

5-YEAR CONSOLIDATED PLAN 2016 – 2020

&

PY 2016 Annual Action Plan

To be submitted May 13th, 2016 to:
U.S. Department of Housing & Urban Development
Michigan State Office
Office of Community Planning and Development
McNamara Federal Building Floors 16 & 17
477 Michigan Avenue
Detroit MI 48226

Submitted by:

Wayne County
Community Wellness
500 Griswold, 10th Floor
Detroit, MI 48226
www.waynecounty.com/communitydevelopment
07-313-4884

**Community Development Block Grant
(CDBG) Home Investment Partnerships Grant
(HOME) Emergency Solutions Grant (ESG)**



**Warren C. Evans
County Executive**

Dr. Mouhanad Hammami, Director of
Health, Veterans & Community Wellness

Terry Carroll, Community Wellness Administrator



EQUAL OPPORTUNITY PROGRAMS/ACTIVITIES

WAYNE COUNTY BOARD OF COMMISSIONERS

District	Commissioner
1 st	Timothy Killeen
2 nd	Jewel Ware
3 rd	Martha G. Scott
4 th	Ilona Varga
5 th	Irma Clark-Coleman
6 th	Burton Leland
7 th	Alisha Bell
8 th	Diane Webb
9 th	Terry Marecki
10 th	Joe Barone
11 th	Al Haidous
12 th	Glenn S. Anderson
13 th	Gary Woronchak
14 th	Raymond Basham
15 th	Joseph Palamara

WAYNE COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY COUNCIL

Community	Representative	Alternate
Van Buren Township	Sharry A. Budd-Chair	Leon Wright
Wayne	Susan Rowe	Skip Monit
Trenton	Timber Baun-Crooks-Treasurer	Jim Wagner
Flat Rock	James Martin	Dawn Thomas
Brownstown	Vernon Gustaffson (non-voting)	
Garden City	Margo Ciecierski	Pat McKarge
Grosse Pointe Woods	Michael Koester	Arthur Bryant
Grosse Pointe Shores	Robert Barrette	Robert Geselle
Inkster	Timothy Williams	Lorenzo Moner, Jr.
Northville	Sam Ekong	
Riverview	Lynn Blanchette	James Trombley
Southgate	Mayor Joseph Kuspa	James Dallos
Woodhaven	Sharon Bono-Beaton	Chris Paneau

Contents

Executive Summary	5
ES-05 Executive Summary - 91.200(c), 91.220(b)	5
The Process	8
PR-05 Lead & Responsible Agencies - 91.200(b).....	8
PR-10 Consultation - 91.100, 91.200(b), 91.215(l).....	9
PR-15 Citizen Participation - 91.401, 91.105, 91.200(c).....	14
Needs Assessment.....	20
NA-05 Overview	20
NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)	21
NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)	29
NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)	33
NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)	37
NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)	39
NA-35 Public Housing - 91.405, 91.205 (b)	40
NA-40 Homeless Needs Assessment - 91.405, 91.205 (c).....	45
NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)	48
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)	50
Housing Market Analysis.....	53
MA-05 Overview	53
MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)	54
MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)	56
MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a).....	59
MA-25 Public And Assisted Housing - 91.410, 91.210(b).....	62
MA-30 Homeless Facilities and Services - 91.410, 91.210(c)	65
MA-35 Special Needs Facilities and Services - 91.410, 91.210(d).....	68
MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)	70

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)	71
MA-50 Needs and Market Analysis Discussion	77
Strategic Plan	79
SP-05 Overview	79
SP-10 Geographic Priorities - 91.415, 91.215(a)(1)	80
SP-25 Priority Needs - 91.415, 91.215(a)(2)	82
SP-30 Influence of Market Conditions - 91.415, 91.215(b)	92
SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)	108
SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)	109
SP-60 Homelessness Strategy - 91.415, 91.215(d)	110
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)	112
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)	113
SP-80 Monitoring - 91.230	115
Onsite CDBG Monitoring Plan	115
Desk Monitoring	116
Construction/Acquisition Project Progress	116
Expected Resources	117
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)	117
Annual Goals and Objectives	122
AP-35 Projects - 91.420, 91.220(d)	128
AP-38 Project Summary	129
AP-50 Geographic Distribution - 91.420, 91.220(f)	130
Affordable Housing	131
AP-55 Affordable Housing - 91.420, 91.220(g)	131
AP-60 Public Housing - 91.420, 91.220(h)	132
AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)	133
AP-75 Barriers to affordable housing - 91.420, 91.220(j)	135

Summary of Impediments to Fair Housing Choice 135
 AP-85 Other Actions - 91.420, 91.220(k) 136
Program Specific Requirements 138

APPENDIX

MAPS

AFFIDAVIT OF PUBLICATION

PUBLIC NOTICE

WAYNE COUNTY RESALE/RECAPTURE POLICY

CDBG 2016 ALLOCATION SHEET

WAYNE COUNTY CITIZEN PARTICIPATION PLAN

HUD CERTIFICATIONS

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Five Year Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD). The Five Year Consolidated Plan ensures jurisdictions who receive federal funding through the Community Development Block Grant (CDBG) program, HOME Investment Partnership (HOME) program and Emergency Solutions Grant (ESG) program, are properly planning for the use of these funds.

The Five Year Consolidated Plan will help guide Wayne County to make decisions about the use of HUD funding for housing projects, public facility infrastructure projects, social services and other community development needs. In addition, the Five Year Consolidated Plan will identify programmatic goals and activities in which Wayne County will undertake over the next five (5) years.

The Five Year Consolidated Plan will also identify housing goals for the Wayne County Consortium, which include the following entitlement communities: City of Dearborn, City of Lincoln Park, City of Livonia and the City of Taylor.

This Five Year Consolidated Plan not only presents to address the priority needs that have been identified by Wayne County, but also to address statutory goals established by Federal law.

2. Summary of the objectives and outcomes identified in the Plan

Between 2016 and 2020, Wayne County and its participating jurisdictions propose to address the following National Objectives: undertake activities that benefit low-to moderate- income persons, undertake activities that prevent or eliminate slum and/or blight and undertake urgent need activities that meet HUDs definition of urgent need.

3. Evaluation of past performance

Between 2011 – 2015, Wayne County has seen significant progress in providing housing and community development initiatives. Wayne County is currently in compliance with HUD regulations and continues to deliver housing and community development services in a timely and efficient manner.

In an effort to streamline services and efficiency, in 2015 Wayne County reorganized the Community Development Department and is now called Community Wellness under the Health, Veterans & Community Wellness Department.

According to an internal progress report for year ending 2014, Wayne County achieved the following successes:

- Approximately 28 residents assisted through Wayne County's Tenant Based Rental Assistance Program
- Approximately 51 residents assisted through Wayne County's First Time Homebuyer-Down Payment Assistance Program
- Approximately 30 residents assisted through the Wayne County HOME Consortia Program
- Approximately 102,060 individuals assisted through the Wayne County CDBG Program
- Approximately 108 adults and 199 children were assisted through the Wayne County ESG Program

4. Summary of citizen participation process and consultation process

The Wayne County Five Year Consolidated Plan was developed over an extended period of time, which began in May of 2015. During the consultation process, Wayne County collaborated with various service providers, worked with various departments within Wayne County and held focus group/workshops to obtain stakeholder comments.

Listed below is a series of initiatives that took place during the consultation process:

- Wayne County prepared and distributed surveys via Survey Monkey to residents and groups whose mission is to serve children, elderly persons, persons with disabilities and agencies servicing the homeless population.
- Three (3) focus groups were scheduled with a fourth added to solicit feedback.
- Individual (approximately 10) interviews were conducted with key stakeholders
- One (1) meeting/interview was held with leadership of approximately ten (10) agencies including Wayne Metropolitan Community Action Agency, who is the lead agency of the Out- Wayne County Continuum of Care (CoC).

5. Summary of public comments

No public comments were received during the development of the Consolidated Plan.

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

All comments addressed by strategic plan.

7. Summary

The overall priority for the CDBG Program, HOME Program and ESG Program is to improve the standard of living for low – to moderate – income residents and individuals with special needs so they can achieve a suitable living environment. Wayne County is committed to funding activities that will help maximize efforts for four (4) basic priorities; improve environmental wellness, improve financial wellness, improve occupational wellness and improve physical wellness for the most disadvantaged residents. These priorities will be broken down by eligible CDBG activities that include, but are not limited to the following activities: public and social services for low – to moderate – income persons and persons presumed to be low – to moderate – income; public infrastructure improvement projects in eligible areas, economic development activities, rehabilitation activities, clearance and demolition of eligible sites, code enforcement in eligible areas, historic preservation in eligible areas and other eligible CDBG activities. In addition, HOME and ESG funds will be based on the four (4) areas of wellness.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WAYNE COUNTY	
CDBG Administrator	WAYNE COUNTY	
HOME Administrator	WAYNE COUNTY	
ESG Administrator	WAYNE COUNTY	

Table 1 – Responsible Agencies

Narrative

Wayne County is the responsible entity for the CDBG Program, HOME Program and ESG Program. In addition, Wayne County is the lead-entity for the Wayne County HOME Consortium, which is comprised of the following entitlement Participating Jurisdiction (PJ) members: City of Dearborn, City of Lincoln Park, City of Livonia, and the City of Taylor.

During the consultation process, it was determined that each PJ would be responsible for conducting a needs assessment and market analysis for their own community. Wayne County, being the lead-agency, is responsible for submitting the Five Year Consolidated Plan (2016-2020) on behalf of Wayne County and each PJ.

Consolidated Plan Public Contact Information

Mr. Terry Carroll, Administrator

Community Wellness Program

TCarroll@waynecounty.com

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the Consolidated Planning efforts, federal regulations (24 CFR 91.200(b), 91.215(i)) include the requirements that a jurisdiction must consult with community service providers, stakeholders and other entities with a potential interest with the jurisdictions housing and non-housing community development needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Between May of 2015 and leading up to the Consolidated Plan submittal in May of 2016, Wayne County has consulted with stakeholders, Public Housing Authorities, residents of Wayne County and Wayne County Commissioners. Wayne County consulted with the following agencies/entities in preparation of the Five Year Consolidated Plan:

Health Services: Wayne County Department of Health, Veterans and Community Wellness; the consultation included CDBG and ESG funds to address the needs for Veterans, persons with HIV/AIDS and households with lead based paint.

Homeless Services: Wayne Metropolitan Community Action Agency (WMCAA) and the Out-Wayne County (CoC) and its participating members to address the needs of homeless persons and persons at-risk of being homeless, specifically for CDBG funds and ESG funds.

Planning: Southeast Michigan Council of Governments (SEMCOG) to address public infrastructure needs, transportation and economic development initiatives and needs.

Affordable Housing Services: Wayne County solicited input for public housing needs to approximately 17 Public Housing Authorities (PHAs).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Wayne County has been a member of the Out-Wayne County CoC since 2011. Significant aspects of the Five Year Consolidated Plan efforts include meeting with Wayne Metropolitan Community Action Agency, which is the lead agency for the Out-Wayne CoC, its stakeholders and service providers who work with the CoC.

The Out-Wayne County CoC hosts monthly meetings to discuss progress and identify housing and non-housing community development needs. In addition, the CoC is responsible for facilitating the bi-annual Point in Time (PIT) count.

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

Wayne County meets with the Out-Wayne County CoC monthly to identify needs and progress. Wayne County is responsible for administering the ESG program and works closely with service-providers who participate in the Out-Wayne County CoC. Wayne County allocates ESG funding to the Wayne County Family Center, which is currently the only family shelter in Wayne County. The Wayne County Family Center is operated by Lutheran Social Services of Michigan who is a partner of the Out-Wayne County CoC. Wayne County works closely with the Out-Wayne County CoC to help determine how ESG funds should be allocated on a yearly basis. In addition, the Out-Wayne County CoC recommends allocating ESG funds to the Wayne County Family Center every year.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WAYNE METROPOLITAN COMMUNITY ACTION AGENCY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with the Out-Wayne County CoC during the Consolidated Planning development process to understand the needs of the homeless population, persons at risk for being homeless, Veterans and children.
2	Agency/Group/Organization	SEMCOG - Southeast Michigan Council of Governments
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Informal consultation occurred between Wayne County and SEMCOG during the consultation process to understand public transportation needs, economic development needs, mapping and community development initiatives throughout Wayne County.
3	Agency/Group/Organization	Wayne County Community College
	Agency/Group/Organization Type	Regional organization Higher Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wayne County held one (1) of three (3) focus groups at the Wayne County Community College District to solicit input and feedback from residents and stakeholders regarding the Five Year Consolidated Plan.
4	Agency/Group/Organization	SERVICES FOR OLDER CITIZENS (SOC)
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wayne County held one (1) of three (3) focus groups at Services for Older Citizens (SOC) to solicit input and feedback from residents and stakeholders regarding the Five Year Consolidated Plan.
5	Agency/Group/Organization	Arab American National Museum
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wayne County held one (1) of three (3) focus groups at the Arab American National Museum to solicit input and feedback from residents and stakeholders regarding the Five Year Consolidated Plan.
6	Agency/Group/Organization	Livonia Housing Commission
	Agency/Group/Organization Type	Housing PHA Services - Housing

What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Wayne County consulted with Public Housing Authorities located within Wayne County. The Livonia Housing Commission responded to consultation request and advised Wayne County of the current condition of public housing units, capital improvement needs and information regarding its residents.

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Wayne Metropolitan Community Action Agency	The 10 Year Plan to end Homelessness for the Out-Wayne County CoC was considered when developing the 5-Year Consolidated Plan and the 1-Year Annual Action Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Wayne County works collaboratively with various organizations, including the HOME Consortium PJs and the HUD Detroit Field Office in Detroit, MI. In addition, Wayne County works with various entitlement communities that are located through Wayne County to help share best practice models.

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

The Community Wellness division, under the Health, Veterans and Community Wellness Department started the consultation process with stakeholders and residents in May of 2015. The consultation process included focus groups, online surveys, surveys to homeless service providers, consultation between the County and Public Housing Authorities in Wayne County and SEMCOG.

Comments and concerns raised during the citizen participation process were taken into consideration while developing the Consolidated Plan's goals, objectives and strategies. The Consolidated Plan is a collaborative effort that involves interviews with stakeholders and residents. In addition, Wayne County developed a series of surveys that were sent out to service providers and residents. Priority needs that were identified through interviews, surveys and focus workshops were all taken into consideration. In addition, priority needs were also identified based on available housing data and past program performance.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Homeless Service Providers	May 15, 2015. Four (4) responses	Suitable Housing, Employment Assistance & Training, Transportation Services, Child Care, Additional Shelter Beds, Access to Mental Health Care, Homelessness among American Indians, Alaska Natives and Native Hawaiians.	All comments addressed by strategic plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Survey	Non-targeted/broad community Stakeholders and Residents	August, 2015 through December, 2015. Total of 43 responses.	Roads, Infrastructure, Recreational Activities, Educational Activities, Child Care Services, Transportation Services, Crime Prevention Programs, Health Services and Clinics, Mental Health Services, Legal Services, Financial Education, Counseling Services, Cultural Services, Language Barrier/Literacy Programs, Senior Services, Handicapped Services, Substance Abuse Services, Fair Housing Services	All comments addressed by strategic plan.	http://www.surveymonkey.com/r/5BZNYMD

Consolidated Plan

WAYNE COUNTY

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Survey	Non-targeted/broad community	October 14, 2015, Wayne County Community College District	Blight Removal, Housing Rehabilitation, Housing assistance, Chore Services, Senior Citizen Infrastructure, Early Childhood Facilities and Programming, Business Creation/Job Creation, Community Center Facilities, Drug Rehabilitation Programming, Food Support and Distribution, Homeless Prevention and Transitional and Permanent Supportive	All comments addressed by strategic plan.	17

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Survey	Non-targeted/broad community	October 21, 2015, Services for Older Citizens (SOC)	All comments addressed by strategic plan.	Blight Removal, Housing Rehabilitation, Housing assistance, Chore Services, Senior Citizen Infrastructure, Early Childhood Facilities and Programming, Business Creation/Job Creation, Community Center Facilities, Drug Rehabilitation Programming, Food Support and Distribution, Homeless Prevention and Transitional and Permanent Supportive Housing	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Survey	Non-English Speaking - Specify other language: Arabic	No comments were received.	No comments were received.	N/A	
6	Survey	Public Housing Authorities	June 30th, 2015	Three (3) Public Housing Authorities responded.	All comments addressed by strategic plan	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Housing Needs Assessment was determined by analyzing housing problems by income, cost burden, tenure and households that were identified with having special needs. The Five Year Consolidated Plan uses the Comprehensive Housing Affordability Strategy (CHAS) data, which has been developed by the U.S. Census Bureau. The data presented is based on 2007-2011 American Community Survey (ACS) and analyzes households with one or more housing problems (lacking kitchen or plumbing facilities), those experiencing cost burden issues (paying more than 30 percent of household income for housing) and extreme cost burden (spending over 50 percent of household income for housing costs).

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to the data supplied by HUD, Wayne County experienced a decrease in population (approximately 10,874 persons, or 1 percent of the population) between 2000 and 2011. During the same time period, Wayne County experienced a decrease in households by approximately 14,555 households, or 4 percent.

Wayne County (also known as Out-Wayne County and excludes Detroit and other HUD Entitlement Communities) area holds approximately 333,253 households. Of that, approximately 40,735 households (12.22 percent) have a HUD Adjusted Median Family Income (HAMFI) of 0-30 percent. Approximately 37,160 households (11.15 percent) have a HAMFI of 30 – 50 percent; approximately 53,399 households (16.02 percent) have a HAMFI of 50 – 80 percent and approximately 34,239 households (10.27 percent) have a HAMFI of 80 – 100 percent.

Approximately 83,817 households that are between 0-80 percent AMI are cost burdened, while approximately 47,680 households (renters and homeowners) that are between 0-80 percent AMI are extremely cost burdened and are at risk for being experiencing homelessness.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	895,382	884,508	-1%
Households	347,808	333,235	-4%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	40,735	37,160	53,399	34,239	167,720
Small Family Households *	13,885	11,340	17,984	13,550	90,774
Large Family Households *	3,908	3,230	5,205	2,870	14,994
Household contains at least one person 62-74 years of age	6,256	6,580	10,795	7,784	28,728
Household contains at least one-person age 75 or older	5,592	9,719	11,488	4,811	12,893
Households with one or more children 6 years old or younger *	8,636	5,732	7,958	4,759	11,522

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	510	310	175	250	1,245	231	148	214	129	722
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	385	175	145	99	804	129	100	105	45	379
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	842	379	493	108	1,822	393	452	757	266	1,868
Housing cost burden greater than 50% of income (and none of the above problems)	14,534	4,880	1,023	160	20,597	10,985	8,155	5,969	1,974	27,083
Housing cost burden greater than 30% of income (and none of the above problems)	2,170	6,340	6,819	824	16,153	2,484	6,150	10,474	7,289	26,397

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,970	0	0	0	1,970	1,579	0	0	0	1,579

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	16,284	5,720	1,834	624	24,462	11,760	8,840	7,034	2,419	30,053
Having none of four housing problems	5,575	9,624	15,080	7,665	37,944	3,584	13,010	29,424	23,539	69,557
Household has negative income, but none of the other housing problems	1,970	0	0	0	1,970	1,579	0	0	0	1,579

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,698	4,485	3,300	15,483	3,938	4,243	7,183	15,364
Large Related	1,947	1,129	622	3,698	1,472	1,410	2,038	4,920
Elderly	3,080	2,642	1,884	7,606	5,310	6,617	4,581	16,508
Other	5,398	3,566	2,264	11,228	3,393	2,418	3,199	9,010
Total need by income	18,123	11,822	8,070	38,015	14,113	14,688	17,001	45,802

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,030	1,830	335	9,195	3,449	3,134	2,880	9,463
Large Related	1,788	579	28	2,395	1,323	930	439	2,692
Elderly	2,227	1,226	535	3,988	3,820	2,522	1,707	8,049
Other	4,789	1,486	209	6,484	2,955	1,754	1,149	5,858
Total need by income	15,834	5,121	1,107	22,062	11,547	8,340	6,175	26,062

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,012	534	498	167	2,211	376	461	787	179	1,803
Multiple, unrelated family households	195	45	138	29	407	140	100	67	133	440

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	30	0	0	10	40	4	0	0	0	4
Total need by income	1,237	579	636	206	2,658	520	561	854	312	2,247

Table 11 – Crowding Information - 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

According to HUD, overcrowding is defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls or half-rooms. As shown in the table above, overcrowding is most prevalent in single family households. Approximately 2,211 single family renters and 1,803 owner occupied single family households experience overcrowding. When accounting for income, extremely low income (0 percent and 30 percent AMI) renter single family households experience the highest number of crowding with 1,012 households. Among renters, issues with crowding decrease as income increases. Among owner occupied households, the households with incomes between 50 percent and 80 percent AMI have the largest number of households with crowding issues, with approximately 787 households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Currently, there is no HUD data available that illustrates the number and type of families that are in need of housing assistance who are either a) disabled or b) victims of domestic violence, dating violence, sexual assault or stalking. However, through consultation with First Step, a Domestic Violence Shelter located in the City of Wayne, it was determined that approximately 7,000 families in Wayne County are in need of housing assistance that experience domestic violence, dating violence, sexual assault and

stalking. According to First Step, First Step provides services to approximately 7,000 victims of domestic violence, dating violence, sexual assault and stalking every year.

Additionally, First Step reported that Wayne County is the most crime ridden county in Michigan. In 2013, there were 93,572 Domestic/Intimate Partner violence victims in the State. Of that, 26,521 (approximately 28 percent) were in Wayne County. Of those offenses classified as “domestic violence” there were 12,391 non-aggravated assault; 4,158 aggravated/felonious assault; 634 sex offenses, and 29 murder/non-negligent manslaughter took place. Of the 26,521 victims, approximately 20,084 (76 percent) were female.

What are the most common housing problems?

According to the data provided in the 2007-2011 CHAS data set, the most common housing problems are: substandard housing, overcrowding and cost burden at 30 percent and 50 percent of income.

Overall, approximately 83,817 households between 0 percent and 80 percent AMI experience a cost burden of 30 percent of income. Of that total, approximately 45.35 percent are renters and approximately 54.65 percent are homeowners.

Approximately 47,680 households between 0 percent and 80 percent AMI experience an extreme cost burden of 50 percent of income or more. Of that total, approximately 43.20 percent are renters and approximately 56.80 percent are homeowners.

Are any populations/household types more affected than others by these problems?

Based on the data provided in this section, data indicates that approximately 3,549 persons are at risk of being homeless due to lack of income.

Small related households, which is defined as a family with two to four members, reported having the largest percentage of homeowners that are cost burden and extremely cost burden, which indicates that these households may experience foreclosure or are at risk of being homeless compared to other populations reported.

Elderly households are also more at risk for being homeless. Approximately 19.30 percent of all renters who are cost burden and extremely cost burden are elderly households. Approximately 34.17 percent of all homebuyers who are cost burden and extremely cost burden are elderly households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low income individuals and families with children who have a cost burden at 30 percent and an extreme cost burden at 50 percent are at imminent risk of becoming homeless. Extremely low income (0 percent to 30 percent AMI) and low income individuals (30 percent to 50 percent AMI), including single family households and elderly persons are also at greater risk for being homeless.

Former homeless families and individuals who currently receive rapid-rehousing work closely with the Out-Wayne County CoC to ensure that wrap around services (employment, counseling, transportation services) are being met - however, this is contingent on funding and is not guaranteed.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Wayne County defines at-risk groups as individuals or households containing persons with disabilities, low and very-low income households, and victims of domestic violence or other forms of abuse or neglect also experiencing common household problems such as a cost-burdened of 30 percent or more of income or 50 percent or more of income or an individual or family who lives in an apartment or home where there is overcrowding.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Cost burden and extremely cost burden households have been linked with instability and have an increased risk of homelessness. In addition, youth aging out of the foster care system are linked with an increased risk of homelessness. The under employed, persons with poor physical health with a lack of medical resources, persons with a low level of educational attainment, and persons who engage in recreational drug use are at a higher risk of experiencing homelessness.

Discussion

Based on the data provided above, it can be concluded that household problems such as a lack of complete facilities, overcrowding, and cost burden (paying 30 percent of income on housing) and extremely cost burden (paying 50 percent of income on housing) have an effect on households. Approximately 131,497 households are either cost burden or extremely cost burden in Wayne County. Small related households and elderly persons are more likely to be cost burden in Wayne County. Additionally, it can be concluded that homeowners are more likely to be cost burden in Wayne County than renters.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The tables in this section of the 5-Year Consolidated Plan describe the need of any racial or ethnic groups that has disproportionately greater need in comparison to the needs of that category of need as a whole. Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole. There is little data that provides a breakdown of housing problems by race and ethnicity.

