’s – N.E.W. Life Center \$50,000.00

TOTAL ECONOMIC DEVELOPMENT \$70,000.00

HOUSING

The Disability Network – Ramps & Accessibility \$100,000.00

Flint NIPP - City-wide Emergency Repairs
(includes an estimate of up to \$150,000
in program income \$750,000.00

Flint NIPP – Rental Rehabilitation \$200,000.00

TOTAL HOUSING REHABILITATION \$1,050,000.00

PUBLIC/FACILITY IMPROVEMENTS

City of Flint Development Division – Demo/Boarding \$400,000.00

Jurisdiction

City of Flint Transportation – Street Resurfacing \$300,000.00
City of Flint Sanitation – Neighborhood Cleanups \$100,000.00
City of Flint Transportation – Sidewalk Repair \$ 40,000.00
City of Flint Utilities – Sewer Relining \$100,000.00
City of Flint Utilities – Water Main Replacement \$400,000.00
City of Flint Utilities – Low Income Sewer Line
Replacement For Residents \$100,000.00
City of Flint Utilities – Water Line Replacement \$100,000.00
TOTAL PUBLIC/FACILITY IMPROVEMENTS \$1,540,000.00

PUBLIC SERVICES – ECONOMIC DEVELOPMENT

Flint Area Enterprise Community – C.O.L.T. \$30,000.00
Flint Area Enterprise Community – Tax Awareness \$50,000.00

PUBLIC SERVICES - GENERAL

Metro Housing Partnership – Housing Counseling \$30,000.00
Boys and Girls Club – Youth Recreation \$30,000.00
Child Advocacy Center – Case Tracker \$35,000.00
City of Flint Human Relations – Fair Housing Specialist \$70,000.00
City of Flint Law Dept. – Victim Advocacy \$25,000.00
Flint NIPP – Minor Home Repairs – Seniors \$41,796.00
Genesee Co. Youth Corp. – REACH \$55,000.00
Genesee Co. Youth Corp. – Traverse Place \$50,000.00
Girl Scouts – Urban Outreach \$15,000.00
St. Agnes Church – Food Pantry \$15,000.00
Shelter of Flint – Program Staffing \$55,000.00
YWCA of Greater Flint – Domestic Violence Counseling \$55,000.00
VISTA – Drop In Center \$5,000.00
TOTAL PUBLIC SERVICE \$ 571,796.00

TOTAL CDBG USES \$4,396,985.00

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

SOURCES;

2008-2009 Allocation - \$1,173,131.00
Program Income from Full Code Homeowner Rehab - \$25,000
Total HOME Sources - \$1,198,131.00

PLANNING/ADMINISTRATION

City of Flint – Administration - \$117,307.00
Total Planning/Administration - \$117,307.00

CHDO OPERATING

Flint NIPP \$25,000.00

REHABILITATION

Flint Housing Commission – Rental Rehab - \$410,000.00
Flint NIPP – Full Code Homeowner Rehab (includes
An estimate of up to \$25,000 in program income) - \$225,765.00
Flint NIPP – Purchase/Rehab/Resale - \$250,000.00
GCYC – Traverse Place Rehabilitation - \$ 45,000.00

Jurisdiction

Metro Housing Partnership –Tenant Based
Rental Assistance - \$125,059.00
TOTAL REHABILITATION - \$1,055,824.00
TOTAL HOME USES - \$1,198,131.00