Listed below is a series of tables that illustrate the disproportions of Housing Problems within Wayne County and persons who experience this between 0-30 percent AMI, 30 – 50 percent AMI and 50 – 80 percent AMI.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,685	4,490	3,570
White	21,975	2,820	2,439
Black / African American	8,194	1,370	934
Asian	418	132	48
American Indian, Alaska Native	57	0	0
Pacific Islander	0	0	0
Hispanic	1,289	105	94

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,045	10,105	0
White	20,535	7,970	0
Black / African American	4,604	1,405	0
Asian	463	199	0
American Indian, Alaska Native	116	53	0
Pacific Islander	0	0	0
Hispanic	825	360	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,164	27,215	0
White	20,734	22,295	0
Black / African American	3,760	3,150	0
Asian	328	408	0
American Indian, Alaska Native	109	94	0
Pacific Islander	0	0	0
Hispanic	950	990	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,164	23,050	0
White	9,219	18,950	0
Black / African American	1,050	3,014	0
Asian	150	244	0
American Indian, Alaska Native	24	45	0
Pacific Islander	0	0	0
Hispanic	625	597	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

According to the 2007-2011 CHAS data, approximately 97,058 households, or 29.53 percent of households reported experiencing one or more of four housing problems that were between 0-80 percent AMI.

Listed below is a breakdown of racial and ethnic groups between 0-30 percent AMI; 30-50 percent AMI; 50-80 percent AMI and 80-100 percent AMI that have disproportional housing problems compared to the jurisdiction as a whole.

According to the data reported, approximately 80.22 percent (32,685 households) of the jurisdiction as a whole reported having housing problems between 0 percent and 30 percent AMI. It is important to note, that although the number of groups with disproportionate need is very limited, the 0 percent to 30 percent AMI income group as a whole needs better access to safe, decent and affordable housing.

Of the households in the 0 percent to 30 percent AMI range, most racial and ethnic groups remained within 16 percentage points of each other. However, the American Indian/Alaska Native household population reported having a 100 percent rate of housing problems.

Approximately 72.80 percent (27,045 households) of the jurisdiction as a whole reported having housing problems between 30 percent and 50 percent AMI. Of the households in the 30 percent to 50 percent AMI range, all racial and ethnic groups were within 4 percentage points of each other compared to the jurisdiction as a whole.

Approximately 49.02 percent (26,164 households) of the jurisdiction as a whole reported having housing problems between 50 percent and 80 percent AMI. Of the households in the 50 percent to 80 percent AMI range, all racial and ethnic groups reported were within 6 percentage points of each other compared to the jurisdiction as a whole.

Lastly, approximately 32.63 percent (11,164 households) of the jurisdiction as a whole reported having housing problems between 80 percent and 100 percent AMI. Of the households in the 80 percent to 100 percent AMI range, approximately 51.15 percent of the Hispanic population reported having one or more of the four housing problems identified. All other racial and ethnic groups remained within 5.5 percentage points of each other compared to the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Wayne County examined the data supplied by HUD to determine if any racial or ethnic group has a disproportionately greater need in comparison to the needs of the jurisdiction as a whole. If any racial or ethnic group have ten (10) percentage points higher in any category than the jurisdiction as a whole, a disproportionately greater need exists.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,040	9,145	3,570
White	18,990	5,800	2,439
Black / African American	6,959	2,599	934
Asian	353	203	48
American Indian, Alaska Native	49	8	0
Pacific Islander	0	0	0
Hispanic	989	395	94

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,545	22,610	0
White	11,120	17,385	0
Black / African American	2,354	3,654	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	268	399	0
American Indian, Alaska Native	86	83	0
Pacific Islander	0	0	0
Hispanic	450	713	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,889	44,494	0
White	7,059	35,975	0
Black / African American	1,160	5,745	0
Asian	170	570	0
American Indian, Alaska Native	14	184	0
Pacific Islander	0	0	0
Hispanic	370	1,565	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,040	31,199	0
White	2,390	25,779	0
Black / African American	360	3,690	0
Asian	74	319	0
American Indian, Alaska Native	4	65	0
Pacific Islander	0	0	0
Hispanic	135	1,087	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

According to the 2007-2011 CHAS data, approximately 54,514 households, or 32.93 percent of households reported experiencing severe housing problems that were between 0-80 percent AMI.

Listed below is a breakdown of racial and ethnic groups between 0-30 percent AMI; 30-50 percent AMI; 50-80 percent AMI and 80-100 percent AMI that have disproportional housing problems compared to the jurisdiction as a whole.

According to the data reported, approximately 68.80 percent (28,040 households) of the jurisdiction as a whole reported having housing problems between 0 percent and 30 percent AMI. Of the households in the 0 percent to 30 percent AMI range, approximately 85.96 percent (49 households) of the American Indian and Alaska Native household population reported having one or more of the four housing problems identified. All other racial and ethnic groups remained within 11 percentage points of each other compared to the jurisdiction as a whole.

Approximately 39.15 percent (14,545 households) of the jurisdiction as a whole reported having housing problems between 30 percent and 50 percent AMI. Of the households in the 30 percent to 50 percent AMI range, approximately 50.89 percent (86 households) of the American Indian and Alaska Native household population reported having one or more of the four housing problems identified. All racial and ethnic groups were within less than 2 percentage points of each other compared to the jurisdiction as a whole.

Approximately 16.65 percent (8,889 households) of the jurisdiction as a whole reported having housing problems between 50 percent and 80 percent AMI. Of the households in the 50 percent to 80 percent AMI range, all racial and ethnic groups reported were within 6 percentage points of each other compared to the jurisdiction as a whole, with the exception of the American Indian and Alaska Native household population. Approximately 7.07 percent (14 households) of the American Indian and Alaska Native household population reported having one or more of the four housing problems identified.

Lastly, approximately 8.88 percent (3,040 households) of the jurisdiction as a whole reported having housing problems between 80 percent and 100 percent AMI. Approximately 18.83 percent (74 households) of the Asian household population reported having one or more of the four housing problems identified. All other racial and ethnic groups remained within 6 percentage points of each other compared to the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the need of any racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than income levels as a whole. A household is considered cost burdened when it spends 30 percent or more of its income on housing. Severely cost burden households spend 50 percent or more of its income on housing.

Households that are cost burdened, especially households between 0 and 80 percent of AMI are less capable of paying rent or mortgage and more likely to struggle to pay for other basic needs, such as health care coverage, child care, meals, transportation and other basic needs. Additionally, households that are cost burdened are more likely to have higher subprime loans, which result in higher interest rates.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	67,325	44,042	50,388	3,710
White	183,469	47,714	38,319	2,543
Black / African American	19,622	8,482	9,975	963
Asian	4,548	1,012	746	48
American Indian, Alaska Native	740	190	139	4
Pacific Islander	35	15	0	0
Hispanic	6,822	2,278	1,688	99

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

According to the 2007-2011 CHAS data set, approximately 40.69 percent (67,325 households) do not presently experience cost burden, while 26.62 percent (44,042 households) experience cost burden, 30.45 percent (50,388 households) experience severe cost burden and 2.24 (3,710 households) have no/negative income.

Of all households within Wayne County, 26.62 percent (44,042 households) are cost burdened (30 percent to 50 percent of income). There is no racial or ethnic group experiencing a cost burden in a disproportionate percentage to the income level as a whole.

Of all households within Wayne County, 30.45 percent (50,388 households) experience a severe cost burden (50 percent or greater on income). There is no racial or ethnic group experiencing a cost burden in a disproportionate percentage to the income level as a whole.

Of all households within Wayne County, 2.24 percent (3,710 households) have no/negative income. There is no racial or ethnic group experiencing a cost burden in a disproportionate percentage to the income level as a whole.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As discussed in Needs Assessment portion of the Consolidated Plan, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to the income level as a whole. These include the American Indian and Alaska Native, Asian, and Hispanic groups.

If they have needs not identified above, what are those needs?

The following needs have been identified through citizen participation and an in-depth analysis of the needs assessment:

- Homeownership Programs (e.g. rent-to-own programs, first-time down-payment assistance programs and foreclosure prevention programs)
- Self-sufficiency and case management for the at-risk population and other populations (renters, homeless population, elderly, first-time homeowners)
- Housing Rehabilitation Program (e.g. energy efficiency, ADA accessibility, emergency home repair and chore services, weatherization)
- Neighborhood Improvement activities (e.g. demolition and clearance activities, code enforcement, debris removal)
- Affordable Rental Homes
- Affordable Homes for Purchase
- Historic Preservation
- Senior Housing

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The following areas have disproportionately greater housing needs in comparison to the County as a whole:

- City of Ecorse
- City of Melvindale
- City of Highland Park
- City of Hamtramck
- City of Inkster

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Consolidated Plan must provide a summary of needs identified by public housing residents. Information is collected through consultation with Public Housing Agencies within Wayne County boundaries. The Public Housing portion of the Consolidated Plan highlights the following information:

- Totals in Use
- Characteristics of Residents
- Race of Residents
- Ethnicity of Residents

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	35	2,449	4,875	0	4,593	0	64	218

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	85	0	0	0	0	0
# of Elderly Program Participants (>62)	0	12	867	557	0	493	0	4
# of Disabled Families	0	12	518	1,323	0	1,146	0	19
# of Families requesting accessibility features	0	35	2,449	4,875	0	4,593	0	64
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	25	1,121	1,019	0	907	0	12	100
Black/African American	0	10	1,297	3,808	0	3,642	0	50	116

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	16	14	0	14	0	0	0
American Indian/Alaska Native	0	0	15	26	0	23	0	2	1
Pacific Islander	0	0	0	8	0	7	0	0	1
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	35	43	0	43	0	0	0
Not Hispanic	0	35	2,414	4,832	0	4,550	0	64	218

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The number of disabled families who are currently receiving assistance totals approximately 1,323 families. Additionally, the number of families who are requesting accessibility features is approximately 4,875 families for homeownership subsidized mortgage vouchers and approximately 4,593 tenant-based vouchers. This data suggests that there is a large demand for accessible units. In addition to this, approximately 557 families are elderly, which indicates that there may be a demand in accessible units in the near future.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Table above, labeled **Totals in Use**, illustrates the number of vouchers and units by public housing program type. According to the PIH Information Center, a HUD online database system, there are approximately 2,449 public housing units and 9,468 vouchers for Wayne County. The data in the table below illustrates the number in use at the time of the collection. According to the data, homeownership vouchers with subsidized mortgages (4,875 vouchers) and tenant-based vouchers (4,593) are the two type of vouchers used in Wayne County. There are approximately 64 vouchers in use for the Family Unification Program and approximately 218 vouchers in use for the disabled population.

The table above, labeled **Characteristics of Residents**, illustrates the characteristics of public housing residents by public housing program type. Approximately 85 families in Public Housing were homeless at the time of admission. The total number of elderly (62 years or older) residents receiving voucher assistance is 557 families. The number of disabled families receiving assistance totals 1,323; while approximately 4,875 families requested accessibility features. This data reveals a high number of disabled families that are in need of housing assistance/vouchers and housing accessibility.

Additionally, in another Table above, labeled **Race of Residents**, displays the racial composition for each public housing program. Based on the data provided and according to the PIH Information Center, approximately 3,808 Black or African American residents utilize homeownership subsidized mortgage vouchers and approximately 1,019 White residents utilize homeownership subsidized mortgage vouchers. Additionally, a higher number of Black or African Americans use Disabled Special Purpose Vouchers. This data suggests that there may be a greater demand for public housing for Black or African American residents.

The table above, labeled **Ethnicity of Residents**, displays the ethnic composition of residents for each public housing program. Based on the data provided and according to the PIH Information Center, approximately 4,832 "Not Hispanic" families utilize the vouchers that are currently in use.

How do these needs compare to the housing needs of the population at large

In Wayne County, a family's income, race and disability status are strong indicators for needing public housing assistance. For Wayne County families, many public housing residents are elderly, disabled or are in need of accessible units. Typically, these persons and families are cost burdened and have limited choices due to their level of income. Employment at a living wage is one of the greatest determining factors for housing affordability in Wayne County.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The Out-Wayne County CoC's mission statement is the following: "The Out-Wayne County Homeless Service Coalition ("The Coalition") serves as the area's Continuum of Care Body and has been working collaboratively for 20 years to provide seamless services to individuals and families who are homeless or at-risk of homelessness. Out-Wayne practices a "no-wrong door" approach to service delivery. Wayne Metropolitan Community Action Agency serves as the Housing Assessment and Resource Agency (HARA) and provides a prompt, appropriate and consistent response to those experiencing a housing crisis. All Out-Wayne County residents must have access to stable living environment and supportive services that promote and encourage housing choice and stability." Additionally, it is the coalition's goal to prevent, reduce and end homelessness.

Wayne County has been an active partner with the Coalition since 2011. The Out-Wayne County CoC hosts monthly meetings where stakeholders and residents are encouraged to participate. These monthly meetings discuss progress made, identify housing, homeless and non-homeless special needs.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the Out-Wayne County CoC, approximately 404 households with children are in need of housing. Additionally, the 2015 Point in Time survey revealed that approximately 182 persons belonged to a household with at least one adult and one child. Of that population, 78 persons were in Emergency Shelter while approximately 104 persons were in Transitional Housing.

The Wayne County Family Center, located in the City of Westland, is the only shelter in Wayne County that provides emergency shelter for families.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the Out-Wayne Homeless Statistics that were released in 2015, between the period of January 01, 2014 and December 31, 2014, approximately 866 persons (41.16 percent) that were homeless identified themselves as White; approximately 1173 persons (55.75 percent) of homeless persons identified themselves as Black or African American; approximately 18 persons (.86 percent) of homeless persons identified themselves as American Indian or Alaska Native. Additionally, approximately 10 persons (.48 percent) of homeless persons identified themselves as Asian and approximately 2 persons (.10 percent) of the homeless population identified themselves as "Other Multi-Racial".

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2015 Point in Time Count, approximately 55 households were homeless on the night of the count. Additionally, approximately 182 persons, including children identified themselves as being homeless. Of that, 113 persons were under the age of 18, while 14 persons were between 18 and 24 years of age. Approximately 55 persons were over the age of 24. This data reveals a large population of persons under the age of 18 is experiencing homelessness.

Additionally, approximately 138 persons in households without children reported being homeless during the Point-in-Time Count, with 11 households not having any shelter, 38 households in Emergency shelter, 78 households in Transitional Housing and 11 households in Safe Haven Shelter.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low – to moderate – income and in need of services or facilities. This category covers the elderly, the frail elderly, developmentally and physical disabled persons, children and victims of domestic violence, the aging out of foster-care population and individuals with alcohol and drug addictions.

Wayne County supports a number of housing and supportive services, including but not limited to the following providers:

- Downriver Community Conference
- The Guidance Center
- Southeast Michigan Council of Governments
- Services for Older Citizens (SOC)
- First Step
- Wayne Metropolitan Community Action Agency
- Fair Housing Center of Metropolitan Detroit

Describe the characteristics of special needs populations in your community:

Special need groups with housing needs within Wayne County include the elderly and frail elderly and physically disabled population who has a cost burden of 30 percent or greater. The elderly and frail elderly are at a greater risk of needing home maintenance services (snow removal, grass cutting and other chore services) and minor home repair projects (such as ADA ramp installations, roof repair and emergency services such as furnace replacement and hot water tank replacements). Lack of access to transportation services is also an issue among the elderly, frail elderly and disabled population, which limits their ability to gain access to medical and supportive services.

Other programs that service the elderly and frail elderly include: Meals on Wheels, Senior Transportation Services, Minor Home Repair and Chore Services, Neighborhood Community Centers, and Local Senior Centers.

Additionally, there is a large number of children who are aging out of foster care. According to the State of Michigan, during 2014, approximately 17,234 children received payments from the State of Michigan, which resulted in approximately \$31,520,565.55 in payments. It should be noted that this is for Wayne County as a whole and does include the City of Detroit. Unfortunately, many of these children will experience homelessness once they age out of foster care.

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

Each of the identified special needs population have specific needs and requires different supportive services. Citizen participation efforts determined that the following services were needed for special need services:

- ADA Accessibility
- Domestic Violence Centers
- Substance Abuse Centers
- Homeless Shelters
- HIV/AIDS Centers and Services
- Services for Neglected/Abused Children
- Food Pantries
- Veterans Assistance

In addition, supportive services for the elderly and frail elderly include ADA accessibility, public services that assist with transportation, medical, and chore services. The elderly and frail elderly populations typically have limited income and may need assistance with housing, emergency repairs and rent assistance.

The aging out of foster care population may require permanent supportive housing, rent assistance, mental health counseling, employment training and other public services.

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

As of 2012, Wayne County has approximately 1500 residents with HIV/AIDS. The Wayne County Public Health division provides confidential testing and counseling to persons with HIV. All reactive tests for clients living in Wayne County, regardless of place of testing, are followed up by the Disease Intervention Specialist who informs the individual of the infection, discusses treatment options, links them to care via referral and gather partner information to notify others of potential exposure and provide counseling and test.

Discussion:

Housing and supportive services within Wayne County are addressed through a variety of non-profits and service providers. However, as the need continues to grow, funding and program availability is limited.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

There is a continued need in Wayne County for public facilities to serve its residents, especially in low – to moderate – income areas. Wayne County plans on maximizing opportunities to provide the greatest impact for the largest number of its residents.

Public Facility Infrastructure Projects include, but are not limited to the following Public Facilities:

- Senior Facilities
- Medical Facilities
- Youth Facilities
- Neighborhood Facilities
- Recreational Facilities
- Community Center Facilities
- Abused/Neglected Children Facilities
- Food Pantry Facilities
- Road/Sidewalk Improvements

How were these needs determined?

During the Consolidated Plan citizen participation process, the need for a variety of public facilities was identified through an online survey for stakeholders and residents.

Additionally, Wayne County consults regularly with departments within the County and seeks input from public and elected officials and its participating Urban County CDBG members and HOME consortium communities.

Describe the jurisdiction's need for Public Improvements:

There is a continued need in Wayne County for public improvement infrastructure projects. There are many older neighborhoods in Wayne County, which has resulted in infrastructure that is old and outdated.

Public Improvement Infrastructure Projects include, but are not limited to the following Public Improvements:

- Park Improvements
- Sewer Improvements
- Road Improvements

- Sidewalk Improvements
- ADA Improvements
- Bike Trail Improvements
- Energy Efficiency Improvements
- Green Infrastructure Improvements

How were these needs determined?

During the Consolidated Plan citizen participation process, the need for a variety of public facilities was identified through an online survey for stakeholders and residents. Additionally, feedback was solicited during focus group workshops and interviews with stakeholders.

Wayne County consults regularly with stakeholders, public and elected officials, and works closely with the Wayne County Urban County CDBG members.

Describe the jurisdiction’s need for Public Services:

There is a gap within Wayne County in the availability of services for the elderly, frail elderly, at-risk youth, children aging out of foster care, the physically and mentally disabled, individuals with drug and alcohol and chronic illnesses, and other persons with conditions affecting their ability to function independently and persons with HIV/AIDS. The following needs were identified by residents and stakeholders through an online survey:

- Counseling Services
- Health Services and Clinics
- Transportation Services
- Child Care Services
- Recreational Activities
- Legal Services
- Language Barrier/Literacy Programs
- Senior Services
- Fair Housing Services
- Screening for Lead Poisoning
- Handicapped Services
- Cultural Services
- Crime Prevention Services
- Educational Activities

How were these needs determined?

Wayne County works closely, on a monthly basis, with the Out-Wayne County CoC to identify public service needs. Wayne County also works closely with Wayne County Urban County CDBG members. Additionally, Wayne County solicited feedback during the Consolidated Plan citizen participation process to help identify areas of greatest need.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis addresses the current state of Wayne County's housing market by analyzing the number and current stock and assessing how federal funding can meet the need for affordable housing. This analysis will review the housing market by examining the amount of existing housing units, housing costs and conditions of the housing stock for all persons, including the homeless and special needs population.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

This section of the Market Analysis discusses the latest housing data that has been provided by HUD, which illustrates the number and type of housing units available to meet the current housing needs of people living in Wayne County.

The narratives in this section describe the target population and income levels of federally funded programs and types of housing units needed to achieve an adequate housing supply for all types of families and individuals.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	269,777	73%
1-unit, attached structure	18,938	5%
2-4 units	20,285	6%
5-19 units	30,102	8%
20 or more units	19,383	5%
Mobile Home, boat, RV, van, etc	9,858	3%
Total	368,343	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	321	0%	2,534	3%
1 bedroom	2,643	1%	22,317	27%
2 bedrooms	40,874	16%	33,177	40%
3 or more bedrooms	205,678	82%	25,691	31%
Total	249,516	99%	83,719	101%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

All HUD federally funded programs that Wayne County undertake including CDBG, HOME, and ESG target low-to moderate-income families and individuals, including families with children that have

household incomes equal to or less than 80 percent of the AMI. Additionally, these federally funded programs assist persons with disabilities and persons presumed to be low – to moderate – income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There may be some units that are assisted with Federal, state or local programs that may be lost from the inventory during the 5-Year Consolidated Plan; however, at this time it is not known the number of units expected to be lost from the expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

Based on the data provided, the numbers of units in the County meet the needs of the population in Wayne County – however, affordable housing is limited among very low-income households who earn less than 30 percent HAMFI.

Describe the need for specific types of housing:

Wayne County has a large percentage of single-unit structures (73 percent), while approximately 23 percent are multi-unit structures. The need for multi-unit structures may be needed to help accommodate very low income and low income residents.

In terms of unit-size, Wayne County houses a variety of unit sizes; approximately 27 percent of rental units are 1-bedroom units, approximately 40 percent of rental units are 2-bedroom units while 31 percent of rental units are 3 or more bedroom units.

Housing available for homeowners is less diverse. According to the 2007-2012 ACS, approximately 82 percent of housing available for homeowners has 3 or more bedrooms, while 16 percent of homes are 2-bedrooms and 1 percent of homes have 1-bedroom.

Discussion

Based on the current population and household size in Wayne County, there appears to housing available. However, many of the housing units available are owner-occupied, which may indicate that there is a shortage of affordable housing for very low-income households who earn less than 30 percent HAMFI.

Additionally, Home Rehabilitation Assistance for low-to moderate – income persons has been identified as a priority from residents and stakeholders through the development of the Consolidated Plan citizen participation process. In addition, affordable rental homes/units has also been identified as a priority.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The Housing Market Analysis section includes an overall assessment of housing costs within Wayne County, including affordability and fair market rents.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	23,003	27.5%
\$500-999	52,063	62.2%
\$1,000-1,499	6,286	7.5%
\$1,500-1,999	1,384	1.7%
\$2,000 or more	983	1.2%
Total	83,719	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	7,420	No Data
50% HAMFI	22,331	22,677
80% HAMFI	57,018	67,517
100% HAMFI	No Data	95,205
Total	86,769	185,399

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	495	629	821	1,095	1,196

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	528	646	843	1,070	1,174
Low HOME Rent	528	630	756	873	963

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

A comparison of the total number of households at 0 to 30 percent HAMFI, 30 to 50 percent HAMFI, and 50 to 80 percent HAMFI and the number of affordable housing units illustrates a shortage of affordable housing.

According to the 2007-2011 ACS data, there are approximately 40,735 households who earn less than 30 percent HAMFI. Of those households, approximately 7,420 affordable units are available for renters, while an undetermined number of owner units are available. This shows a significant shortage of affordable housing units available for very low income households (0-30 percent AMI).

Approximately 37,160 households are low-income (30 to 50 percent HAMFI); while there is approximately 45,008 affordable units available (including both rental units and homeowner units).

Approximately 53,399 households are of moderate income (50 to 80 percent HAMFI); while there is approximately 124,535 affordable units available (including both rental units and homeowner units).

How is affordability of housing likely to change considering changes to home values and/or rents?

The likelihood of home values and/or rents increasing over the next ten (10) years is probable in Wayne County. However, the chances of the average median income increasing to match home values and/or rents is less likely, making housing less affordable in Wayne County in the future.

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

At the time of the development of this Plan, Area Median Rent data for Wayne County was not provided by HUD. However, the ACS suggests that between 2008 and 2012, the median contract rent for Wayne County (including Detroit and other HUD entitled communities) was \$614. The Fair Market Rent for a 1-bedroom unit is \$629; based on the data, the Fair Market Rent is higher than the median contract rent for Wayne County.

Likewise, the High HOME Rent for a 1-bedroom unit is approximately \$646 and the Low HOME Rent for a 1-bedroom is \$630. Both the High HOME Rent and the Low HOME Rent is higher than the median

contract rent for Wayne County. However, in 2, 3 and 4 bedroom units, the Fair Market Rent is approximately \$821, \$1,095 and \$1,196 respectively. According to the data presented, the Fair Market Rents for 2, 3 and 4 bedroom units are higher than the High and Low HOME Rents.

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section describes the characteristics and condition of the housing market. Additionally, this analysis may help determine the need for suitable housing for persons with disabilities.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Wayne County defines "substandard condition" as property that does not meet local or State building code but is both structurally and financially feasible to rehabilitate. Wayne County defines "substandard condition but suitable for rehabilitation" where rehabilitation expenditure is less than 75 percent of estimated post-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	72,552	29%	39,133	47%
With two selected Conditions	2,037	1%	2,739	3%
With three selected Conditions	272	0%	262	0%
With four selected Conditions	8	0%	14	0%
No selected Conditions	174,647	70%	41,571	50%
Total	249,516	100%	83,719	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	19,223	8%	5,252	6%
1980-1999	29,938	12%	14,954	18%
1950-1979	139,497	56%	44,494	53%
Before 1950	60,858	24%	19,019	23%
Total	249,516	100%	83,719	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	200,355	80%	63,513	76%
Housing Units build before 1980 with children present	8,736	4%	3,860	5%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

As Wayne County's ownership and rental housing inventory stock continues to age, there will be a growing demand for rehabilitation services throughout the County. More than half of the County's owner-occupied housing stock (139,497 units or 56 percent) was built between 1950 and 1979. Additionally, approximately 60,858 (24 percent) owner-occupied housing units were built before 1950.

Approximately 44,494 (53 percent) renter-occupied units were built between 1950 and 1979, while approximately 19,019 (23 percent) of renter-occupied units were built before 1950.

Owner-occupied and renter-occupied units that do not receive proper maintenance and upgrades will become more apparent, especially in low-to moderate – income areas and within the elderly population.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

According to the 2007-2011 ACS, approximately 200,355 (80 percent) of owner-occupied housing units were built before 1980. However, of that total, approximately 8,736 units (4 percent) have children present. Additionally, approximately 63,513 of renter-occupied housing units were built before 1980. Housing units with children present is slightly higher in renter-occupied housing, which is comprised of approximately 3860 (5 percent) units.

Discussion

Approximately 47 percent (39,133 units) of renter-occupied units have housing conditions, while approximately 29 percent (72,552) of owner-occupied units have housing conditions. In addition, 53 percent of renter-occupied units were built between 1950 and 1979, while 23 percent of renter-occupied units were built before the 1950s. Approximately 24 percent of owner-occupied housing units were built before 1950 and 56 percent of owner-occupied housing units were built between 1950 and 1979.

Based on the data provided, there may be a large need for housing rehabilitation and rental-unit rehabilitation in Wayne County.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

According to the PIH Inventory Management System, there are approximately 2,547 Public Housing units in Wayne County.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	33	2,547	5,258	0	293	0	1,082	2,359
# of accessible units									

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

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Authorities indicated, through consultation efforts, that there is a strong need for additional public housing in Wayne County.

The Westland Housing Commission identified that in November of 2015, the waiting list for the Housing Voucher Program was opened; approximately 22,000 applications were submitted, which resulted in 1,000 randomly selected families to participate in the waiting list process.

The Wayne Housing Commission identified that approximately 603 applicants were on the 1, 2, 3 and 4 bedroom waiting lists – however, the Wayne Housing Commission does not currently have a Section 8 Program.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Wayne County began consulting with Public Housing Authorities in June of 2015; however, little feedback was provided.

The Northville Housing Commission responded to the request for restoration and revitalization needs. According to the Northville Housing Commission, restoration and revitalization needs is concentrated on Allen Terrace in the City of Northville. The Northville Housing Commission recently used Wayne County CDBG funds for the installation of a fire alarm system and plans on making changes to its plumbing fixtures in the near future.

Additionally, the Wayne Housing Commission indicated that there were many revitalization needs, including; replacement of water damaged kitchens. Other needs were the replacement of gutters and downspouts, landscaping needs and energy efficient toilets and appliances. The Wayne Housing Commission utilizes its capital funds for safety first improvements. In 2015, all of the furnaces were replaced in family units and the focus in 2016 will be to identify trip hazards at the senior sites.

The Taylor Housing Commission (THC) indicated that for more than two decades, Public Housing agencies have been operating on a pro-rated operating and capital fund subsidy. As a result, most PHAs, including the THC, have a much greater need for capital funding that what is currently being provided by HUD. The THC is currently behind on its 2015-2016 Capital Fund due to an unexpected need for a large elevator repair project.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Public Housing Authorities strive to maintain its public housing in desirable conditions – however, many PHAs have had their funding reduced, which can make it difficult to update its public housing. Partnerships between PHAs and non-profits and local units of government can help leverage funding.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

As mentioned earlier in the Plan, Wayne Metropolitan Community Action Agency, a non-profit organization that is a Community Action Agency in Southeast Michigan, is designated as the lead agency for the area's CoC for homeless prevention, shelter, critical services, and housing.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	110	30	85	245	0
Households with Only Adults	7	0	79	132	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	15	0	0
Unaccompanied Youth	8	0	4	0	0

Table 38 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Out-Wayne County CoC is the leading agency within Out-Wayne County that's mission is to end homelessness. There are approximately 29 service providers and agencies that work with the CoC on a daily and monthly basis. These service providers provide the following services to target the homeless population:

- Mental Health/Counseling
- Case Management
- Employment/Life Skills Training

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Several service providers and agencies provide services to the homeless population. These services include case management, counseling, life skills training, emergency shelter and permanent supportive housing. These organizations include, but are not limited to the following:

- ACCESS
- Adult Comfort Living Housing
- ChristNet
- Community Care Services
- Community Housing Network
- Covenant House Michigan
- Detroit Wayne Mental Health Authority
- Disability Network of Wayne County
- Downriver Community Conference
- Faith Recovery Center
- First Step
- John D. Dingell VA Medical Center
- Liberty Hill Housing Corporation
- Lincoln Behavioral Services
- Lutheran Social Services of Michigan – Wayne County Family Center
- Neighborhood Legal Services of Michigan
- Runaway and Homeless Youth Regional Alliance
- Safe Step
- St. Vincent DePaul

- The Salvation Army
- The Senior Alliance – Area Agency on Aging
- Southwest Solutions
- Traveler’s Aid Society
- Veteran’s Haven
- Wayne County Senior Citizens Services
- Wayne County Veterans Services
- Wayne Metropolitan Community Action Agency

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section describes facilities and services that assist persons who have special-needs but are not homeless. These populations include the elderly, frail elderly, persons with disabilities, aging out of foster-care population, victims of domestic violence and persons with alcohol or drug addiction, or other groups.

Facilities that serve these sub-populations typically have case management, counseling and healthcare, provide affordable housing and offer barrier-free accessibility.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail Elderly:

The elderly and frail elderly population typically requires affordable housing, ADA accessibility within their home, and units with on-site supportive services.

Persons with Disabilities:

Persons with disabilities require ADA accessibility, affordable housing and in some cases, require supportive housing to assist with physical, mental or developmentally disabled persons.

Persons with Alcohol or other Drug Addictions:

Persons suffering from alcohol or other drug addictions often require housing that offers supportive services and medical treatment.

Aging Out of Foster Care:

The aging out of foster care population requires affordable housing with supportive services that include employment training, life-skills training and other case management.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Households with mental or physical health issues often face barriers to safe, decent and affordable housing. These sub-population groups do not often receive adequate care and are often released from

institutions without finding adequate and affordable housing. Wayne County works collaboratively with the Out-Wayne County CoC and partners with service providers to help combat homelessness and to prevent homelessness in Out-Wayne County. Many service providers that work with the CoC provide case management, give referrals and work with clients and residents to help ensure that they are able to receive adequate housing after exiting institutions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Wayne County plans on working with subrecipients, partners, and service providers to ensure that the needs of the elderly, frail elderly, disabled population and other persons with special needs are being met. Wayne County works collaboratively with 34 communities throughout the County and will prioritize needs based on an application and/or Request for Proposal (RFP) process that will help determine need for the special needs population.

In addition, Wayne County will prioritize activities based on persons being low-to moderate-income, a presumed benefit, or special needs persons living in a low-to moderate- income area. These activities include, but are not limited to the following:

- Transportation services
- Down-payment Assistance
- Housing Rehabilitation
- ADA Accessibility
- Energy Efficiency Improvements
- Veterans Assistance
- Food Pantries
- Services for Neglected/Abused Children
- Substance Abuse Services
- Domestic Violence

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see the response above.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

This section requires the jurisdiction to identify any negative effects that have been a result of public policies on affordable housing and residential investment.

As identified in the County's Analysis of Impediments to Fair Housing, there have been several zoning ordinances, building codes and policies made that affect the return on residential investment and impede the growth of affordable housing. However, the County will continue to work with landlords, local communities, service providers, non-profit housing agencies and developers to continue the emphasis on affordable housing units throughout the County and to make sure that renters and homeowners are aware of their fair housing rights.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Wayne County is currently recovering from one of the worst economic downturns since the Great Depression. In October 2015 the State of Michigan recorded an unemployment rate of approximately 5 percent, whereas in 2009 the unemployment rate peaked at approximately 14.9 percent.

According to the 2007 – 2011 ACS, the largest employment sectors in Wayne County is Manufacturing jobs (28,453 jobs or 17 percent of total jobs), followed by Education & Health Care Services (22,118 jobs or 14 percent of total jobs) and Retail Trade (22,151 jobs or 14 percent of total jobs).

Wayne County works with Southeast Michigan Community Alliance (SEMCA), SER Metro Detroit and Southwest Housing Solutions to provide workforce development throughout Wayne County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	494	318	0	0	0
Arts, Entertainment, Accommodations	21,687	17,938	12	12	0
Construction	5,732	4,758	3	3	0
Education and Health Care Services	37,671	22,118	21	14	-7
Finance, Insurance, and Real Estate	11,099	7,780	6	5	-1
Information	3,549	1,879	2	1	-1
Manufacturing	24,430	28,453	14	19	5
Other Services	7,642	6,905	4	5	1
Professional, Scientific, Management Services	21,988	11,970	12	8	-4
Public Administration	0	0	0	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	24,162	22,151	14	14	0
Transportation and Warehousing	9,893	20,024	6	13	7
Wholesale Trade	10,126	8,920	6	6	0
Total	178,473	153,214	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	260,362
Civilian Employed Population 16 years and over	227,965
Unemployment Rate	12.44
Unemployment Rate for Ages 16-24	31.46
Unemployment Rate for Ages 25-65	7.84

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	51,376
Farming, fisheries and forestry occupations	8,708
Service	24,254
Sales and office	56,363
Construction, extraction, maintenance and repair	16,392
Production, transportation and material moving	16,709

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	138,468	64%
30-59 Minutes	68,188	31%
60 or More Minutes	10,269	5%
Total	216,925	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,176	3,523	12,957
High school graduate (includes equivalency)	49,499	7,984	24,614
Some college or Associate's degree	68,303	7,522	20,566
Bachelor's degree or higher	65,315	3,392	11,953

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	621	1,337	1,372	3,703	6,630
9th to 12th grade, no diploma	6,302	4,914	4,318	11,012	10,149
High school graduate, GED, or alternative	14,089	15,978	20,231	45,888	25,924
Some college, no degree	17,057	17,402	18,373	36,167	12,238
Associate's degree	2,370	5,011	6,745	12,728	2,765
Bachelor's degree	3,084	11,655	13,748	23,421	6,565
Graduate or professional degree	355	5,630	9,040	17,174	6,606

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,670
High school graduate (includes equivalency)	25,889
Some college or Associate's degree	31,967
Bachelor's degree	49,819
Graduate or professional degree	68,582

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The three (3) major employment sectors in Wayne County are: Manufacturing jobs (28,453 jobs or 17 percent of total jobs), followed by Education & Health Care Services (22,118 jobs or 14 percent of total jobs) and Retail Trade (22,151 jobs or 14 percent of total jobs).

Describe the workforce and infrastructure needs of the business community:

Given the business activity data displayed previously, there are more jobs than workers in the manufacturing industry and transportation and warehousing industry. Based on this data, there may be a need for skilled workforce in manufacturing and warehousing in Wayne County.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Wayne County works collaboratively with SEMCA, MEDC, SER Metro and Southwest Housing Solutions to attract, retain and expand the workforce in the County. Wayne County will continue to work collaboratively on economic development initiatives and will continue to seek additional agencies and service providers.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Based on the data illustrated previously, there may be an oversupply of labor in the following industries/sectors: Agriculture, Mining, Oil & Gas Extraction; Arts, Entertainment, Accommodations; Construction; Education and Health Care Services; Finance, Insurance and Real Estate; Information; Other Services; Professional, Scientific, Management Services; Retail Trade; and Wholesale Trade. It can be concluded that based on the oversupply of labor, workers in these business sectors may have a difficult time seeking employment outside of their skillset.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Wayne County works with several non-profits whose mission is to provide workforce training through Wayne County for the purpose of providing both soft and hard skills for working families and the youth.

In 2015, Wayne County partnered with SER Metro Jobs for Progress, a Detroit non-profit, to work with participating Urban County CDBG communities for Housing Rehabilitation projects. SER Metro provided minor housing repairs to qualified and CDBG eligible homeowners. This allowed for on the job training for persons employed by SER Metro.

Wayne County will continue to work with service providers and non-profits whose mission is to provide workforce training, including Workforce Investment Boards, working with Community Colleges and other organizations.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Wayne County does not participate in a Comprehensive Economic Development Strategy (CEDS).

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The lowest income areas in Wayne County are most affected by housing problems. The communities within Wayne County that are most affected by housing problems include; the City of Highland Park, parts of Hamtramck, Ecorse, Inkster, parts of Melvindale and River Rouge.

However, it should be noted that although these concentrations exist, data provided by HUD show that all racial and ethnic groups living in the City have significant housing needs.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following communities have areas of racial or ethnic minority concentration: City of Highland Park and the City of Inkster.

What are the characteristics of the market in these areas/neighborhoods?

These communities identified below have provided significant contributions to Wayne County. Most of these communities were established in the 1800s and incorporated in the early 1920s through the 1960s. Like many areas in Wayne County, most of these communities were developed as bedroom communities after the explosion of the automobile industry and postindustrial world.

City of Highland Park

The City of Highland Park, incorporated in 1920, has approximately 11,776 persons living within the City (according to the 2010 Census). The City is surrounded by the City of Detroit and the City of Hamtramck. The City has a large number of vacant and/or tax delinquent properties and is generally affected by slum and blight.

The City of Highland Park was also identified as one of the County's NSP Target Areas for NSP1 and NSP3.

City of Hamtramck

The City of Hamtramck, incorporated in 1922, has approximately 22,423 persons living within the City (according to the 2010 Census). The City is surrounded by the City of Detroit and Highland Park. The City has a large number of foreclosures; however, the City is currently seeing a resurgence of investors and homeowners.

The City of Hamtramck was identified as one of the County's NSP Target Areas for NSP1 and NSP3.

City of Ecorse

The City of Ecorse, incorporated in 1942, has approximately 9,512 persons living within the City (according to the 2010 Census). The City is surrounded by the Detroit River, the City of River Rouge, the City of Wyandotte, City of Lincoln Park and a small portion of the City of Detroit.

The City has a large number of dilapidated homes/properties and was identified as one of the County's NSP Target Areas for NSP1.

City of Inkster

The City of Inkster, incorporated in 1964, has approximately 25,369 persons living within the City (according to the 2010 Census). The City is surrounded by the City of Westland, the City of Garden City and Dearborn Heights.

City of Melvindale

The City of Melvindale, incorporated in 1933, has approximately 10,715 persons living within the City (according to the 2010 Census). The City is surrounded by Allen Park, Lincoln Park and Dearborn.

River Rouge

The City of River Rouge, incorporated in 1922, has approximately 7,903 persons living within the City (according to the 2010 Census). The City is surrounded by the Detroit River, the City of Wyandotte.

The City was identified by the County as an NSP Target Area for NSP1.

Are there any community assets in these areas/neighborhoods?

Each of the communities identified above have unique community assets in their community. Each community itself is a strong asset for economic development and strategic planning. Many of these communities work with non-profit organizations to help identify funding for infrastructure improvements and blight remediation; however, for most of these communities, CDBG assistance is heavily dependent.

Are there other strategic opportunities in any of these areas?

The communities of Hamtramck and Highland Park both have Brownfield opportunities that the County is currently looking into.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Wayne County is expected to receive approximately \$7 million annually in Community Planning and Development funds from HUD. These funds include: CDBG funding, HOME funding and ESG funding. Approximately \$3.5 million of these funds are allocated to Wayne County sub-recipients in CDBG funds, approximately \$2 million of these funds are allocated to the Wayne County HOME Consortium participating jurisdictions and approximately \$400,000 is allocated for ESG funds. These federal funds will be used to address the following priorities within Wayne County:

- Public and Social Services
- Public Infrastructure Improvement Projects
- ADA Accessibility
- Economic Development activities
- Rehabilitation activities
- Homeless Prevention
- Clearance and demolition activities
- Code Enforcement activities
- Property Acquisition
- Down-payment Assistance
- New Construction
- Historical Rehabilitation and Preservation
- Emergency Shelter/Transitional Housing
- Activities that result in Urgent Need

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Wayne County distributes CDBG funds to participating Urban County jurisdictions through a formula allocation each year. The formula allocation is based on income and population loss or gain from the previous year. The Urban County consists of approximately 34 cities and townships within Wayne County. The participating Urban County members include:

1. Allen Park
2. Belleville
3. Brownstown Township
4. Ecorse
5. Flat Rock
6. Garden City
7. Gibraltar
8. Grosse Ile Township
9. Grosse Pointe
10. Grosse Pointe Farms
11. Grosse Pointe Park
12. Grosse Pointe Shores
13. Grosse Pointe Woods
14. Hamtramck
15. Harper Woods
16. Highland Park
17. Huron Township
18. Inkster
19. Melvindale
20. Northville
21. Northville Township
22. Plymouth
23. Plymouth Township
24. River Rouge
25. Riverview
26. Rockwood
27. Southgate

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Preserve and Upgrade Existing Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Upgrade the County's Housing Stock Affirmatively Further Fair Housing
	Description	Preserve and upgrade existing housing in the County. Provide a suitable living and environment and decent, affordable housing.
	Basis for Relative Priority	Based on the Market Analysis portion of the Consolidated Plan, more than half of the County's owner-occupied housing stock (56 percent) was built between 1950 and 1979. Additionally, 24 percent owner-occupied housing units were built before 1950. Owner-occupied and renter-occupied units that do not receive proper maintenance and upgrades will become more apparent, especially in low - to moderate - income areas and also within the elderly population. As a result of the existing housing stock, preserving and upgrading owner-occupied and renter-occupied units will be a priority.
2	Priority Need Name	Retain and Increase Number of Jobs
	Priority Level	High
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	
	Associated Goals	Provide Economic Development Opportunities
	Description	Enhance economic development opportunities in the County by retaining and/or creating jobs through various methods, which include commercial infrastructure projects, financial assistance, and provide micro-loans to businesses that are low - to moderate - income or that are in low - to moderate - income areas.
	Basis for Relative Priority	There is currently a need for more skilled workforce in the County. Currently, there are more jobs than workers in the manufacturing industry, transportation industry and warehousing industry. In addition, providing economic development opportunities for a variety of industries is important to help create and maintain economic balance within the County and region. Employment at a living wage is one of the biggest factors in whether someone will be able to find decent, affordable housing in Wayne County. That said, Wayne County is committed to helping create economic development opportunities within the County for low - to moderate - income persons and in low - to moderate - income areas.
3	Priority Need Name	Improve Public Infrastructure Projects
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Enhance Public Infrastructure and Facilities
	Description	Improve public facilities and infrastructure throughout the County to help provide a suitable living environment and provide economic development opportunities.

	Basis for Relative Priority	There is a continued need in Wayne County for public facilities to serve its residents, especially in low – to moderate – income areas. Wayne County plans on maximizing opportunities to provide the greatest impact for the largest number of its residents. Public Facility Infrastructure Projects include, but are not limited to the following Public Facilities: Senior Facilities, Medical Facilities, Neighborhood Facilities, Youth Facilities, Recreational Facilities, Community Center Facilities, Abused/Neglected Children Facilities, Food Pantry Facilities, Road/Sidewalk Improvements. In addition, the following Public Improvement activities were identified: Park Improvements, Sewer Improvements, Road Improvements, Sidewalk Improvements, ADA Improvements, Bike Trail Improvements, Energy Efficiency Improvements.
4	Priority Need Name	Neighborhood Improvement Activities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Service Activities Neighborhood Improvement Activities
	Description	Provide a suitable living environment and expand economic development opportunities by clearing blighted, dilapidated properties and sites that are dangerous. In addition, demolition projects will help stabilize neighborhoods in low to moderate income neighborhoods. Priorities also include debris removal, code enforcement activities and Historic Preservation activities.
	Basis for Relative Priority	Neighborhood improvement activities such as the removal and demolition of blighted and dilapidated properties, debris removal, code enforcement and historic preservation activities were all identified through the citizen participation process of the Consolidated Plan. The following communities were also identified as having disproportionately greater housing needs in comparison to the County as a whole: City of Ecorse, City of Melvindale, City of Highland Park, City of Hamtramck and City of Inkster.

5	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Affirmatively Further Fair Housing Public Service Activities Homeless Outreach and Prevention
Description	Provide a suitable living environment for low to moderate income persons, the special needs population, the elderly and persons at-risk of being homeless.	

	Basis for Relative Priority	There is a gap within the County in the availability of services for the elderly, frail elderly, at-risk youth, children aging out of foster care, the physically and mentally disabled, individuals with drug and alcohol and chronic illness. A survey was sent out to stakeholders and residents in 2015 via Survey Monkey. Public Service activities identified by residents and stakeholders included activities such as counseling services, health services, transportation services, child care services, recreational activity services, legal services, language barrier/literacy program services, senior services, fair housing services, screening for lead poisoning, handicapped services, cultural services, crime prevention services and educational activities.
6	Priority Need Name	Production of New Affordable Housing Units
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Upgrade the County's Housing Stock Affirmatively Further Fair Housing
	Description	Provide for the production of new affordable housing units within the County. Provide a decent, safe environment for low to moderate income persons and families.
	Basis for Relative Priority	According to the Market Analysis portion of the Consolidated Plan, Wayne County has a large percentage of single-unit structures while only 23 percent are multi-unit structures. The need for multi-unit structures are needed to help accommodate very low income and low income persons and families in the County. In addition, as the housing stock continues to age, there will be a need for new affordable housing units for both owner-occupied persons and renter-occupied persons and families.

7	Priority Need Name	Promote Homeownership
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Upgrade the County's Housing Stock Public Service Activities
	Description	Promote homeownership through down-payment assistance, counseling and education services and TBRA assistance.
	Basis for Relative Priority	
	8	Priority Need Name
Priority Level		High

Population	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>
Geographic Areas Affected	
Associated Goals	Homeless Outreach and Prevention
Description	Provide homeless outreach and prevention to at-risk populations, homeless individuals and families. Help create a suitable living environment for very low and low income persons.
Basis for Relative Priority	<p>According to the Out-Wayne County CoC, between January 1, 2014 and December 31, 2014, approximately 2,101 unduplicated persons were reported as homeless. Total households reported with children in the family were approximately 404 households. Lastly, there is a large number of children who are aging out of foster care in the State of Michigan. Approximately 17,234 children received payments for being a foster child from the State of Michigan in 2014.</p> <p>Wayne County will continue to support the efforts in prevention homelessness in the County and in Southeastern Michigan.</p>

9	Priority Need Name	Program Administration CDBG, HOME, ESG
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Affirmatively Further Fair Housing Public Service Activities Provide Economic Development Opportunities Administration and Planning

	Description	Provide administrative support for the CDBG, HOME and ESG programs. Provide fair housing education and affirmatively further fair housing and equal opportunity in the County. Create a more suitable living environment for low - to moderate - income persons, help create decent and affordable housing and provide economic opportunity for those at need.
	Basis for Relative Priority	The Wayne County Community Wellness division, under the Wayne County Health, Veterans and Community Wellness Department is responsible for administering the CDBG, HOME and ESG programs for Wayne County. In addition, Wayne County serves as the lead agency for the Wayne County HOME Consortium. The Community Wellness division is responsible for all programmatic reporting, including: the 5-Year Consolidated Plan, Annual Action Plan, the Consolidated Annual Performance and Evaluation Report (CAPER), and all program compliance.
10	Priority Need Name	Local and Regional Planning
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Affirmatively Further Fair Housing Public Service Activities Administration and Planning
	Description	Create a suitable living environment by applying local and regional planning methods to public facilities and infrastructure throughout the County, especially in high-risk communities.

	Basis for Relative Priority	Wayne County is the largest County and also the most populated County in the State of Michigan. That said, public facilities and infrastructure is aging throughout the County and requires a more regional planning and development approach. In addition, Master Plans, Capital Improvement Plans, Park Master Plans, Analyses of Impediments to Fair Housing are all necessary plans to help achieve long term growth.
11	Priority Need Name	Section 108 Loans
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Upgrade the County's Housing Stock Provide Economic Development Opportunities
	Description	Help create a suitable living environment, create decent, affordable housing and provide economic development opportunities for low - to moderate - income persons through Section 108 Loans or the repayment of Section 108 Loans.
	Basis for Relative Priority	Public facilities and infrastructure projects, affordable housing and providing economic development opportunities for those at risk are all high priorities and objectives for the County. Section 108 Loans, or the repayment of Section 108 Loans will help achieve long term growth for the County.

Narrative (Optional)

Priority needs were identified through a variety of methods. The County solicited citizen participation and input by holding public workshops, surveys, and interviews with stakeholders and residents. In addition, priority needs were also identified based on available housing and non-housing community development data and by reviewing past program performance.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Market Analysis section of the Plan identifies that there is a significant shortage in affordable housing units for very low income persons and families (0-30 percent AMI). Wayne County works with several Public Housing Authorities within the County who administer public housing vouchers. However, the current waitlist for many of these PHAs is quite extensive.
TBRA for Non-Homeless Special Needs	The Market Analysis section of the Plan identifies that there is a significant shortage in affordable housing units for very low income persons and families (0-30 percent AMI). In addition, many special needs individuals are often unable to perform work or have limited resources which allow them to maintain full-time employment. According to the Market Analysis in the Plan, many special needs persons or families require ADA accessible units (approximately 4,875 families for ownership subsidized mortgage vouchers and 4,593 families for tenant-based vouchers). Wayne County works with several Public Housing Authorities within the County who administer public housing vouchers. However, the current waitlist for many of these PHAs is quite extensive.
New Unit Production	As identified in the Market Analysis section of the Plan, there is a need for multi-family housing units for very low and low income persons in the County. There is limited opportunity to utilize CDBG funds for new construction; however, CDBG funds may be used to help leverage new construction activities, such as site acquisition, site clearance/demolition, and infrastructure improvements. New Unit production will be prioritized in low to moderate income areas that have public infrastructure in place. Necessary demolition of ageing and unsafe units may be needed in order to ensure that affordable new unit production is available for low – to moderate – income persons.
Rehabilitation	More than half of the County's owner-occupied housing stock (56 percent) was built between 1950 and 1979. In addition, approximately 24 percent of the owner-occupied housing stock was built before 1950. That said, owner-occupied and renter-occupied units that do not receive proper maintenance and upgrades will become more apparent over the next ten years. Wayne County must preserve and upgrade the existing housing stock within the County. Rehabilitation efforts in Wayne County will continue to be a high priority.
Acquisition, including preservation	Acquisition and preservation activities in low - to moderate - income areas and areas with slum/blight present will be considered on a case by case basis.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Five-Year Consolidated Plan must identify federal, state, local and private resources expected to be available to address priority needs and specific objectives identified in the Strategic Plan. These resources are identified below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,969,566	0	0	4,969,566	19,878,264	These funds will be distributed through Wayne County through an application/Request for Proposal process to support the priorities and needs identified through the Consolidated Plan and Annual Action Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,150,050	0	0	1,150,050	4,600,200	These funds will be distributed through Wayne County HOME participating jurisdictions through an application/Request for Proposal process to support priorities identified through the Consolidated Plan and Annual Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	443,330	0	0	443,330	1,773,320	These funds will be distributed through Wayne County through an application/Request for Proposal process to support the priorities and needs identified through the Consolidated Plan and Annual Action Plan.

Table 49 - Anticipated Resources

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

Wayne County will continue to leverage additional resources from local communities, service provider, CHDOs, PHAs, developers and other agencies to ensure that investment is maximized. In addition, Wayne County will require all HOME projects to require a match and will only fund new development projects as gap financing.

HUD statute does not require a match for the CDBG program. However - as stated above, infrastructure and public facility projects are typically leveraged and supported with funds from local units of government that participate in the Urban County program. In addition, public service activities are often leveraged through public-private partnership and from various public service providers.

Wayne County mandates that all ESG activities are matched through a 1:1 matching investment requirement. This can include donated goods, non-cash contributions, cash contributions including staff salaries and/or fringe benefits, real property and other goods and services that the subrecipient pays for.

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

Publically owned land or property may be used for development of affordable housing or redevelopment of use to provide economic development opportunities throughout the County.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WAYNE METROPOLITAN COMMUNITY ACTION AGENCY	Continuum of care	Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public services	Region
National Faith Home Buyers	Non-profit organizations	Ownership	Region
DOWNRIVER GUIDANCE CENTER	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
HABITAT FOR HUMANITY - DETROIT	Non-profit organizations	Ownership	Region
Northville Housing Commission	PHA	Public Housing Rental public services	Jurisdiction
TAYLOR	Subrecipient	Ownership Public Housing Rental	Jurisdiction
Livonia Housing Commission	Government	Ownership Public Housing Rental	Jurisdiction
LINCOLN PARK	Government	Ownership Public Housing Rental	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
First Step	Non-profit organizations	Economic Development Homelessness Ownership Rental neighborhood improvements public facilities public services	Other
DEARBORN	Government	Ownership Public Housing Rental	Jurisdiction
SEMCOG - Southeast Michigan Council of Governments	Regional organization	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Other

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Wayne County has a strong Institutional Delivery System – however, to ensure maximum impact, Wayne County has made a series of changes to its structure over the past year. As noted earlier in the Plan, the Community Development division was consolidated into the new Health, Veterans and Community Wellness Department. The CDBG, HOME and ESG program is now administered through the Community Wellness division. In addition, the Community Development division administers CDBG funds to approximately 34 participating urban county members. This collaborative effort helps ensure that residents needs are being met. Wayne County is also the lead agency for the Wayne County HOME Consortium. HOME funds can be used in the 34 participating jurisdictions that participate in the Urban County and also the HOME Consortium consists of Dearborn, Livonia, Lincoln Park and Taylor.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education		X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
	X	X	

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Wayne Metropolitan Community Action Agency is the lead agency for the Out Wayne County CoC, which is tasked with addressing homelessness in the Out-Wayne County area. There are approximately 29 services providers that work collaboratively with the Out-Wayne CoC.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

All services listed above are available at large to the special needs population with the exception of services available to persons with HIV/AIDS. While these services are important, the Out-Wayne County

area does not work with many service providers who offer services. However, Wayne County does refer persons with HIV/AIDS for medical treatment, testing and screening.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Upgrade the County's Housing Stock	2016	2020	Affordable Housing		Preserve and Upgrade Existing Housing Production of New Affordable Housing Units Promote Homeownership Section 108 Loans	CDBG: \$2,894,135 HOME: \$4,287,745	
2	Provide Economic Development Opportunities	2016	2020	Non-Housing Community Development Economic Development		Retain and Increase Number of Jobs Program Administration CDBG, HOME, ESG Section 108 Loans	CDBG: \$115,000	Jobs created/retained: 100 Jobs Businesses assisted: 15 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Enhance Public Infrastructure and Facilities	2016	2020	Non-Housing Community Development		Improve Public Infrastructure Projects	CDBG: \$6,981,545	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 216500 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6910 Households Assisted
4	Neighborhood Improvement Activities	2016	2020	Affordable Housing Non-Housing Community Development		Neighborhood Improvement Activities	CDBG: \$730,718	Buildings Demolished: 10 Buildings Housing Code Enforcement/Foreclosed Property Care: 33000 Household Housing Unit
5	Public Service Activities	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development		Neighborhood Improvement Activities Public Services Promote Homeownership Program Administration CDBG, HOME, ESG Local and Regional Planning	CDBG: \$3,577,022	Public service activities for Low/Moderate Income Housing Benefit: 165010 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeless Outreach and Prevention	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs		Public Services Homeless Outreach and Prevention	ESG: \$1,760,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Homeless Person Overnight Shelter: 1300 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 700 Beds Homelessness Prevention: 1400 Persons Assisted
7	Administration and Planning	2016	2020	Administration and Planning		Program Administration CDBG, HOME, ESG Local and Regional Planning	CDBG: \$4,867,301 HOME: \$1,031,750 ESG: \$169,999	Other: 2000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Affirmatively Further Fair Housing	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Preserve and Upgrade Existing Housing Public Services Production of New Affordable Housing Units Program Administration CDBG, HOME, ESG Local and Regional Planning	CDBG: \$112,500	Other: 200 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Upgrade the County's Housing Stock
	Goal Description	Provide affordable, decent housing for low to moderate income persons. Wayne County can achieve this by the following ways: preserving and upgrading existing housing stock, provide new affordable units within the County and provide homeownership opportunities for low to moderate income persons.
2	Goal Name	Provide Economic Development Opportunities
	Goal Description	Provide economic development opportunities to low - to moderate - income persons, and in low - to moderate - income areas.

3	Goal Name	Enhance Public Infrastructure and Facilities
	Goal Description	Enhance public infrastructure and public facilities in low - to moderate - income areas.
4	Goal Name	Neighborhood Improvement Activities
	Goal Description	Provide a suitable living environment and expand economic development opportunities by clearing blighted, dilapidated properties and sites that are dangerous. In addition, demolition projects will help stabilize neighborhoods in low to moderate income neighborhoods. Priorities also include debris removal, code enforcement activities and Historic Preservation activities.
5	Goal Name	Public Service Activities
	Goal Description	Provide a suitable living environment by providing public services to low - to moderate - income persons, presumed low - to moderate - income persons and persons at risk of being homeless.
6	Goal Name	Homeless Outreach and Prevention
	Goal Description	Prevent homelessness and provide outreach to current homeless individuals and families in Wayne County.
7	Goal Name	Administration and Planning
	Goal Description	Administration and Planning for the CDBG program, HOME program and ESG planning.
8	Goal Name	Affirmatively Further Fair Housing
	Goal Description	Affirmatively further fair housing and equal opportunity within the County.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Wayne County will commit CDBG and HOME monies to provide affordable housing to approximately 500 income-eligible non-homeless and special need households over the next five years. Activities to support affordable housing initiatives may include: down-payment assistance, housing rehabilitation, rental assistance, production of new units and energy efficiency improvements.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The number of disabled families who are currently receiving assistance in Wayne County totals approximately 1,323 families. Additionally, the number of families who are requesting accessibility features is approximately 4,875 families for homeownership subsidized mortgage vouchers and approximately 4,593 tenant-based vouchers. This data suggests that there is a large demand for accessible units. In addition to this, approximately 557 families are elderly, which indicates that there may be a demand in accessible units in the near future.

Activities to Increase Resident Involvements

Wayne County plans on working closely with Public Housing Authorities throughout Wayne County. In addition, Wayne County is the lead agency for the HOME Consortia who works directly with the City of Livonia, Lincoln Park, Taylor, and Dearborn. Wayne County will continue working with Consortia members which will have a direct impact on resident involvement for public housing residents.

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

N/A

Plan to remove the 'troubled' designation

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

This section requires the jurisdiction to identify any negative effects that have been a result of public policies on affordable housing and residential investment.

As identified in the County's Analysis of Impediments to Fair Housing, there have been several zoning ordinances, building codes and policies made that affect the return on residential investment and impede the growth of affordable housing. However, the County will continue to work with landlords, local communities, service providers, non-profit housing agencies and developers to continue the emphasis on affordable housing units throughout the County and to make sure that renters and homeowners are aware of their fair housing rights.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Wayne County will work with local units of government, non-profit housing organizations, developers and service providers to maximize affordable housing projects throughout the County.

Wayne County will plan on working with local units of government for demolition and debris removal activities and for code enforcement activities in eligible low – to moderate – income areas. Additionally, Wayne County will continue to partner with the Fair Housing Center of Metropolitan Detroit to help ensure that all persons have fair housing choice in Wayne County.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Wayne Metropolitan Community Action Agency is the lead agency of the Out-Wayne County CoC, who is responsible for conducting homeless needs assessment and developing strategies to combat homelessness in Out-Wayne County (the City of Detroit is excluded). The CoC is the leading expert agency in Wayne County when assessing homeless persons and their individual needs. The CoC assesses the needs for homeless persons on a bi-annual basis through the Point-in-Time survey, that is required by HUD.

Addressing the emergency and transitional housing needs of homeless persons

The Out-Wayne CoC and its partnering agencies provide supportive services for the homeless population. These agencies also provide emergency shelter and housing services to homeless individuals and homeless families in Out-Wayne County. The Out-Wayne County CoC has a centralized in-take system that helps identify need and assign housing to the homeless population. Wrap around services, including housing, counseling and other supportive services are available for the homeless population as well.

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.

Wayne County will continue to support the need for permanent housing and independent living throughout Wayne County. Wayne County will continue to partner with service providers that serve the chronically homeless, families with children, veterans and the unaccompanied youth during the Five-Year Consolidated Plan period.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

As stated in other sections, Wayne County will continue to work with the Out-Wayne County CoC and service providers throughout Wayne County to help combat homelessness throughout the County. Wayne County will also continue to help prevent homelessness by working with the special needs population and the population that is more likely to be homelessness. Wayne County will continue to work with service providers and agencies who provide down-payment assistance, home improvements and weatherization programs, transportation services and other public services for the at-risk population.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Wayne County will continue to ensure the availability of accessible and affordable testing, screening, mitigation and treatment for problems related to lead-based paint for low- and moderate – income residents of Wayne County.

Wayne County is a member of the Detroit Green and Healthy Homes Initiative and also has a grant with HUD to provide testing, screening, mitigation and treatment for homes that display high levels of lead.

How are the actions listed above related to the extent of lead poisoning and hazards?

Housing units that were built before 1980 are presumed to have higher levels of lead-based paint. Approximately 80 percent of owner-occupied housing units and 76 percent of renter-occupied units in Wayne County were built prior to 1980.

How are the actions listed above integrated into housing policies and procedures?

Wayne County requires that its subrecipients give educational pamphlets on the dangers of lead-based paint, including the age of homes affected, age group most susceptible, symptoms of elevated blood levels and contact information to individuals and homeowners and renters who participate in rehabilitation programs. Any housing rehabilitation project that involves the removal of paint is required to have lead tested and abated, if necessary.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The County's anti-poverty strategy extends beyond the desire to provide safe, decent and affordable housing to Wayne County residents. It begins to address the systemic causes of poverty which leads to persons living in poverty and thus insufficient housing. While poverty status may be due to numerous causes, the ability of an individual or family to move out of poverty is always related to increased wealth through gainful employment. Barriers to employment may include: limited English language proficiency, physical or mental disabilities, childcare responsibilities, limited education, drug or alcohol dependence, homelessness or health related issues.

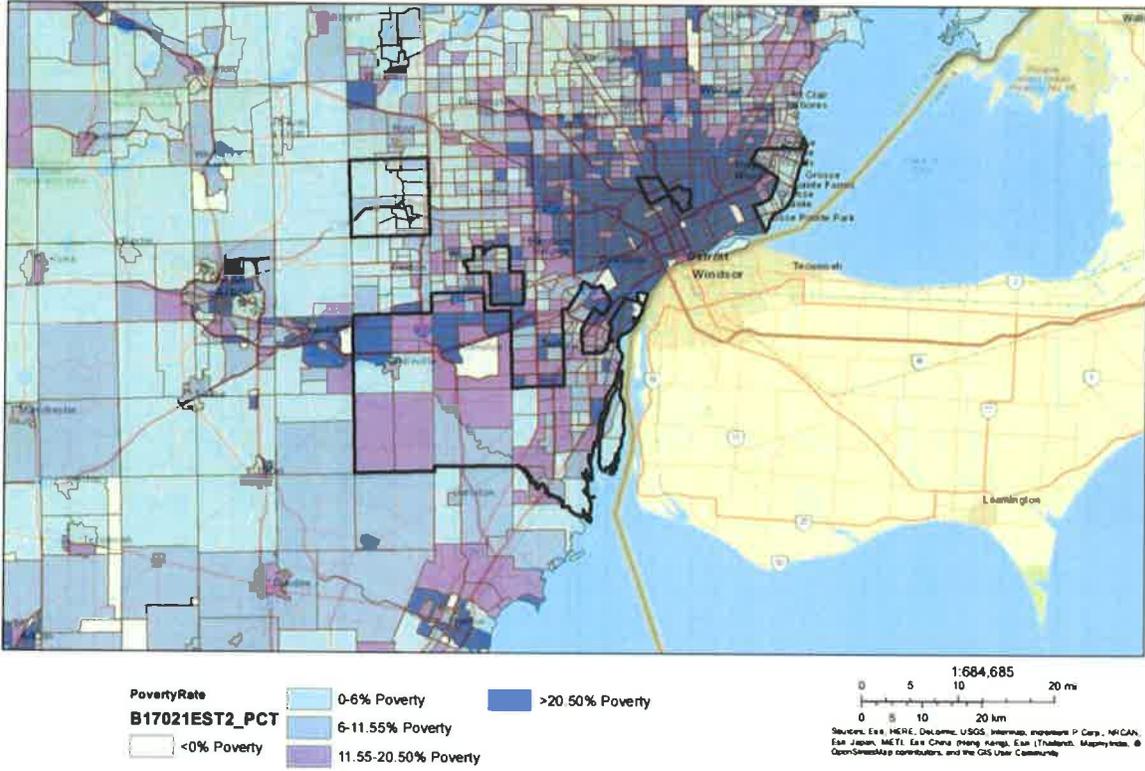
An important need of individuals and families living in poverty is basic life skills training. This may include instruction on how to: balance a checkbook; pay bills; care for children; find a job; follow a lease; or maintain a home. The County also recognizes that education is a key element in breaking the barriers to employment, thus reducing poverty in Wayne County. Employment opportunities have shifted away from smokestack industries to highly technical and service based employment.

Wayne County will continue to support programs which seek to improve access to transportation throughout the Urban County participating jurisdictions, continue to encourage the integration of basic life skills training as an element in job training programs, housing assistance programs, public housing and shelters. Lastly, the County will continue to collaborate with private-public partnerships offering employment, training, and educational services for eligible individuals and dislocated workers, leading to long-term self-sufficiency.

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

As indicated in sections throughout this Consolidated Plan, Wayne County is a member of the Out-Wayne County CoC whose mission is to provide services to the homeless and non-homeless special needs population. In addition, Wayne County works with a multitude of service providers that provide public services to persons and families in poverty. These service providers provide services to low – and moderate – income families and persons in need. These services include housing, employment training, public services for the disabled and elderly population and other assistance to help promote self-sufficiency. Wayne County will continue to work with service providers to help combat poverty within the County.

WAYNE COUNTY POVERTY RATE - Consolidated Plan and Continuum of Care Planning Tool



Wayne County Poverty Map 2016

SP-80 Monitoring - 91.230

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

In order to ensure that Wayne County and its subrecipients are carrying out projects in accordance with Federal requirements, Wayne County has implemented a monitoring policy that will be used for CDBG, HOME and ESG funds. Wayne County continues to enter into subrecipient agreements that contractually obligate grantees to comply with all applicable laws and regulations. This policy includes: onsite monitoring, desk monitoring and training.

Onsite CDBG Monitoring Plan

The Onsite Monitoring Plan consists of the following phases:

1. Risk Analysis
2. Notices to the Subrecipients
3. Written Conclusions and Corrective Actions
4. Monitoring Close Out

The first phase of the plan is a Risk Analysis that will be performed annually, in accordance with HUD Community Planning and Development (CPD) guidance.

The Annual CPD Notice (CPD-06-10) (the "Notice") describes five factors for determining risk, which include:

1. Financial
2. Physical
3. Management
4. Satisfaction
5. Services

The Wayne County Community Development Division has adopted these procedures for monitoring its subrecipients. The Risk Analysis will identify the subrecipients who will be monitored for each Program Year. The Risk Analysis will also determine the areas/subjects and activities to be monitored.

Upon completion of the Risk Analysis and the areas/subjects to be monitored have been determined the selection is made and notifications are sent to the subrecipients.

Desk Monitoring

Construction/Acquisition Project Progress

In accordance with the subrecipient agreements, the grantees perform the environmental review and compile the appropriate environmental review record for their respective project. Wayne County guides the grantees to correctly compile the required reviews and documentation. The County then completes the environmental review process and obtains the subsequent Release of Funds (ROF). Wayne County then authorizes the grantee to enter into a contract and then implement its construction, acquisition or clearance activities. The subrecipient agreements lay the foundation for ongoing monitoring. They specify: a description of the project/activity; the specific total funding allocation available for the project/activity; identification of the entity responsible for maintenance and operation of the completed project; and, delineation of specific procedures for project/activity implementation. The following forms/reports are used for construction/acquisition monitoring: Certified Payrolls (only for project requiring compliance with the Davis-Bacon Act); Contractor/Subcontractor Forms; Request for Payment Forms requiring support documentation including Continuation Sheets; Data Entry Reports (HOME); and Accomplishments Report (CDBG). In addition, the Community Wellness Department mandates that each subrecipient send in an affidavit and debarment form for each contract.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Five-Year Consolidated Plan must identify federal, state, local and private resources expected to be available to address priority needs and specific objectives identified in the Strategic Plan. These resources are identified below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,969,566	0	0	4,969,566	19,878,264	These funds will be distributed through Wayne County through an application/Request for Proposal process to support the priorities and needs identified through the Consolidated Plan and Annual Action Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,150,050	0	0	1,150,050	4,600,200	These funds will be distributed through Wayne County HOME participating jurisdictions through an application/Request for Proposal process to support priorities identified through the Consolidated Plan and Annual Action Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	443,330	0	0	443,330	1,773,320	These funds will be distributed through Wayne County through an application/Request for Proposal process to support the priorities and needs identified through the Consolidated Plan and Annual Action Plan.

Table 53 - Expected Resources – Priority Table

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

Wayne County will continue to leverage additional resources from local communities, service provider, CHDOs, PHAs, developers and other agencies to ensure that investment is maximized. In addition, Wayne County will require all HOME projects to require a match and will only fund new development projects as gap financing.

HUD statute does not require a match for the CDBG program. However - as stated above, infrastructure and public facility projects are typically leveraged and supported with funds from local units of government that participate in the Urban County program. In addition, public service

activities are often leveraged through public-private partnership and from various public service providers.

Wayne County mandates that all ESG activities are matched through a 1:1 matching investment requirement. This can include donated goods, non-cash contributions, cash contributions including staff salaries and/or fringe benefits, real property and other goods and services that the subrecipient pays for.

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

Publically owned land or property may be used for development of affordable housing or redevelopment of use to provide economic development opportunities throughout the County.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Upgrade the County's Housing Stock	2016	2020	Affordable Housing		Preserve and Upgrade Existing Housing Promote Homeownership	CDBG: \$578,827 HOME: \$1,113,072	Homeowner Housing Added: 50 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Provide Economic Development Opportunities	2016	2020	Non-Housing Community Development Economic Development		Retain and Increase Number of Jobs Section 108 Loans	CDBG: \$320,005	Jobs created/retained: 102 Jobs
3	Enhance Public Infrastructure and Facilities	2016	2020	Non-Housing Community Development		Improve Public Infrastructure Projects	CDBG: \$1,396,309	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 33002 Persons Assisted
4	Public Service Activities	2016	2020	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG: \$675,405	Public service activities other than Low/Moderate Income Housing Benefit: 43065 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Outreach and Prevention	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs		Public Services Homeless Outreach and Prevention	CDBG: \$40,000 ESG: \$409,330	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Homeless Person Overnight Shelter: 250 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 70 Beds Homelessness Prevention: 1200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Administration and Planning	2016	2020	Administration and Planning		Preserve and Upgrade Existing Housing Retain and Increase Number of Jobs Improve Public Infrastructure Projects Neighborhood Improvement Activities Public Services Production of New Affordable Housing Units Promote Homeownership Homeless Outreach and Prevention Program Administration CDBG, HOME, ESG Local and Regional Planning Section 108 Loans	CDBG: \$1,205,802 HOME: \$207,275 ESG: \$34,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affirmatively Further Fair Housing	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Public Services Promote Homeownership Program Administration CDBG, HOME, ESG	CDBG: \$22,500	
8	Neighborhood Improvement Activities	2016	2020	Affordable Housing Non-Housing Community Development			CDBG: \$730,718	Buildings Demolished: 10 Buildings Housing Code Enforcement/Foreclosed Property Care: 33000 Household Housing Unit Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Upgrade the County's Housing Stock
	Goal Description	During PY 2016, Wayne County undertake activities that will be in alignment with the following priorities: promote homeownership and preserve and upgrade the existing housing stock within the County. These activities include Housing Rehabilitation, Minor Home Repair and Energy Efficiency Improvements for qualified homeowners. In addition, Wayne County will solicit Request for Proposals with HOME funds to ensure that safe and decent affordable housing is provided to the most vulnerable persons and families.

2	Goal Name	Provide Economic Development Opportunities
	Goal Description	Wayne County will allocate CDBG funding in order to provide economic development opportunities for low - to moderate - income persons and in low - to moderate - income areas. In PY 2016, the County will undertake activities to help stabilize the economy by funding service providers, local units of government and organizations who propose to create/retain jobs within the County.
3	Goal Name	Enhance Public Infrastructure and Facilities
	Goal Description	
4	Goal Name	Public Service Activities
	Goal Description	Wayne County will undertake public service activities that will benefit low - to moderate - income persons and presumed low - to moderate - income persons. These activities include, but are not limited to senior transportation activities, senior chore services, youth services, mental health counseling, homeless prevention activities, and employment training.
5	Goal Name	Homeless Outreach and Prevention
	Goal Description	The funding indicated below includes funding to First Step from the City of Woodhaven and also funding to Lutheran Social Services of Michigan for the operations of the Wayne County Family Center shelter located in Westland, Mi.
6	Goal Name	Administration and Planning
	Goal Description	Wayne County will allocate funds for the administration and planning of the Community Development Block Grant program, the HOME Investment Partnership program and the Emergency Solutions Grant program. In addition, Project Delivery costs will be applied to help facilitate the Housing Rehabilitation program, public infrastructure projects and project management for additional activities.
7	Goal Name	Affirmatively Further Fair Housing
	Goal Description	Funding will be allocated to the Fair Housing Center of Metropolitan Detroit. The Fair Housing Center of Metropolitan Detroit will help ensure fair housing practices are being modeled throughout Wayne County and provide technical assistance to Wayne County.

8	Goal Name	Neighborhood Improvement Activities
	Goal Description	Provide a suitable living environment and expand economic development opportunities by clearing blighted, dilapidated properties and sites that are dangerous. In addition, demolition projects will help stabilize neighborhoods in low to moderate income neighborhoods. Priorities also include debris removal, code enforcement activities and Historic Preservation activities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Proposed projects that the County will undertake in the PY 2016 Annual Action Plan have been identified from Urban County participating local units of government, elected officials and through an analysis of priorities identified in the 5-Year Consolidated Plan.

#	Project Name

Table 55 – Project Information

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

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG assistance will be provided to 34 Urban County participating local units of government.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Wayne County distributes CDBG funds to participating Urban County jurisdictions through a formula allocation each year. The formula allocation is based on income and population loss or gain in the previous year. In addition, Wayne County will allocate HOME funds based on a Request for Proposal that will be released in 2016.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	50
Special-Needs	120
Total	270

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	100
Acquisition of Existing Units	0
Total	120

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Wayne County does not have a Public Housing Authority - however, the County works with several Public Housing Authorities located within the County. The County helps provide technical assistance when requested and supports the effort of affordable housing that each Public Housing Authority provides.

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

Wayne County does not plan on administering any funds toward Public Housing Authorities in PY 2016.

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

Wayne County supports actions by various Public Housing Authorities within the County to become more involved in management and participate in homeownership activities.

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

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

This section of the Annual Action Plan describes Wayne County's one year goals and objectives that the County will undertake in PY 2016 to carry out the homeless strategies identified in the 2016-2020 Consolidated Plan.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Wayne County works closely with the Out-Wayne County CoC. The Out-Wayne County CoC provides critical support for the homeless population and persons at risk of being homeless. This support includes housing, case management, education, and life skills. Wayne County will continue to strive to work with CoC partners and service providers, as well as local units of government within Wayne County.

In PY 2016, Wayne County will support Lutheran Social Services of Michigan, a non-profit agency who is responsible for providing operations, case management and other services to the Wayne County Family Center, located in Westland, Michigan.

Addressing the emergency shelter and transitional housing needs of homeless persons

In order to combat homelessness in Wayne County, the Community Wellness Department is committed to work closely with service providers by supporting programs that help create economic opportunities and supply homeless prevention services. For several years, Wayne County has allocated CDBG funds and ESG funds to the Wayne County Family Shelter, the only family shelter in Wayne County.

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 County works with a number of service providers to address the problem of homelessness. Referrals are often made to the Out-Wayne County CoC, First Step Domestic Violence Center, the Salvation Army, United Way 211, Wayne Metropolitan Community Action Agency and ChristNet.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Wayne County works collaboratively with Lutheran Social Services of Michigan, SER Metro Jobs for Progress, Southwest Housing Solutions, Vista Maria, Wayne Metropolitan Community Action Agency and other service providers throughout Wayne County. These services providers provide a number of services for the foster care population, persons that suffer from mental health illness, and the at-risk youth. Wayne County will continue to support the effort in helping low-income individuals and families avoid becoming homeless.

Discussion

Wayne County anticipates funding Lutheran Social Services of Michigan for PY 2016 with ESG funds.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

In 2011, Wayne County completed its Comprehensive Housing Needs Assessment. The study identified impediments to fair housing choice and made a series of recommendations to address housing affordability and access to affordable housing across all income groups. The Community Wellness division will continue to use the study to update the Affirmatively Furthering Fair Housing Assessment. Wayne County is taking appropriate actions to overcome identified impediments.

Additionally, Wayne County does allocate CDBG funds with the Fair Housing Center of Metropolitan Detroit (FHC), as a subrecipient of PY 2016, to provide counseling services to persons within Wayne County. Listed below is a summary of impediments of fair housing found in Wayne County and recommendations to overcome said impediments.

Summary of Impediments to Fair Housing Choice

- Public knowledge of landlord/tenant rights.
- Availability of financing for low-income families.
- Public knowledge about home ownership and landlords' responsibilities.
- Public knowledge about the available housing assistance programs in Southeastern Michigan.
- Developer's abilities to meet the needs of disabled individuals and families.
- An identified need for additional transitional housing units and zoning to allow this development.
- A change in the system to allow more fluid access to affordable housing. Waiting lists act as a significant impediment to fair and accessible affordable housing.
- Developers identified a need to address issues on a more local basis. Many regulations come through federal channels and these are often hard to implement locally.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Wayne County has several strategies that will be utilized to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. In general, Wayne County will continue to work with non-profit service providers, the FHC of Metropolitan Detroit, developers, realtors, and local units of government within the County.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section of the Annual Action Plan describes the County's planned activities to carry out strategies proposed in the Strategic Plan.

Actions planned to address obstacles to meeting underserved needs

Wayne County will pursue activities that create a suitable living environment, promote access to public services for persons with special needs and persons that are low - to moderate - income and persons that are presumed to be low - to moderate - income. In addition, the County will fund activities that serve children, seniors/elderly and frail elderly, veterans, the homeless population, persons at risk of being homeless, and persons with special needs.

Actions planned to foster and maintain affordable housing

Wayne County will pursue the goal of improving the housing stock throughout the County. One of the highest priorities for the County is to provide decent and affordable housing for low - to moderate - income persons. The County will also undertake activities in PY 2016 that assist low - to moderate - income and special need households to become homeowners by supporting services that provide housing counseling, down payment assistance and other initiatives.

Actions planned to reduce lead-based paint hazards

Wayne County requires that its subrecipients give educational pamphlets on the dangers of lead-based paint, including the age of homes affected, age group most susceptible, symptoms of elevated blood levels and contact information to individuals and homeowners and renters who participate in rehabilitation programs. Any housing rehabilitation project that involves the removal of paint is required to have lead tested and abated, if necessary.

In addition, Wayne County is a member of the Detroit Green and Healthy Homes Initiative (GHHI) and consults with the GHHI on a regular basis.

Actions planned to reduce the number of poverty-level families

As indicated in sections throughout this Consolidated Plan, Wayne County is a member of the Out-Wayne County CoC whose mission is to provide services to the homeless and non-homeless special needs population. In addition, Wayne County works with a multitude of service providers that provide public services to persons and families in poverty. These service providers provide services to low – and moderate – income families and persons in need. These services include housing, employment training, public services for the disabled and elderly population and other assistance to help promote self-sufficiency. Wayne County will continue to work with service providers to help combat poverty within

the County.

Actions planned to develop institutional structure

In PY 2016, Wayne County will continue to work within an array of partnerships with for-profit and non-profit agencies and various Wayne County departments to execute activities outlined in the Strategic Plan.

The current delivery system for the CDBG, HOME and ESG programs continues to increase in capacity and efficiency. The strength of the delivery system structure rests primarily in the diversity of its participants and the depth and breadth of their experience and the expertise they provide. The Community Wellness division will work closely with subrecipients and participating communities to ensure that Davis Bacon, Section 3, procurement and efforts to ensure fair housing requirements are made. In addition, the County will continue to offer technical assistance workshops, Environmental Review trainings, and other workshops that are designed to provide education and awareness to agencies and the general public. Lastly, the Community Wellness division will continue to work closely with the Out-Wayne Metropolitan Continuum of Care to help end homelessness

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

Wayne County will continue to work with the Out-Wayne County CoC and service providers throughout Wayne County to help combat homelessness throughout the County. Wayne County will also continue to help prevent homelessness by working with the special needs population and the population that is more likely to be homelessness. Wayne County will continue to work with service providers and agencies who provide down-payment assistance, home improvements and weatherization programs, transportation services and other public services for the at-risk population.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

This section addresses the program specific requirements for the PY 2016 Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

Wayne County will be issuing a Request for Proposal to interested parties, non-profits, CHDOs and

developers for the development of HOME activities in PY 2016.

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

The Wayne County HOME Recapture and Resale Policy is attached in this Plan for review and use.

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

The Wayne County HOME Recapture and Resale Policy is attached in this Plan for review and use.

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

Wayne County will be issuing a Request for Proposal to interested parties, non-profits, CHDOs and developers for the development of HOME activities in PY 2016.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Wayne County meets with the Out-Wayne County CoC monthly to identify needs and progress. Wayne County is responsible for administering the ESG program and contracts with service-providers who participate in the Out-Wayne County CoC through an application process. The Out-Wayne County CoC helps facilitate the applications for ESG funding. The application process is competitive; however, the Out-Wayne County CoC members vote on a number of agencies whom they believe should be funded based on: capacity, outcomes identified, previous performance and objective.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Wayne County meets with the Out-Wayne County CoC monthly to identify needs and progress. Wayne County is responsible for administering the ESG program and contracts with service-

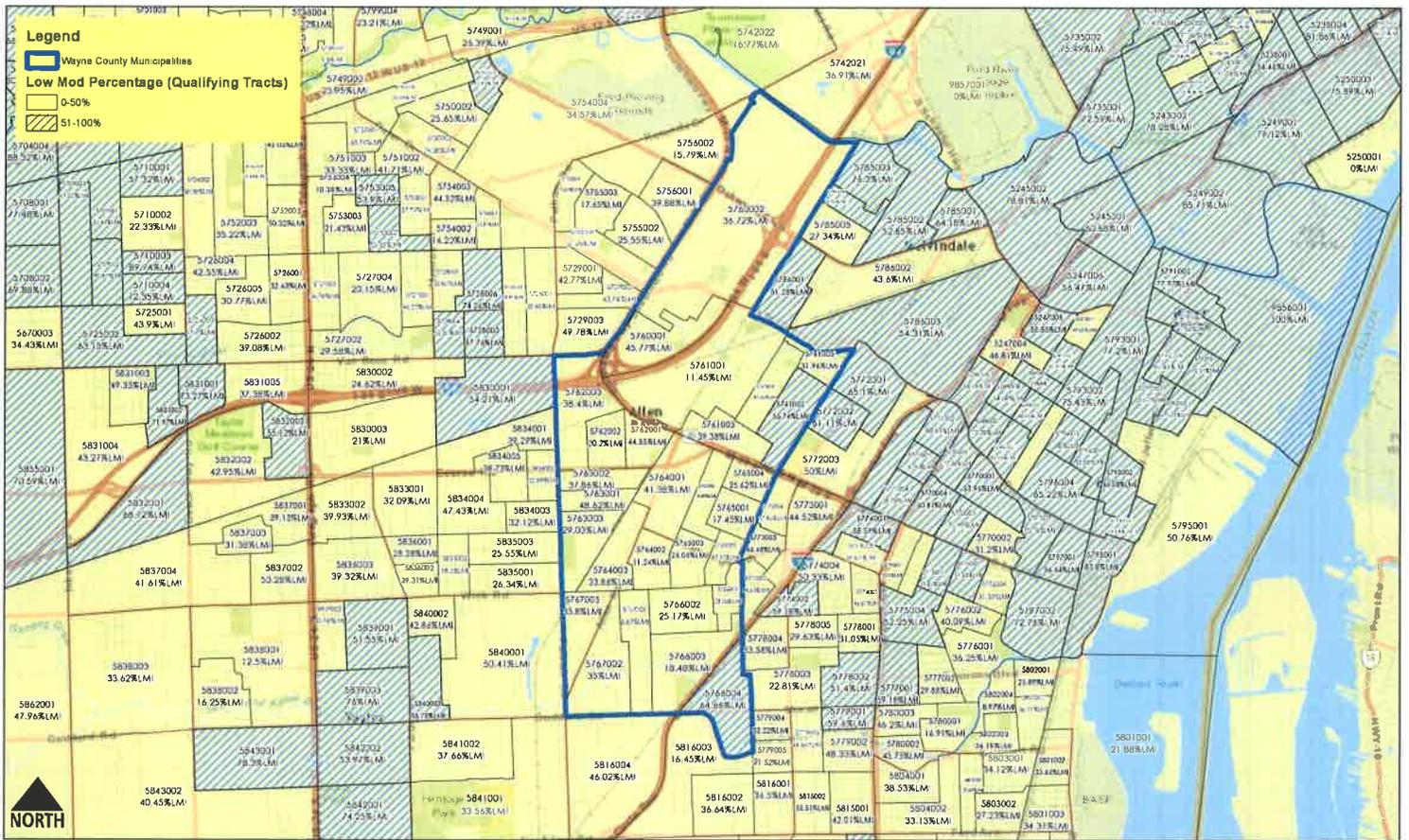
providers who participate in the Out-Wayne County CoC through an application process. The Out-Wayne County CoC helps facilitate the applications for ESG funding. The application process is competitive; however, the Out-Wayne County CoC members vote on a number of agencies whom they believe should be funded based on: capacity, outcomes identified, previous performance and objective.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

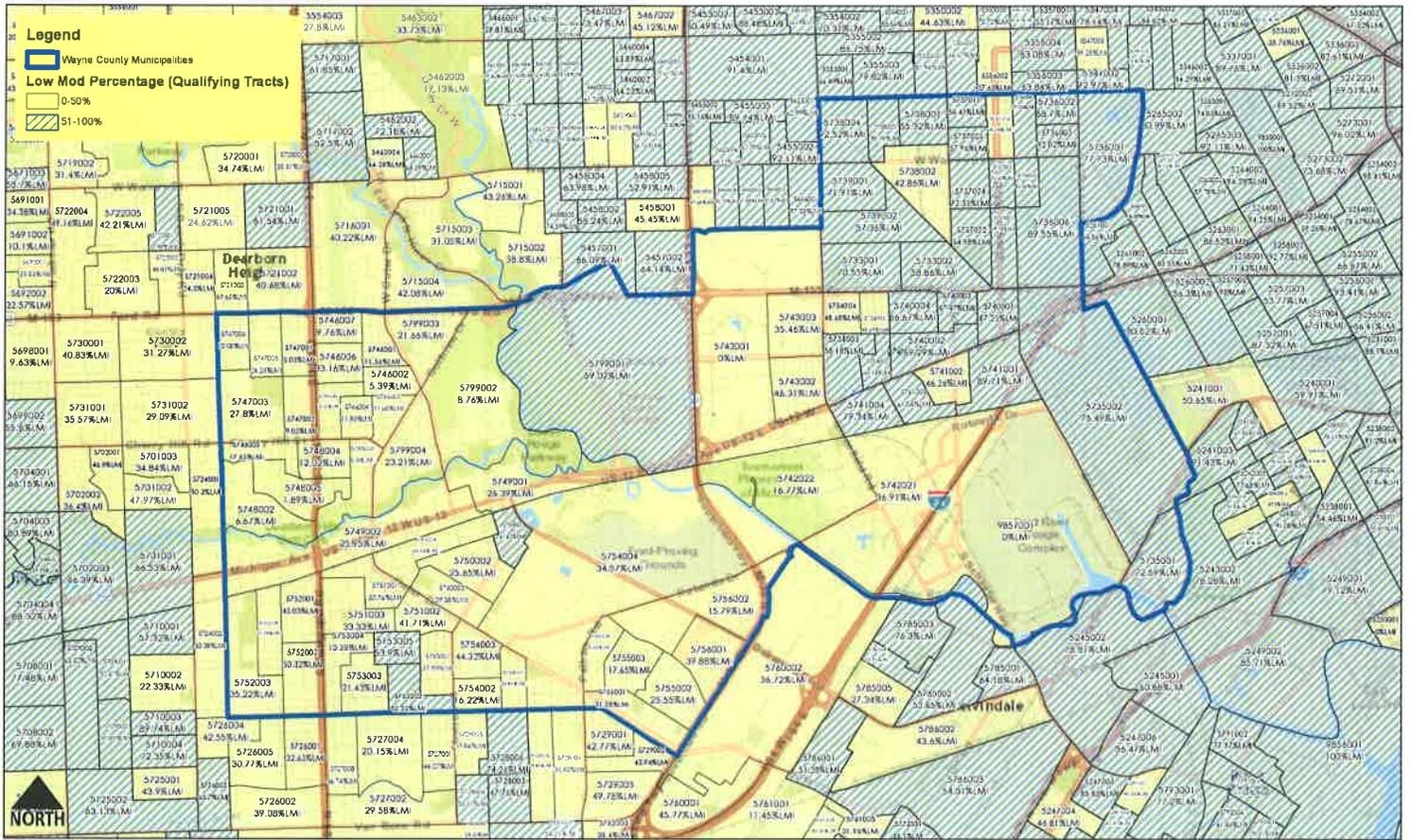
5. Describe performance standards for evaluating ESG.

Appendix - Alternate/Local Data Sources

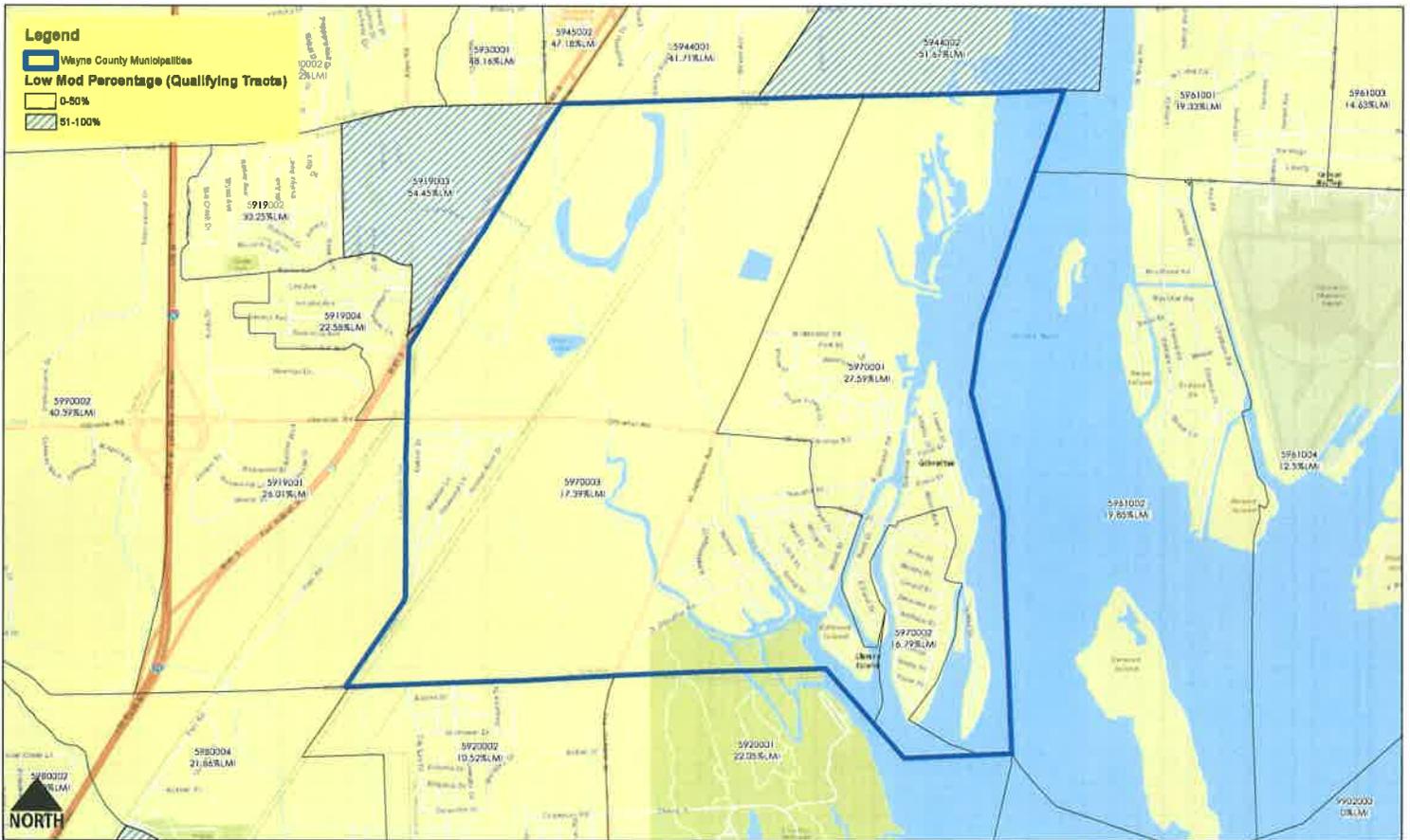
City of Allen Park CDBG Eligible Block Groups



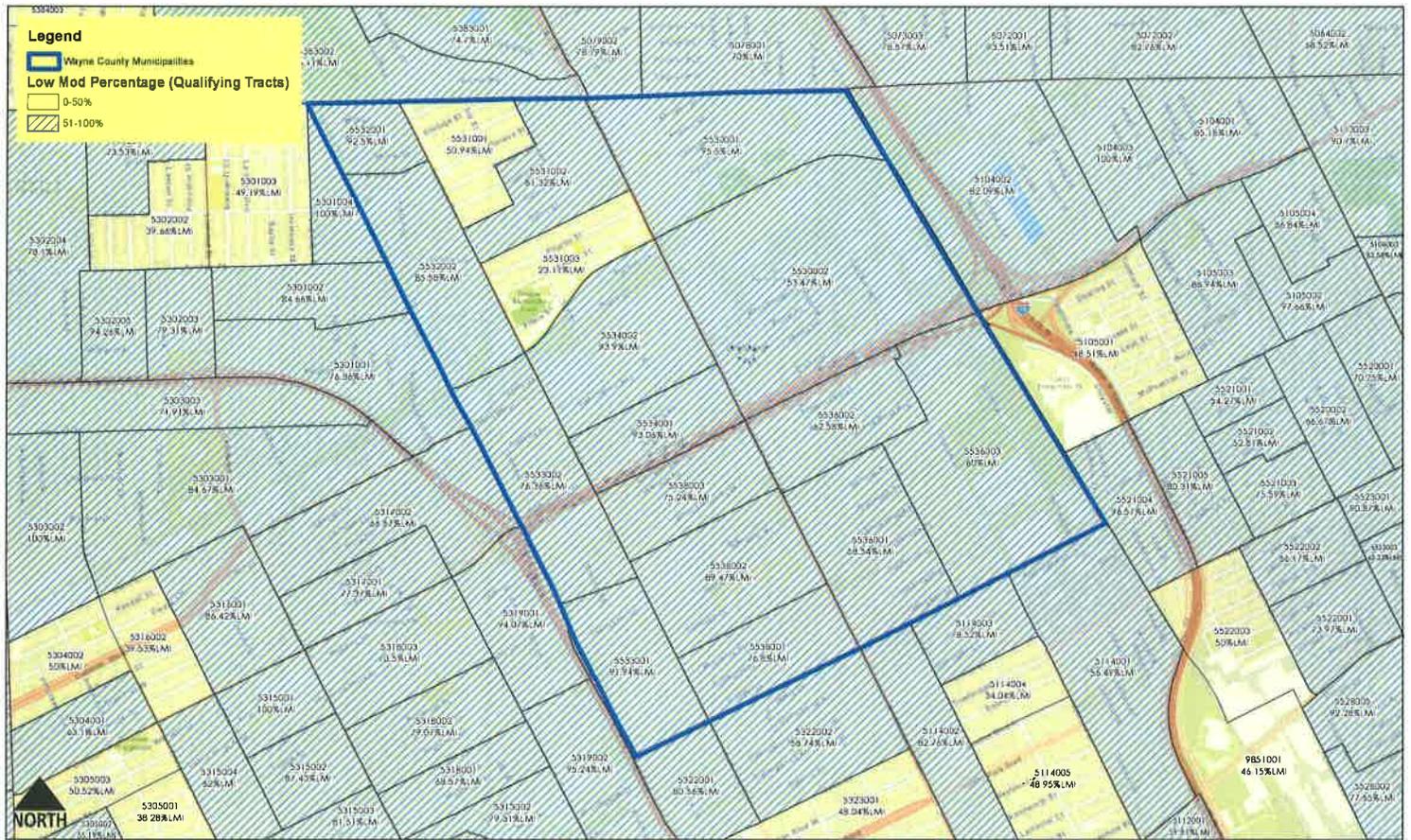
City of Dearborn CDBG Eligible Block Groups



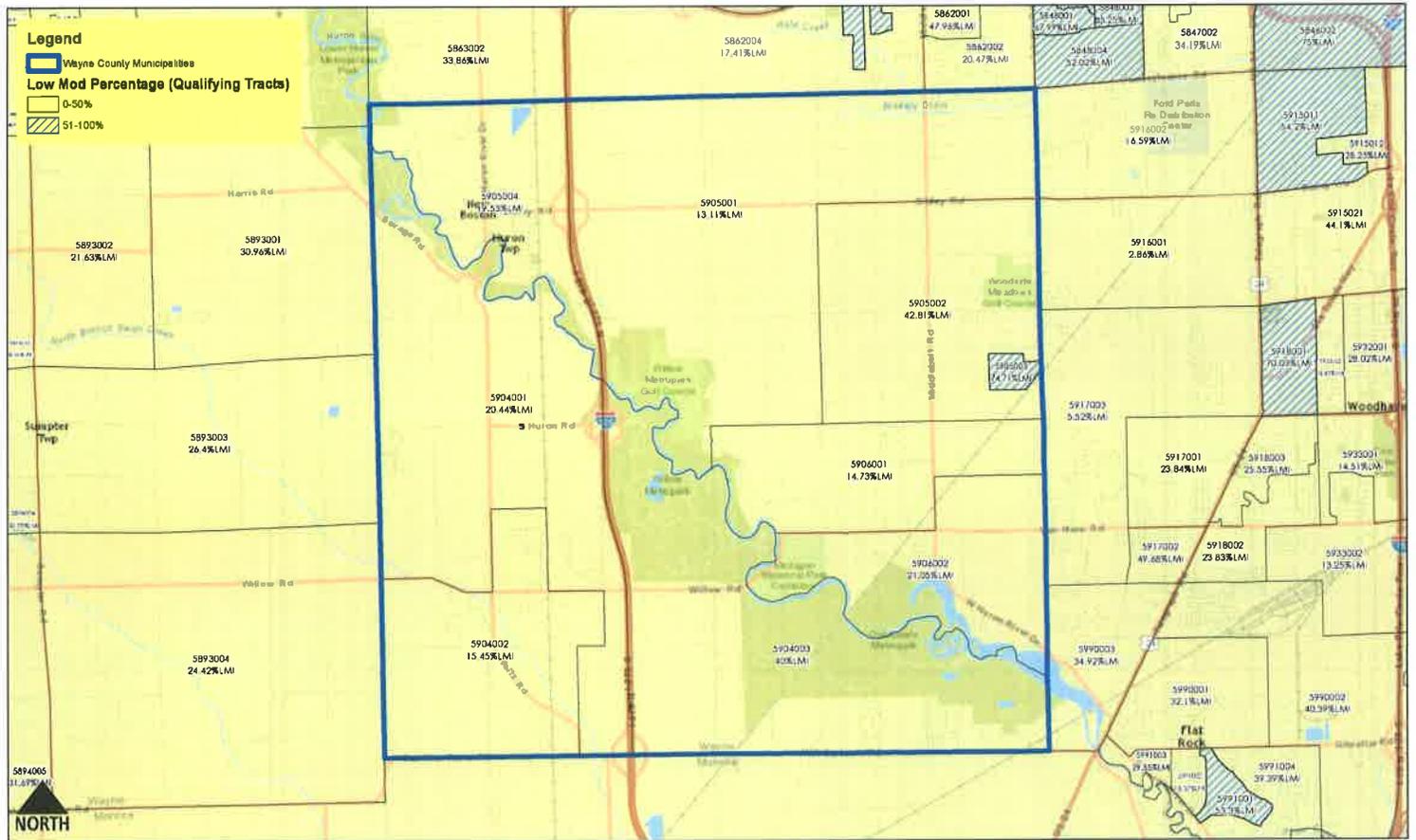
City of Gibraltar CDBG Eligible Block Groups



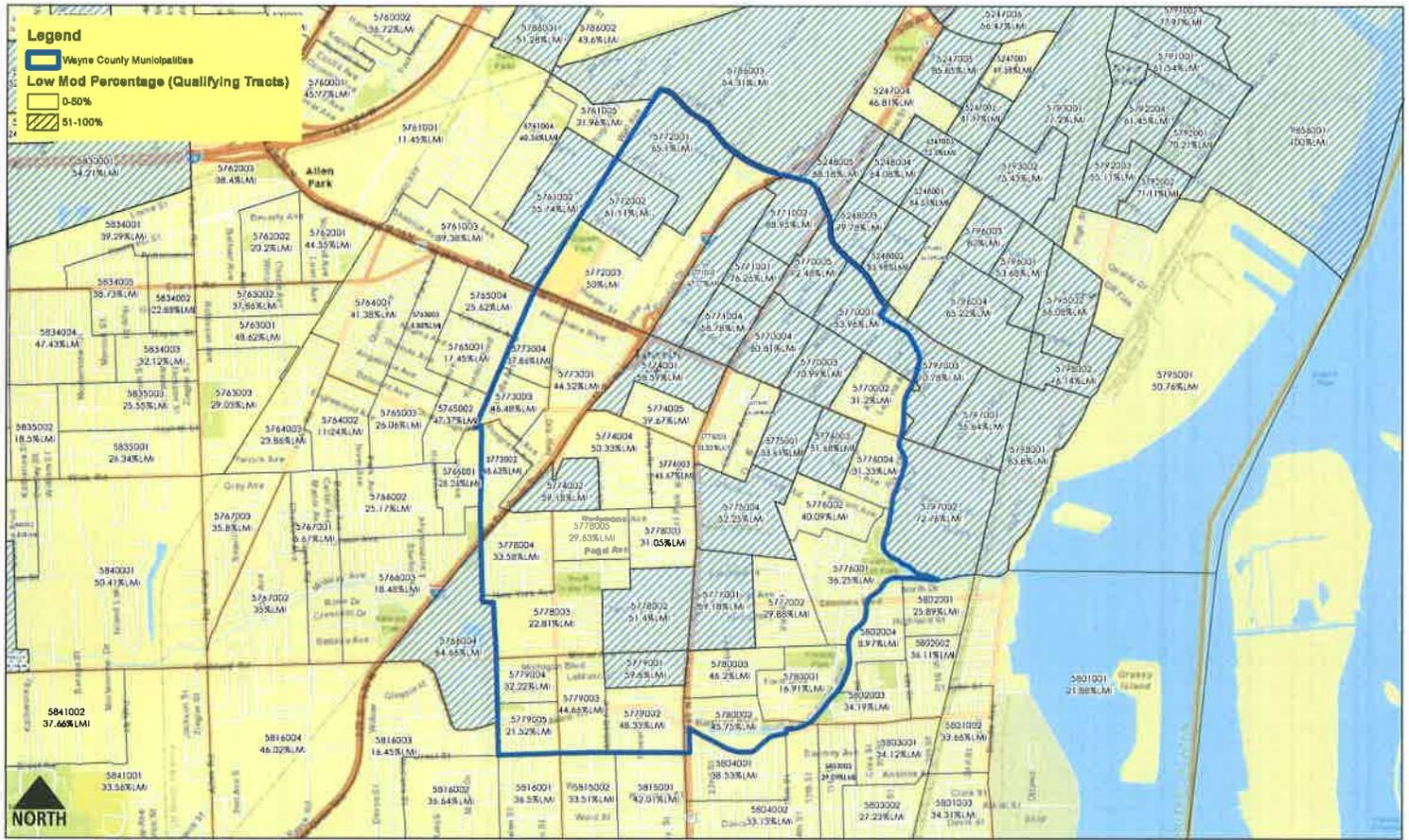
City of Highland Park CDBG Eligible Block Groups



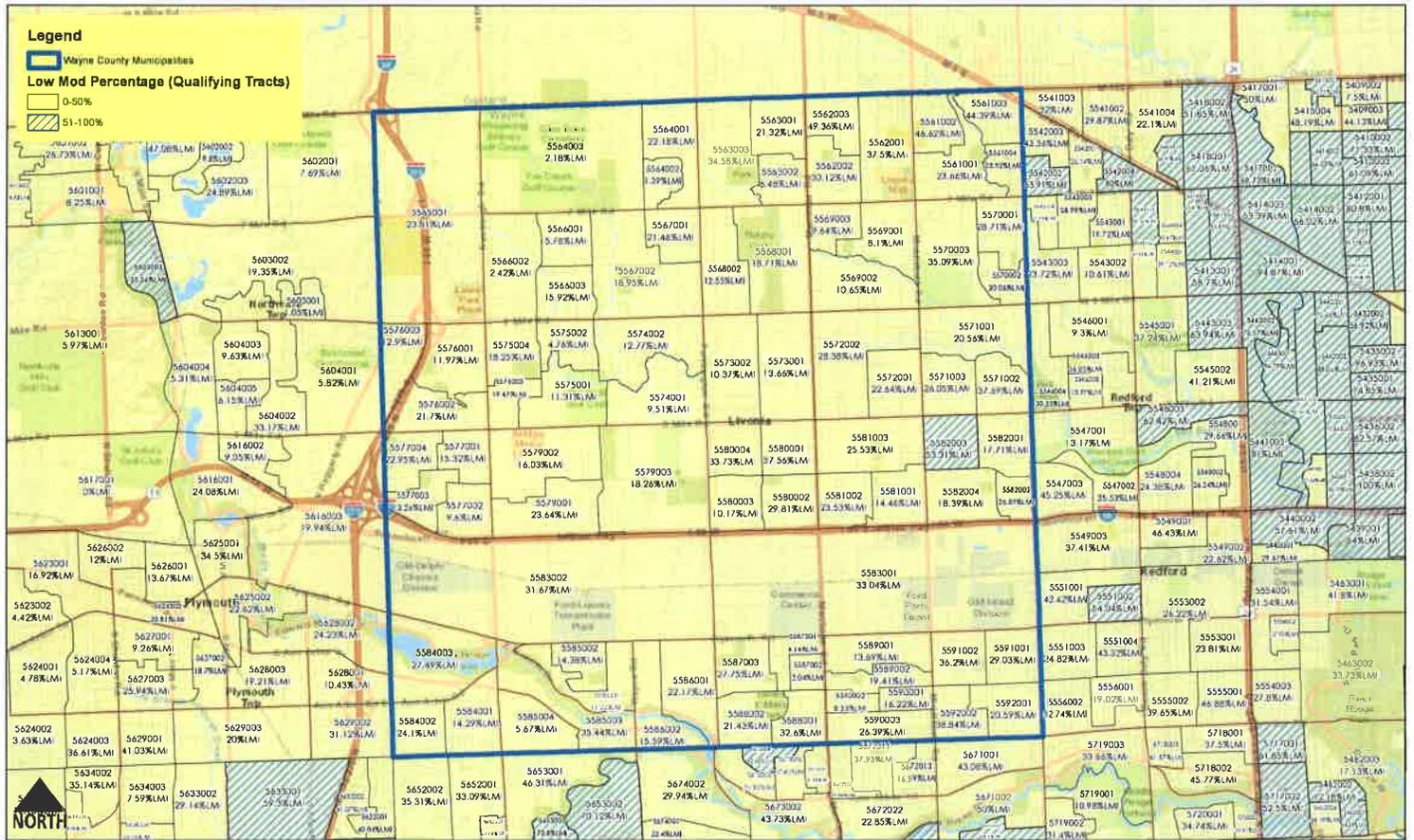
Huron Township CDBG Eligible Block Groups



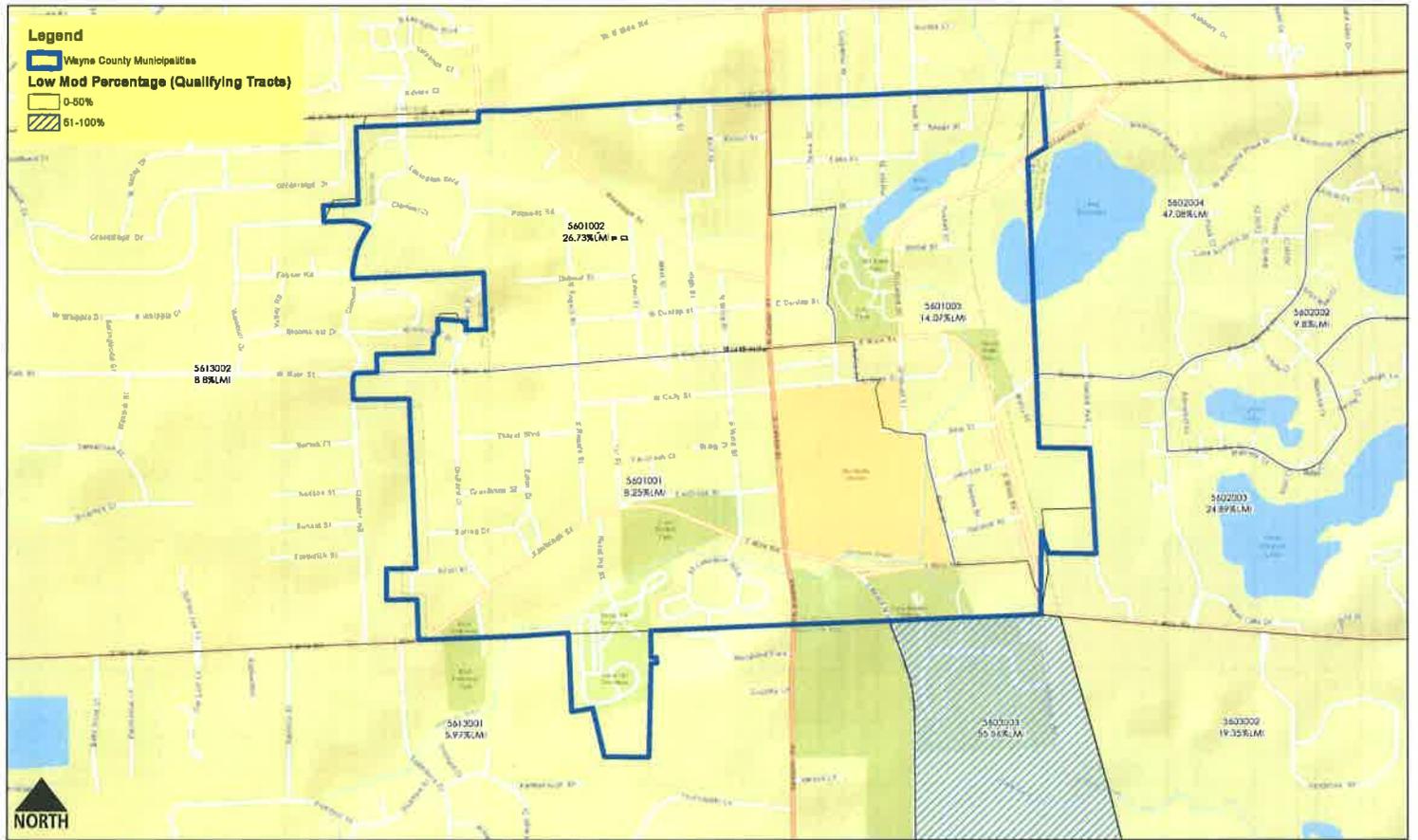
City of Lincoln Park CDBG Eligible Block Groups



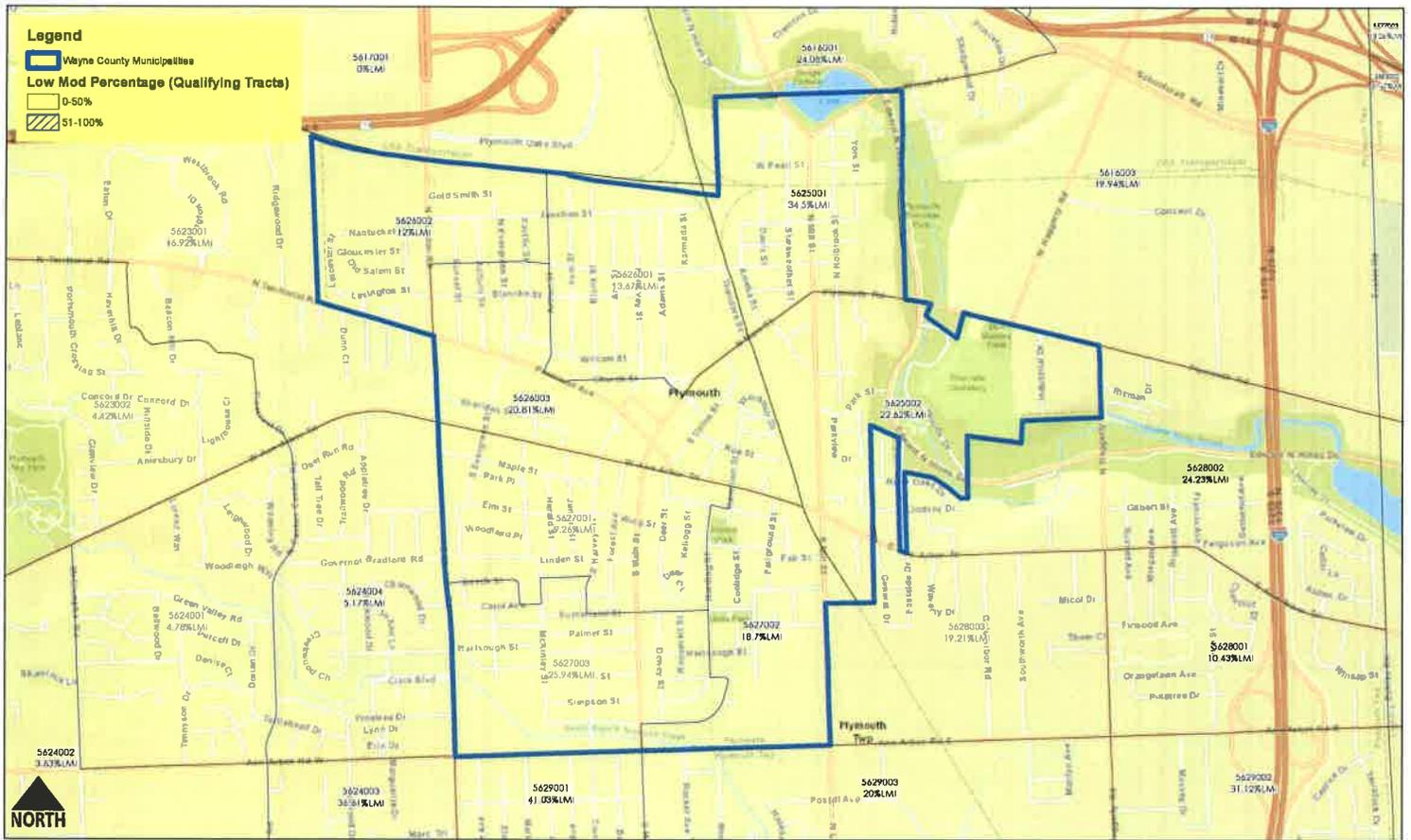
City of Livonia CDBG Eligible Block Groups



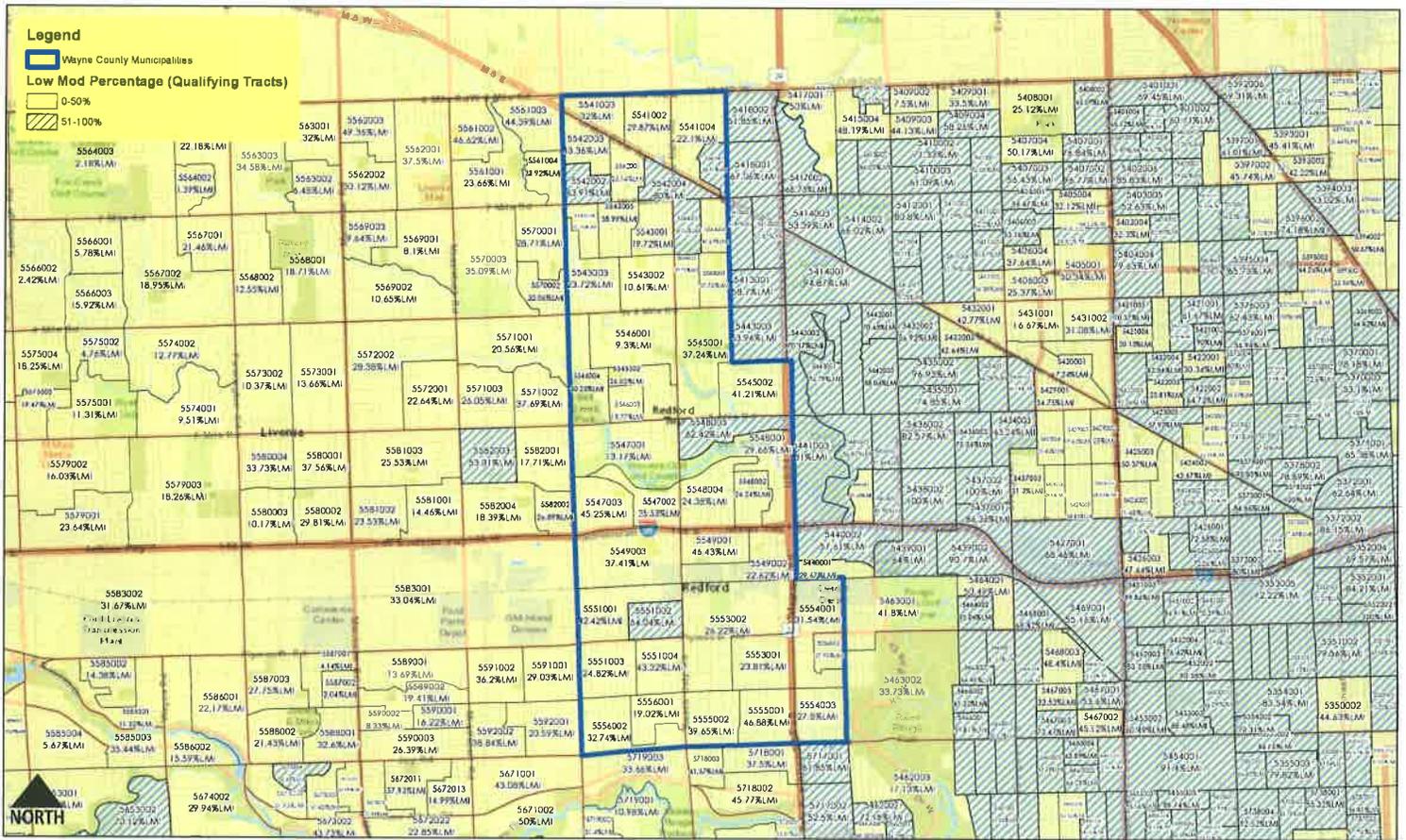
City of Northville CDBG Eligible Block Groups



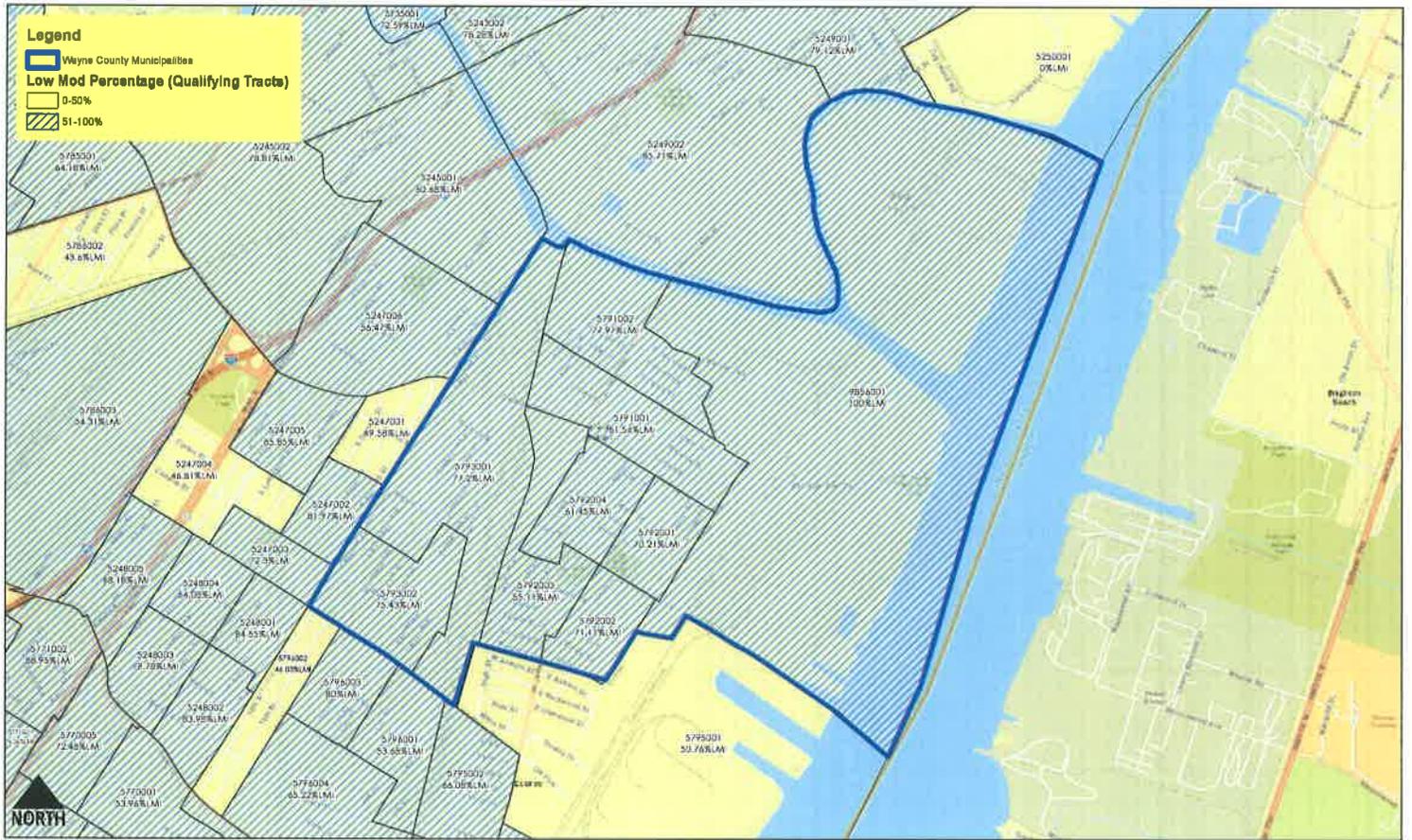
City of Plymouth CDBG Eligible Block Groups



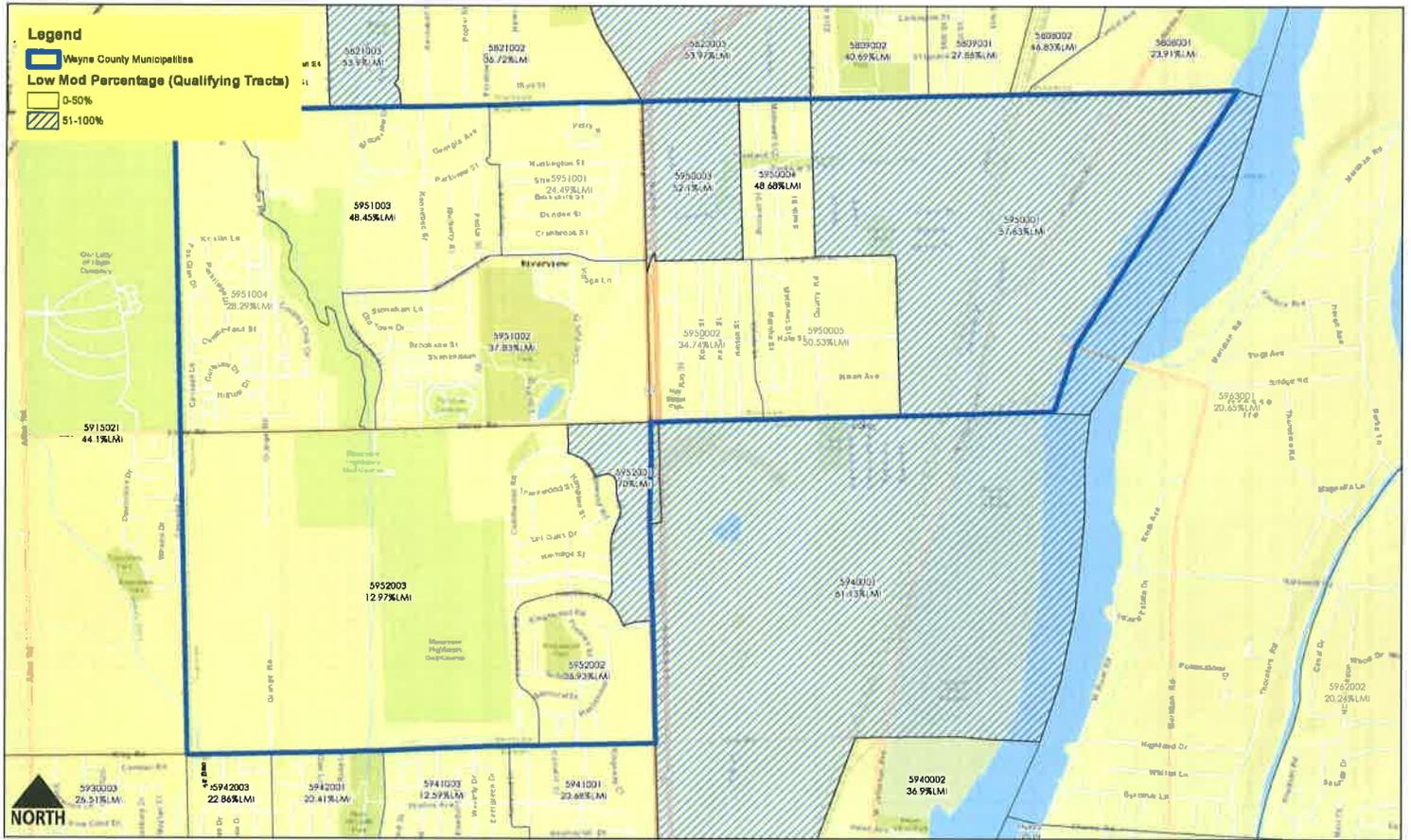
Redford Township CDBG Eligible Block Groups



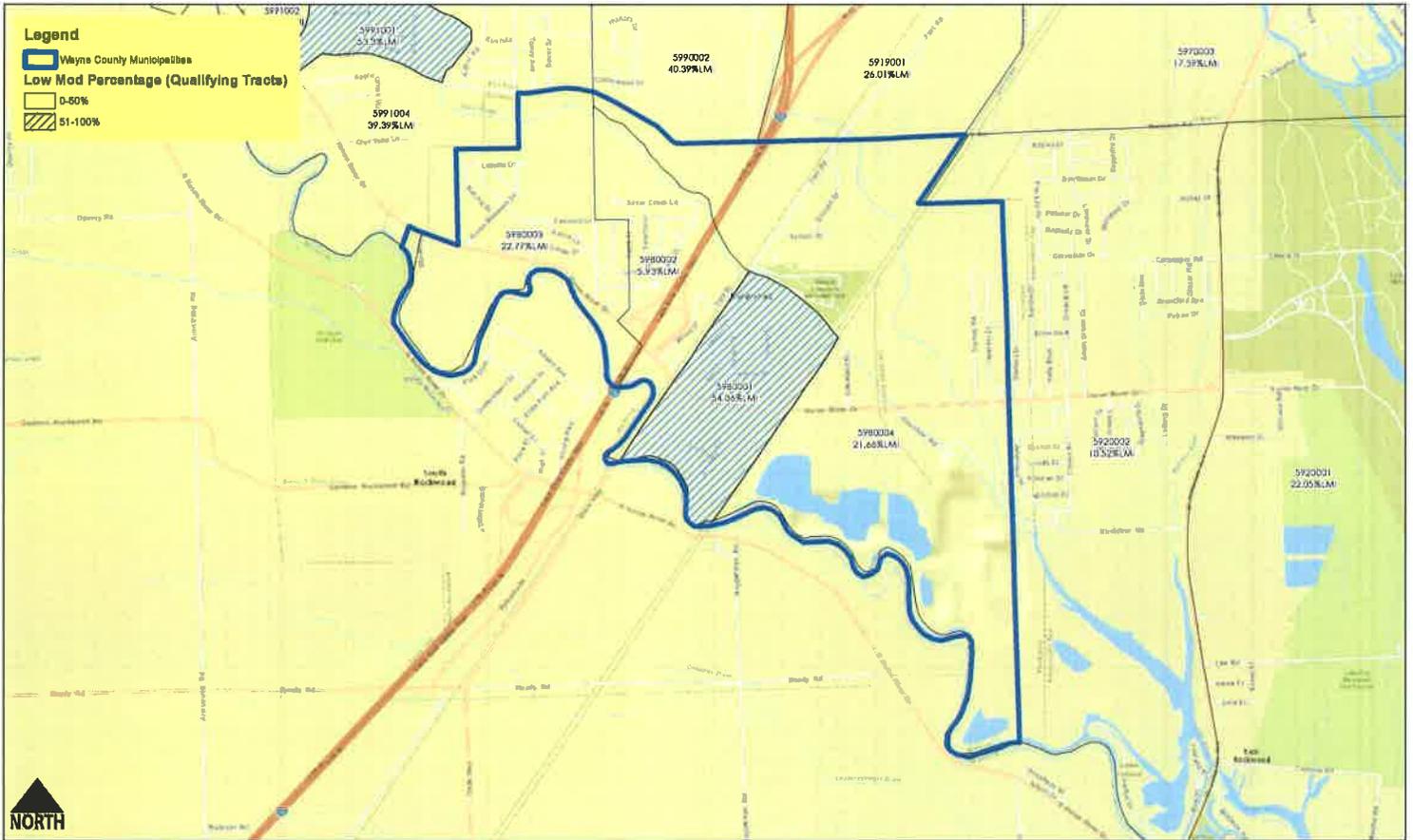
City of River Rouge CDBG Eligible Block Groups



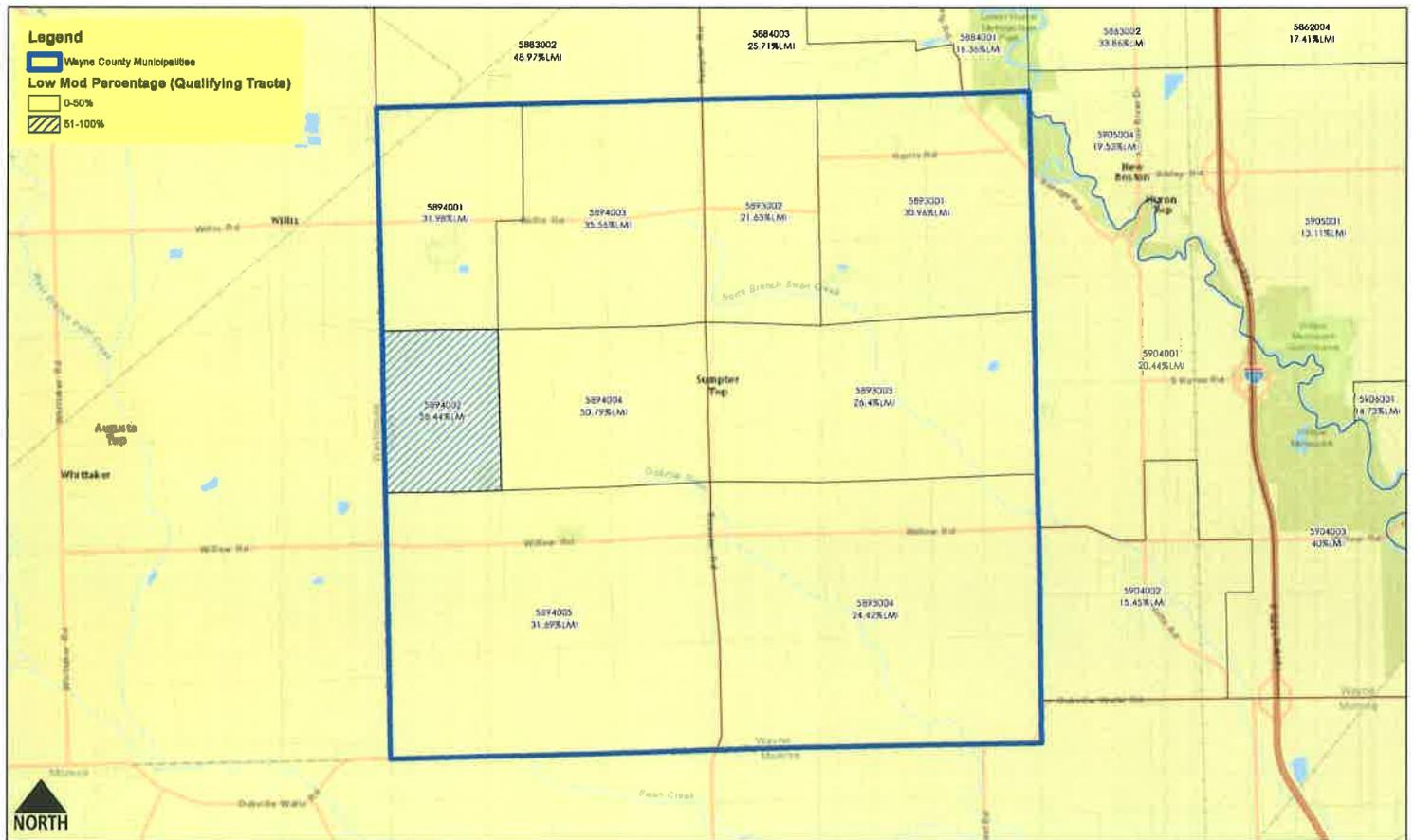
City of Riverview CDBG Eligible Block Groups



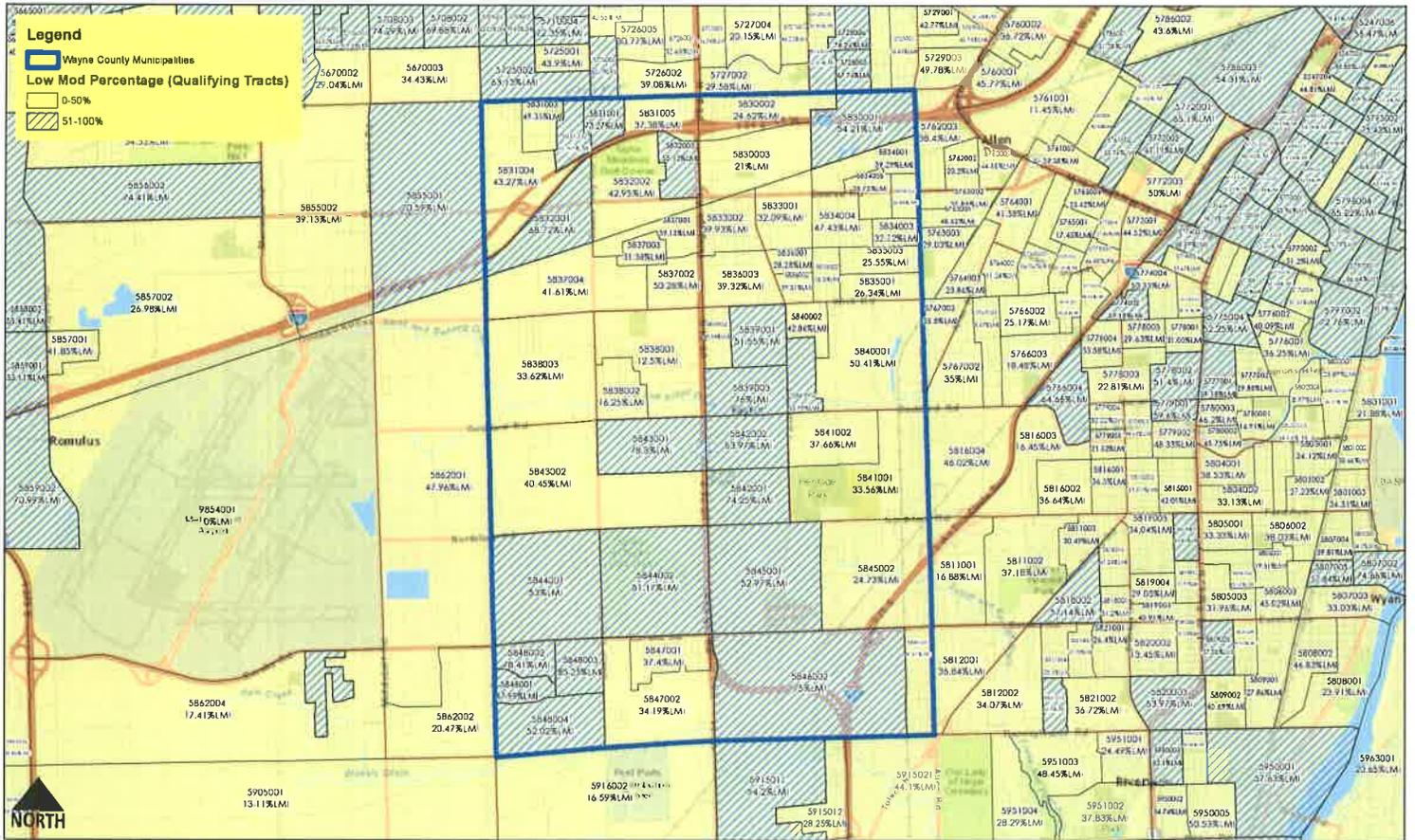
City of Rockwood CDBG Eligible Block Groups



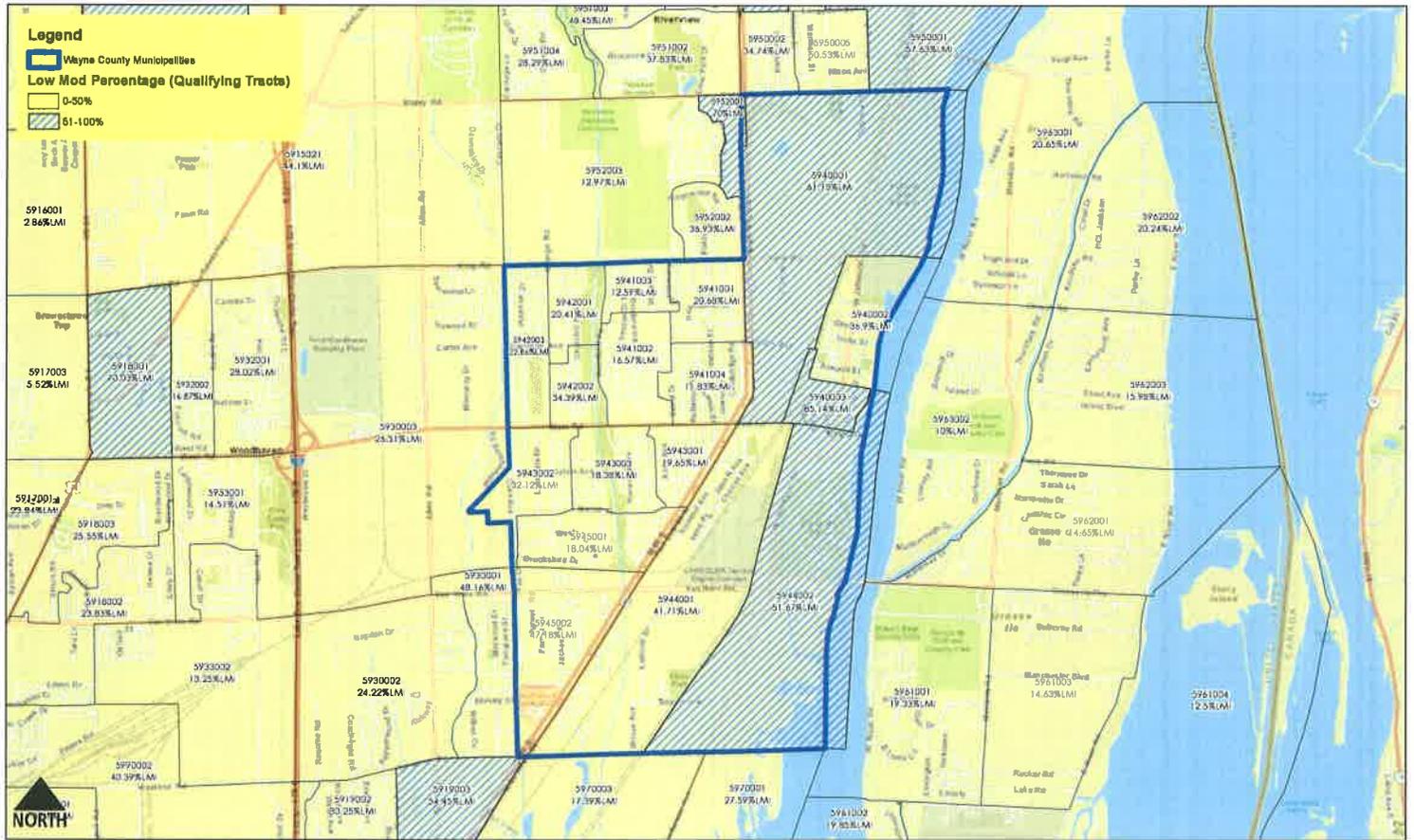
Sumpter Township CDBG Eligible Block Groups



City of Taylor CDBG Eligible Block Groups



City of Trenton CDBG Eligible Block Groups



digitalfirst M E D I A

MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION 48 West Huron Street • Pontiac, MI 48342

WAYNE COUNTY
500 GRISWOLD 10th FLOOR

DETROIT, MI 48226
Attention:

STATE OF MICHIGAN,
COUNTY OF OAKLAND

Lynn Dropping

The undersigned *Lynn Dropping*, being duly sworn the he/she is the principal clerk of The News-Herald, Heritage Sunday, heritage.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

WAYNE COUNTY

Published in the following edition(s):

The News-Herald	03/23/16
Heritage Sunday	03/20/16
heritage.com	03/20/16
heritage.com	03/23/16

STATE OF MICHIGAN
COUNTY OF OAKLAND
Notary Public
48 West Huron Street
Pontiac, Michigan 48342
Oakland

Sworn to the subscribed before me this *28th March 2016*

Jira McCrown

Notary Public, State of Michigan
Acting in County of Oakland

Advertisement Information

Client Id: 642327

Ad Id: 946742

PO:

Sales Person: 200307

WAYNE COUNTY

2016-2020 CONSOLIDATED PLAN & 2016 ANNUAL ACTION PLAN

Community Development Block Grant (CDBG) Program
HOME Investment Partnership (HOME) Program
Emergency Solutions Grant (ESG) Program

Notice is hereby given that the County of Wayne has completed a draft of the 2016 - 2020 Consolidated Plan and the 2016 Annual Action Plan for the CDBG, HOME, and ESG programs. Prior to submission to the U.S. Department of Housing and Urban Development (HUD), a draft of the 2016 - 2020 Consolidated Plan and the 2016 Annual Action Plan with pre-commitment of funds are available for public review and comment for a 30-day period from March 21, 2016 through April 19, 2016. The plan can be found on the County's Website <http://www.waynecounty.com/hhs/index.htm>. This information will also be available for review and comment at the Community Wellness Division of Wayne County, located at 500 Griswold, 6th Floor, Detroit, MI 48226 between the hours of 8:30am and 5:00pm.

Wayne County anticipates receiving approximately \$4,969,566.00 in CDBG funds, \$2,063,496.00 in HOME funds, and \$443,330.00 in ESG funds. HUD Provides these grants for the purpose of assisting low - to moderate - income persons, providing affordable housing opportunities, and/or eliminating blight in Wayne County, assisting 34 communities.

Public hearings for the 2016 - 2020 Consolidated Plan and the 2016 Annual Action Plan will be on March 22, 2016 at the Guardian Building, 500 Griswold, 6th Floor at 10am and on March 23, 2016 at 4pm.

Persons with disabilities who require auxiliary aids or services in using public facilities, or persons who require translation services should contact the County of Wayne by writing or calling the following:

CONTACT INFORMATION - NAME: Terry Carroll, TITLE: Community Wellness Administrator, ADDRESS: 500 Griswold, Detroit, Michigan 48226, TELEPHONE NUMBER: 313-224-6046

Posted: March 21 & 23 2016



MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION
48 West Huron Street • Pontiac, MI 48342

WAYNE COUNTY
500 GRISWOLD 10th FLOOR

DETROIT, MI 48226
Attention: Randy Saghir

STATE OF MICHIGAN,
COUNTY OF OAKLAND

The undersigned LYNN DROPPING being duly sworn the he/she is the principal clerk of The News-Herald, Heritage Sunday, heritage.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

WAYNE COUNTY

Published in the following edition(s):

The News-Herald
Heritage Sunday 05/01/16
heritage.com



Sworn to the subscribed before me this 2nd May 2016

Notary Public, State of Michigan
Acting in County of Oakland

Wayne County
2016-2020 CONSOLIDATED PLAN & 2016 ANNUAL ACTION PLAN

Community Development Block Grant (CDBG) Program
HOME Investment Partnership (HOME) Program
Emergency Solutions Grant (ESG) Program

Notice is hereby given that the County of Wayne has completed the 2016 - 2020 Consolidated Plan and the 2016 Annual Action Plan for the CDBG, HOME, and ESG programs. The 2016 - 2020 Consolidated Plan and 2016 Annual Action Plan can be found on the County's Website at <http://www.waynecounty.com/bhs/index.htm>. This information will also be available for review at the Community Wellness Division of Wayne County, located at 500 Griswold, 10th Floor, Detroit, MI 48226 between the hours of 8:30am and 5:00pm.

Wayne County anticipates receiving approximately \$4,369,566.00 in CDBG funds, \$2,063,496.00 in HOME funds, and \$443,338.00 in ESG funds. HUD Provides these grants for the purpose of assisting low - to moderate - income persons, providing affordable housing opportunities, and/or eliminating blight in Wayne County, assisting 34 communities.

A Public Hearing on the 2016 - 2020 Consolidated Plan and the 2016 Annual Action Plan will be on May 5, 2016 at the Wayne County Board of Commissioners meeting, located at the Guardian Building, 500 Griswold, 6th Floor at 2 p.m.

Persons with disabilities who require auxiliary aids or services in using public facilities, or persons who require translation services should contact the County of Wayne by writing or calling the following:

CONTACT INFORMATION - NAME: Terry Carroll,
TITLE: Community Wellness Administrator,
ADDRESS: 500 Griswold, Detroit, Michigan 48226,
TELEPHONE NUMBER: 313-224-6046

Posted: May 1 & May 4 2016

Advertisement Information

Client Id: 642327 **Ad Id:** 992183 **PO:** **Sales Person:** 200307

Wayne County

2016-2020 CONSOLIDATED PLAN & 2016 ANNUAL ACTION PLAN

Community Development Block Grant (CDBG) Program
HOME Investment Partnership (HOME) Program
Emergency Solutions Grant (ESG) Program

Notice is hereby given that the County of Wayne has completed a draft of the 2016 – 2020 Consolidated Plan and the 2016 Annual Action Plan for the CDBG, HOME, and ESG programs. Prior to submission to the U.S. Department of Housing and Urban Development (HUD), a draft of the 2016 – 2020 Consolidated Plan and the 2016 Annual Action Plan with pre-commitment of funds are available for public review and comment for a 30-day period from March 21, 2016 through April 19, 2016. The plan can be found on the County's Website <http://www.waynecounty.com/hhs/index.htm>. This information will also be available for review and comment at the Community Wellness Division of Wayne County, located at 500 Griswold, 6th Floor, Detroit, MI 48226 between the hours of 8:30am and 5:00pm.

Wayne County anticipates receiving approximately **\$4,969,566.00 in CDBG funds, \$2,063,496.00 in HOME funds, and \$443,330.00 in ESG funds**. HUD Provides these grants for the purpose of assisting low – to moderate – income persons, providing affordable housing opportunities, and/or eliminating blight in Wayne County, assisting 34 communities.

Public hearings for the 2016 – 2020 Consolidated Plan and the 2016 Annual Action Plan will be on March 22, 2016 at the Guardian Building, 500 Griswold, 6th Floor at 10am and on March 23, 2016 at 4pm.

Persons with disabilities who require auxiliary aids or services in using public facilities, or persons who require translation services should contact the County of Wayne by writing or calling the following:

CONTACT INFORMATION – NAME: Terry Carroll, TITLE: Community Wellness Administrator, ADDRESS: 500 Griswold, Detroit, Michigan 48226, TELEPHONE NUMBER: 313-224-6046

Posted: March 21 & 23 2016

Wayne County HOME Recapture and Resale Policy

For homebuyer assistance, the affordability requirements are secured with the property through a second mortgage under the recapture guidelines. The mortgage is secured by a lien with the property. When the owner decides to sell the property, the lien is called up in the review of title. At that point, the owner must comply with the affordability requirements in order to sell the property. In light of changes to the region's housing market and mortgage industry dynamics, the HOME program has adopted a flexible, multi-tiered policy to recapture funds in and when net proceeds are available. Each transaction is assessed on a case-by-case basis and a reasonable payoff amount is determined based on the options allowed in 24 CFR 92.254(a) 5ii.

Recapture Provisions

Subject to recapture are the HOME funds that are invested in a HOME assisted unit, as a direct subsidy to the homebuyer, this includes down payment and closing cost assistance, and second mortgages that finance difference between fair market value based on fair market value and the homebuyer's first mortgage. The minimum length of affordability is as follows based on the total direct HOME assistance to the homebuyer:

Affordability Requirements for the HOME Program Total direct HOME subsidy to the buyer, per unit	Minimum period of Affordability
Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

Monitoring for Recapture:

Recapture provisions shall be detailed within each program written agreement between the homebuyer and Wayne County and enforced through a mortgage filed with the Wayne County Recorder's Office and a homebuyer agreement that runs for the entire term of the affordability period. The requirements within shall be triggered upon sale or transfer of the HOME assisted property. For projects including the down payment and closing cost assistance program, for sale new construction and for sale acquisition rehabilitation programs the HOME assisted property owners will be required to maintain property insurance coverage in an amount sufficient to cover the amount of HOME assistance and list Wayne County as an additional insured during the period of affordability. Monitoring of insurance policies will assist in identifying properties that are no longer occupied by the assisted buyer.

The recapture option allows Wayne County Community Development to recapture all or a portion of the HOME subsidy if the property is sold or transferred. All HOME assisted property sales under the recapture option shall meet the following criteria:

1. The homebuyer may sell the property to any willing buyer.
2. The transfer of the property during the period of affordability triggers repayment of the direct HOME subsidy to Community Development in accordance with the

promissory note the buyer entered into with Wayne County when he/she originally purchased the home.

In the event of recapture, the amount subject to recapture is as follows and will be further detailed within a promissory note signed by the buyer and by an agreement with the homebuyer that runs for the entire affordability period:

1. Down payment and closing cost assistance loans are forgiven on a pro-rata basis on a yearly schedule over the period of affordability.
2. The difference between fair market value at the time of sale and sales price will be forgiven on a pro-rata basis on a three (3) month quarterly schedule over the period of affordability.

The amount of recapture is subject to the availability of net proceeds available from the sale of the property. Net sale proceeds is defined as the sales price minus superior loan repayment (other than HOME funds) and any other closing costs.

Repayments – Repayment of recaptured funds shall be remitted directly to Wayne County Community Development to be utilized for HOME eligible activities only. Pro-rata costs will not be broken down beyond 1 year increments.

Example:

\$5000.00 HOME assistance repayment Schedule:

Year 1: \$5000.00 owed at point of sale or rental

Year 2: \$4000.00 owed at point of sale or rental

Year 3: \$3000.00 owed at point of sale or rental

Year 2: \$2000.00 owed at point of sale or rental

Year 1: \$1000.00 owed at point of sale or rental

Mortgage Discharge

Upon receipt of recaptured funds, or at the completion of the affordability period, Wayne County Community Development will file a “Discharge of Mortgage” document with the Wayne County Recorder’s Office to release the original HOME assisted property from the obligations of the affordability period and the release of the homebuyer agreement that runs for the entire period of affordability.

For each rental housing development, a mortgage is placed with the property to secure the affordability requirements for the required length of time. In addition, the Community Development Division staff has created a monitoring plan designed to meet the HOME regulations that correspond to the particular characteristics of the project. Custom-made plans are important because certain characteristics such as the number of HOME-assisted units and new construction versus rehabilitation will dictate the length of time and frequency a project is monitored. (Some of the HOME requirements that projects are monitored for include, but are not limited to, affordability, property standards, and income qualifications of the tenants.) A database management system is used to track the periodic monitoring requirements of the HOME-assisted units throughout their affordability periods.

SHORT SALE RECAPTURE POLICY:

In the circumstance that a home buyer receives a home buyer assistance loan and the residence for which the loan was used is being sold in an arranged short sale with the primary mortgage holder the following will apply:

Per Wayne County Recapture policy for Owner-Occupied HOME-Assisted Units, Adopted: May 2007 (required under 24 CFR Part 92.254.a.5) **AND** 24 CFR Part 92.254.a.5 – The net proceeds are defined as the sales price minus loan repayment (other than HOME funds) and closing costs.

In this circumstance when the primary mortgage balance on the property is greater than the sales price, per the above definition, would result \$0.00 net proceeds.

Wayne County Recapture policy for Owner-Occupied HOME-Assisted Units, Adopted: May 2007 (required under 24 CFR Part 92.254.a.5) states the following: “Wayne County acknowledges that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investment due, the County can only recapture the net proceeds if any.”

Conclusion: Based on both Wayne County and the CFR definition of net proceeds and verification from the primary mortgage holder that the current loan balance is higher than the sales price (a short sale) the resulting net proceeds are zero and therefore Wayne County’s recapture on this loan will be zero.

City/Township	Project	Percentage	Amount	Project Description	Amount	Code	Category	Priority	Impact	Notes	Start Date	End Date	
First Rock	Alders Drive Replacement Project	59%	80,072.00		\$ 47,554.00	03K	LMC	Disabled	N/A	N/A	432 Households	Enhance suitable living environment	16-06-03K
	Public Service	15%			\$ 12,010.80	05	LMC	Elderly	N/A	N/A	432 seniors	Enhance suitable living environment	16-06-05
	Guidance Center	3%			\$ 2,500.00	050	LMC	Mental Health	N/A	N/A	150 Persons	Enhance suitable living environment	16-06-050
	ADA Picnic Tables & Splash Pads				\$ 10,000.00	03F	LMC	LMH	N/A	CT 159000, 599000, 599002, 599100, 599101, 599104	1000	Enhance Environment	16-06-03F
	Administration	10%			\$ 8,007.20	21A	N/A	N/A	N/A	N/A	N/A	N/A	16-06-21A
	SUBTOTAL				\$ 80,072.00								
Garden City	Housing Rehabilitation		155,000.66		\$ 114,750.00	14A	LMH	N/A	Low/moderate		10 houses	N/A	16-07-14A
	Senior Services Coordinator	15%			\$ 22,950.00	05A	N/A	N/A	N/A	N/A	1406 Seniors	N/A	16-07-05A
	Planning	2%			\$ 3,300.00	20							16-07-20
	Administration	7%			\$ 11,070.00	21A	N/A	N/A	N/A	N/A	N/A	N/A	16-07-21A
	SUBTOTAL				\$ 152,070.00								
Gibraltar	Senior Services	41%	52,526.15		\$ 21,773.15	05A	LMC	elderly	N/A	N/A	1,316 seniors	Enhance suitable living environment	16-08-05A
	Housing Rehabilitation				\$ 10,001.00	14A	LMH	N/A	N/A	N/A	3 Homes	Create decent housing	16-08-14A
	Code Enforcement				\$ 15,500.00	15	URG	N/A	N/A	N/A	2,217 housing units	Enhance suitable living environment	16-08-15
	Administration	10%			\$ 5,252.00	21A	N/A	N/A	N/A	N/A	N/A	N/A	16-08-21A
	SUBTOTAL				\$ 52,526.15								
Grosse Ile Township	Senior Programs	49%	48,547.09		\$ 24,000.00	05A	LMC	elderly	N/A	N/A	1555 Persons	Enhance suitable living environment	16-09-05A
	Senior Alliance	4%			\$ 1,750.00	05A	LMC	elderly	N/A	N/A	580 Persons	Enhance suitable living environment	16-09-05A(2)
	Centennial Farm Activity /Senior Center, Imprvnt: Flooring, ramps by the two doors inside the activity room to access outside & dry wall work to add a senior mtg room.				\$ 22,797.09	05A		elderly & disabled	N/A	N/A	800 Persons	Enhance suitable living environment	
	SUBTOTAL				\$ 48,547.09								
Grosse Pointe	ADA Warning Plates		34,530.95		\$ 34,200.00	03L	LMC	disabled	N/A	N/A	150 households	Enhance suitable living environment	16-10-03L
	Administration				\$ 3,800.00	21A							
	SUBTOTAL				\$ 38,000.00								
Grosse Pointe Farms	Sidewalk / (ADA Ramps)		38,421.45		\$ 29,562.29	03L	LMH	elderly	N/A	N/A	3 people housing units	Create decent housing	16-11-03L

Township	101,190.09	101,190.09	101,190.09	ADA Improvements to Twp Park	\$	03F	LMC	disabled	CTSG2, E03, SP+LAI	1,000 disabled persons	Enhance suitable living environment	16-22-03F
Plymouth Township				8% Senior Transportation	\$	05E	LMC	elderly	N/A	6000 Seniors	Enhance suitable living environment	16-22-05E
				8% Senior Services	\$	05A	LMC	elderly	N/A	1800 Persons	Enhance suitable living environment	16-22-05A
				10% Administration	\$	21A	N/A	N/A	N/A	N/A	N/A	16-22-21A
				SUBTOTAL	\$	101,190.00						
River Rouge				Infrastructure Improvements	\$	03K	LMA	N/A	TBD (EVEN CTSG0 or RAVE Range is over 21+, LAM)	7,000 households	Enhance suitable living environment	16-25-03A
				16% Senior Center (Staffing)	\$	05A	LMC	N/A	N/A	NA	Enhance suitable living environment	16-25-05A
				35% Housing Rehab (Wayne County)	\$	14A	LMH	elderly	N/A	6 Homes	Enhance suitable living environment	16-25-14A
				9% Administration	\$	21A	N/A	N/A	N/A	N/A	N/A	16-25-21A
			SUBTOTAL	\$	126,346.00							
Riverview				15% Public Senior Services	\$	05A	LMC	elderly	N/A	2,117 people	Enhance suitable living environment	16-26-05A
				Park Playground	\$	03F	LMA	N/A	CTSG0, E03, SP+LAI and CTSG2, E03, SP+LAI	100 people	Enhance suitable living environment	16-26-03F
				10% Administration	\$	21A	N/A	N/A	N/A	N/A	N/A	16-26-21A
				SUBTOTAL	\$	96,000.00						
Rockwood				13% Senior Transportation	\$	05E	LMC	Elderly	N/A	30 seniors	Enhance suitable living environment	16-23-05E
				42% Senior Services	\$	05A	LMJ	elderly	N/A	1 job	Promote economic opportunity	16-23-05A
				Senior Center Improvements	\$	03A	LMA	N/A	N/A	25 households	Enhance suitable living environment	16-23-03A
				9% Administration	\$	21A	N/A	N/A	N/A	N/A	N/A	16-23-21A
			SUBTOTAL	\$	38,400.00							
Romulus				15% Senior Services	\$	05A	LMC	elderly	N/A	100 households/24 visits	Enhance suitable living environment	16-24-05A
				Demolition	\$	04	LMA	Low to moderate income	CT 8895 E03, SP+LAI	5 Homes	Enhance suitable living environment	16-24-04
				Parks/Recreation/Job	\$	03F	LMJFI	Low to moderate income	N/A	1 Job	Promote economic opportunity	16-24-03F
				Administration	\$	21A	N/A	N/A	N/A	N/A	N/A	16-24-21A
			SUBTOTAL	\$	167,850.00							

Total Admin. + Planning	\$ 973,460.29	19.59%	04	Demolition	\$	254,096.48
Public Service	\$ 715,404.54	14.40%	05 03T	Public Services	\$	715,404.54
Allowed Cans			14A	Housing Rehabilitation - Multi Family Housing - Rehabilitation	\$	578,826.93
Administration	\$ 993,913.20	20.00%	14B	Commercial Facade Improvement		
Public Service	\$ 745,434.90	15.00%	15	Code Enforcement	\$	453,469.58
			16A	Historic Preservation	\$	231,152.01
			18	Economic Development		201,506.45
			18B	Job		14,500.00
			20	Planning	\$	23,635.72
			21A	Admin. - Communities	\$	288,834.09
			21A	Admin. - WC	\$	638,290.48
			21D	Fair Housing - Wayne County	\$	22,500.00
				Project Delivery	\$	4,610,725.55
				Tech town	\$	259,840.45
					\$	4,864,566.00
					\$	105,000.00
					\$	4,969,566.00
					\$	4,969,566.00

The Consortium consists of the following communities: Wayne County, City of Dearborn, Dearborn, Lincoln Park, Livonia and the City of Taylor. Listed below is an overview of funding allocated to the participating HOME Consortia members, proposed activities for PY 2016 and proposed outcomes.

Wayne County HOME Consortium PY 2016

Community	Funding	Activities	Outcomes
Dearborn	\$358,587.00	Housing Rehabilitation and Down Payment Assistance	4 - 6
Lincoln Park	\$109,856.00	Housing Rehabilitation, New Construction and Down Payment Assistance	1 - 5
Livonia	\$97,420.00	Housing Rehabilitation, Down Payment Assistance & Demolition	4 - 6
Taylor	\$184,475.00	Housing Rehabilitation, Down Payment Assistance and New Construction	2 - 4

HUD requires the County to comment upon its adherence to Section 215 guidelines. The guidelines provide that rental and homeownership housing shall qualify as affordable only if households qualifying as low income occupy the units. Wayne County will address Section 215 requirements for rental units including: the as determined by the Secretary with such adjustments for differences in structure, including whether the housing is single-family or multifamily, and for new and old housing as the Secretary determines to be appropriate; the applicant is the principal residence of an owner whose family qualifies as a low-income family and the property is subject to resale restrictions that are established by the participating jurisdiction and determined by the Secretary.

FISCAL YEAR 2016	HOME	ALLOCATION
Program/Entity	Location	Amount
Dearborn	Principal City	\$358,587
Lincoln Park	Metro City	\$109,856
Livonia	Principal City	\$97,420
Taylor	Principal City	\$184,475
CHDO	Wayne County	\$310,913
Wayne County Programming	Wayne County	\$384,231
Down Payment Assistance	Wayne County	\$300,000
TBRA-Detroit Recovery Project	Wayne County	\$120,000
Wayne County Admin		207,276.00
Total Allocation for 2016		\$2,072,758

Allocation	2,072,758.00
WC Administration	(\$207,276)
Available Funds	1,865,482.00
Estimated Consortia Distribution	-750,338.00
	1,115,144.00

Emergency Solutions Grant (ESG)

In PY 2016, Wayne County will give approximately \$409,330.15 of ESG funds to the Wayne County Family Center for transitional housing and operational costs and for the operation of the Wayne County Family Center. The proposed project will help assist approximately 125 persons.

Approximately \$33,999.85 of ESG funds for PY 2016 will be used for administration of the program, which is approximately 7.5 percent of the total ESG allocation.

Wayne County ESG PY 2016

		Emergency Solutions Grant		
Wayne County Family Center-Lutheran Social Services of Michigan	County Wide	125 Homeless individuals	\$409,330.15	Create Decent Housing
Wayne County Administration			\$33,999.85	

Citizen Participation Plan

Wayne County, Michigan

The Wayne County Citizen Participation Plan (the Participation Plan) has been developed in accordance with Title 24 part 91.105 of the Code of Federal Regulation (24 CFR 91.105). This plan identifies and outlines the process utilized for maintaining public participation in planning and implementing projects funded under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunity for Persons with AIDS (HOPWA) programs. Wayne County, Department of Health, Veterans & Community Wellness, as the lead agency in developing and implementing a Consolidated Plan, will afford all citizens the opportunity to review, comment, and participate in activities related to the planning, substantially amending, implementing, and reviewing of projects in the Consolidated Plan.

Participation by Citizens

All citizens, including low- and moderate-income citizens, shall be requested and encouraged to participate in the assessment of community issues, problems and needs, the identification of potential solutions, and priority to such issues, problems and needs, as follows:

- All citizens shall be periodically requested to complete a community needs survey to identify county-wide community and neighborhood issues, problems and needs.
- All citizens shall be notified by publication and posting of all meetings to discuss the identified county-wide needs, potential solutions and solution priorities.
- All citizens, particularly low- and moderate-income citizens, shall be afforded the opportunity to serve on the various community improvement task forces established by the advisory board(s) for respective programs within the Consolidated Plan.

Access to Meetings, Information and Records

Notice of public meetings conducted by the Wayne County Department of Health, Veterans & Community Wellness, through its Community Wellness Division shall be made available and communicated to all interested individuals not later than ten (10) business days prior to such meetings.

Agendas of all such meetings shall be available at the Wayne County, Department of Health, Veterans & Community Wellness through its Community Wellness Division for public inspection.

All possible accommodations to persons with disabilities will be made to allow full-public access and complete public participation at public meetings.

Specific Project Information

All citizens shall be provided with information regarding specific projects through public meetings and publication of notices which provide all pertinent information regarding any project including, but not limited to, the following:

- The amount of CDBG, HOME, ESG, and/or HOPWA funds expected to be made available for the current fiscal year, including funds and anticipated program income;
- The specific range of activities that may be undertaken with CDBG, HOME, ESG, and/or HOPWA funds;
- The estimated amount of CDBG, HOME, ESG, and/or HOPWA funds to be used for activities that will meet the national objective of benefit to low- and moderate- income persons, and;
- A description of any proposed CDBG, HOME, ESG, and/or HOPWA funded activities which are likely to result in displacement of persons along with anti-displacement and relocation plans.

Provisions for Technical Assistance to Citizens

The Wayne County, Department of Health, Veterans & Community Wellness, through its Community Wellness Division shall maintain current information regarding available resources for community improvement efforts and CDBG, HOME, ESG, and HOPWA programs available and provide such information upon request by any citizen(s) or group representing any citizen(s) and shall provide assistance in developing proposals to address issues, problems and needs identified by such citizen(s).

Public Hearing on CDBG Activities

Wayne County Community Wellness Division shall cause a minimum of three (3) public meetings or hearings to be conducted with regard to any formal application for funding. Two (2) such meetings or hearings shall be conducted at the initiation of any such application and a third public hearing shall be held near the completion of any CDBG funded activity to obtain citizen input, comments or opinions with regard to such application(s) and with regard to program or project performance.

The Wayne County, Department of Health, Veterans & Community Wellness, through its Community Wellness Division shall act as the contact agency for all questions, comments or concerns expressed by any citizen with regard to any CDBG, HOME, ESG, and HOPWA program or project and shall forward any such questions, comments or concerns to the appropriate entity. The Community Wellness Division shall also be responsible for transmitting the appropriate entity's response to any such question, comment or concerns to the citizen or citizens expressing the same.

Needs of Non-English Speaking Citizens

Department of Health, Veterans & Community Wellness, through its Community Wellness Division shall make arrangements for oral or written translation of information regarding any CDBG, HOME, ESG, and/or HOPWA program(s), application(s) or project(s) upon request by such non-English speaking persons or representatives of such persons.

Compliance/Grievance Procedures

The Wayne County Department of Health, Veterans & Community Wellness, through its Community Wellness Division shall post a notice at the Division Office which provides name, telephone number, address and office hours for citizens who wish to file a complaint or grievance regarding any CDBG, HOME, ESG, and/or HOPWA program(s), project(s) or application(s).

Individuals wishing to submit a complaint or file a grievance concerning activities of or application for CDBG, HOME, ESG, and/or HOPWA funds may submit a written complaint or grievance to:

The Community Wellness Division
Department of Health, Veterans & Community Wellness
Wayne County
500 Griswold
10th Floor--**Attention:** Terry Carroll
Detroit, Michigan, 48226

All complaints and grievances received shall be presented to the appropriate advisory board(s) for the program(s) the complaints or grievances are received against at the next regular meeting of the respective board. The individual submitting such complaint or grievance shall be notified of such meeting and shall be given the opportunity to make further comments at such meeting. The appropriate advisory board shall issue a written response to any complaint or grievance within five (5) working days following the meeting at which a response is formulated. Such response shall be mailed to the individual citizen(s) submitting the complaint or grievance by the Wayne County Department of Health, Veterans & Community Wellness, through its Community Wellness Division to the last known address of said citizen(s).

In the event the nature of the complaint or grievance is determined to be a matter requiring immediate action, a special meeting of the appropriate advisory board shall be called to review the matter within ten (10) working days of receipt of such complaint or grievance.

Amending Activities

Wayne County shall amend its Consolidated Plan whenever it makes a change in: its allocation priorities or method of distribution of funds; implementing an activity using funds from any program covered by the consolidated plan (including program income) not previously described in the action plan; or the purpose, scope, location, or beneficiaries of an activity. The elimination of an existing eligible activity or the creation of a new eligible activity by a participating community shall be preceded by a publicly held meeting within that community proposing the

change. Notice of this meeting, along with an outline of the proposed change, including the dollar amount and activity or activities affected by the change, shall be published in a general circulation community newspaper ten (10) days prior to the meeting. Any amendment to the Consolidated Plan that is not substantial in nature shall be implemented after execution by the CEO or his/her designee and upon submission of such documents to HUD. Any substantial change to the Consolidated Plan shall comply with all public notice requirements and the Commission approval process.

A substantial change shall be defined as a change in amount of funds equal to or greater than 15 percent of aggregate funds allocated by the County for the appropriate program (CDBG, HOME, ESG) for the program year in question. Changes in the purpose, scope, location, or beneficiaries of a project less than 15 percent of the aggregate program funds for the program and program year in question shall not be considered a substantial change.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2. Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

d. Address:

* Street1:

Street2:

* City:

County/Parish:

* State:

Province:

* Country:

* Zip / Postal Code:

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

Fax Number:

* Email:

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant (CDBG) - Entitlement Community

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

To provide community, housing and economic development services to low-to-moderate income persons in Wayne County under the Community Development Block Grant (CDBG) Program

Attach supporting documents as specified in agency instructions

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="4,969,566.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="4,969,566.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424

* 1 Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2 Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3 Date Received:

4 Applicant Identifier:

5a Federal Entity Identifier

5b Federal Award Identifier:

State Use Only:

6 Date Received by State:

7 State Application Identifier:

8. APPLICANT INFORMATION:

* a Legal Name: Charter of Wayne

* b Employer/Taxpayer Identification Number (EIN/TIN):

38-6004895

* c Organizational DUNS:

d. Address:

* Street1: 500 Griswold

Street2: 10th Floor

* City: Detroit

County/Parish: Wayne

* State: MI: Michigan

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 48226

e. Organizational Unit:

Department Name:

Wayne County Health, Veterans

Division Name:

Community Wellness

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.

* First Name: Terry

Middle Name:

* Last Name: Carroll

Suffix:

Title: Administrator

Organizational Affiliation:

Wayne County Community Wellness Division

* Telephone Number: 313-224-6046

Fax Number: 313-224-8458

* Email: tcarroll@waynecounty.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnership

*** 12. Funding Opportunity Number:**

*** Title**

13. Competition Identification Number:

Title

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

To provide decent, affordable housing to low-to-moderate income persons in Wayne County under the HOME Investment Partnership (HOME) Grant.

Attach supporting documents as specified in agency instructions

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,072,758.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="2,072,758.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: _____	4. Applicant Identifier: _____
-------------------------------------	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

*** a. Legal Name:** Charter of Wayne

* b. Employer/Taxpayer Identification Number (EIN/TIN): 38-6004895	* c. Organizational DUNS: 1111
--	--

d. Address:

* Street1:	500 Griswold
Street2:	10th Floor
* City:	Detroit
County/Parish:	Wayne
* State:	MI: Michigan
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	48226

e. Organizational Unit:

Department Name: Wayne County Health, Veterans	Division Name: Community Wellness
--	---

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.	* First Name: Terry
Middle Name:	
* Last Name: Carroll	
Suffix:	

Title: Administrator

Organizational Affiliation: Wayne County Community Wellness Division

* Telephone Number: 313-224-6046	Fax Number: 313-224-8458
---	---------------------------------

*** Email:** tcarroll@waynecounty.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant

*** 12. Funding Opportunity Number:**

* Title

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

To provide services to the homeless population of Wayne County under the Emergency Solutions Grant (ESG).

Attach supporting documents as specified in agency instructions

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a Applicant

* b Program/Project

Attach an additional list of Program/Project Congressional Districts if needed

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a Start Date:

* b End Date:

18. Estimated Funding (\$):

* a Federal	<input type="text" value="443,330.00"/>
* b Applicant	<input type="text"/>
* c State	<input type="text"/>
* d Local	<input type="text"/>
* e Other	<input type="text"/>
* f Program Income	<input type="text"/>
* g TOTAL	<input type="text" value="443,330.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____ , _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.