

# CITY OF PORT HURON



## CONSOLIDATED PLAN 2010-2014



**Port Huron**

Michigan ▼

# Consolidated Plan

Strategic Plan for Years

2010 ▼

to

2014 ▼

Annual Action Plan and

Consolidated Annual Performance and Evaluation Report

Presented to the U.S. Department of Housing and Urban Development

Detroit ▼

Field Office of Community Planning and Development

Strategic Plan Submission Date

3/12/2010

## Amendments:

		▼	MM/DD/YY	Name:
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\* If Necessary



CITY OF PORT HURON			UOG: MI265010 PORT HURON
100 McMorran Blvd.			07-030-3227
Street Address Line 2			Community Development
Port Huron			Department
Michigan	48060	Country U.S.A.	Division
St. Clair			4/1
Employer Identification Number (EIN): 38-6004727			
Applicant Type:		Local Government: City	Specify Other Type
Person to be contacted regarding this application:			
Chrisann	R	Krohn	
CDBG Coordinator	810-984-4166	810-984-5384	
krohnc@porthuron.org	www.porthuron.org	Kimberly Harmer	
<p>"To the best of my knowledge and belief, all data in this application are true and correct, the document has been duly authorized by the governing body of the applicant, and the applicant will comply with the attached assurances if the assistance is awarded." Please update the date with each new Action Plan and CAPER submission.</p>			
Name: Bruce Brown		Date: 3/11/10	
Title: City Manager		(MM/DD/YY)	





# 3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### Executive Summary

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

#### 3-5 Year Strategic Plan Executive Summary:

The City of Port Huron has five objectives and outcomes that we plan to address in the five year plan (2010-2014).

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

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

Objective #3 is to create suitable living environments for residents through infrastructure improvements through the water and sewer separation projects that will be undertaken, located in low to moderate income eligible neighborhoods.

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

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

There are other objectives that the City would like to achieve which would include job creation and small business expansion and were listed as priority by residents in some of the surveys received, however, we have limited our priority to the five objectives listed above. The City is working on Business Attraction in order to bring jobs to the area through many other avenues.

Past success in the last five year plan included the completion of the Vanness Street Area water/sewer separation project and construction began in 2009 on another large two phase infrastructure project, the 21<sup>st</sup> Street Area. The 21<sup>st</sup> Street Area project will utilize Neighborhood Stabilization funding as well as, CDBG funding.

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On average, in the course of a year, eighteen families received down payment assistance through the use of HOME funding in order to purchase a home in the City; four homes were rehabilitated and sold to a first time home buyers. Other rehabilitation programs have included the Project Brush Up Paint program, which assists homeowners with exterior painting; 243 families have been assisted during its inception; other property improvement programs have assisted over 1,500 families in the past 25 years. Over 438 lead testing and clearances have been performed on homes within the City. On average, one or two neighborhood clean up events have been held in the past few years. The sidewalk replacement program has assisted 378 households since inception of the program and a neighborhood wide sidewalk replacement program was also undertaken in the past five years. Also, in the past five years, two neighborhoods were revitalized through the use of various funding resources including CDBG, HOME, Federal HOME Loan Bank, local bank resources, Economic Development Initiative resources, etc. Several partners that are working on providing decent housing in the City included: Blue Water Habitat for Humanity, the Port Huron Neighborhood Housing Corporation, Massive Impact Housing Development, Community Action Agency, St. Clair Non-Profit Housing Corporation and Blue Water Residential Non-Profit Housing Corporation. Neighborhood Stabilization funds were received in the past year through the Michigan State Housing Development Authority to assist the City with the number of foreclosed homes to purchase and rehabilitate these properties and in some cases demolish those that were unsuitable for rehabilitation. The targeted area includes the south side of Port Huron with Lapeer Avenue being the most northern boundary and Black River Division. This area was determined as having the greatest number of foreclosures, the largest percentage of high risk home loans and biggest percentage of vacant homes.

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

## **Strategic Plan**

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

## **General Questions**

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

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3-5 Year Strategic Plan General Questions response:

A map of the City has been included located after the narrative section which shows the low to moderate income areas of the City.

Assistance will be directed to all areas of the City with the exception of neighborhood preservation programs which are designated for a particular area of improvement. There are no specific low income areas or areas of minority concentration located in the City. Water/Sewer separation projects included during this five year plan will be located in 51% or greater low income areas of the City. Programs will be designed to benefit income eligible residents primarily on a city wide basis with few exceptions.

Some obstacles that are occurring to meet underserved needs would include the availability of resources to meet the degree of need in the community. The lack of jobs and level of wages of jobs available. This affects many residents in their ability to afford rent and utilities and/or the purchase and maintenance of a home in the City.

### **Managing the Process (91.200 (b))**

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

\*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

The City of Port Huron is the lead agency for developing the Consolidated Plan and the Annual Action Plans. The Community Development Division of the Planning Department will oversee the development of the plan and administering the programs covered by the plan. Other City departments will be involved in the implementation. The Engineering Department provides the water/sewer separation project information and oversees the projects and contracts. Private agencies involved may include partnerships with the Port Huron Neighborhood Housing Corporation, Blue Water Habitat for Humanity, Community Housing Development Organizations, banking institutions, Community Action Agency, foundations and private businesses.

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In preparation for the Consolidated Plan, several methods were used to gather information, ideas, concerns and insights as to the housing and community development needs of the City. The methods included the use of surveys, public hearings, citizen input and comments received.

In an effort to increase the involvement and awareness of our citizens, the City maintains a mailing list that includes adjacent units of local cities and townships, county government, local neighborhood associations and neighborhood watch groups, service organizations, public housing commission and local interest groups. Over seventy five surveys were sent out requesting input from residents, agencies and organizations, city and townships.

Nine Agency and Organization responses were received which included: Catholic Social Services, St. Clair County Council on Aging, St. Clair County Community Mental Health, Safe Horizon's, Hispanic Council of St. Clair County, Blue Water Developmental Housing, Blue Water Residential Non-profit Housing Corporation, the Port Huron Housing Commission, Blue Water Habitat for Humanity and Port of Hopes. All of the agencies responding provide various services that include assistance to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and homeless persons.

### **Citizen Participation (91.200 (b))**

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

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

3-5 Year Strategic Plan Citizen Participation response:

A Citizen's Participation Plan has been developed and adopted by the City of Port Huron in accordance with Section 104(a) of the Housing and Community Development Act. There has been no revision or change to the City's plan.

Citizen participation process included the use of surveys for residents to respond in identifying housing and community development needs. Included in the survey was the date, time and location for public hearings. The first public hearing was held on Monday, January 11, 2010 at the regularly scheduled City Council meeting. Notification was also published in the Times Herald of the date, time and location of the meeting. The City website [www.porthuron.org](http://www.porthuron.org) also included notice of the scheduled meeting date, location and time to hear public comments. The City of Port Huron complies with the "Americans with Disabilities Act" and if auxiliary aides or services are required at a public meeting for individuals with disabilities they may contact Susan Child, City Clerk, 100 McMorrin Blvd., Port Huron, Michigan, 48060 – 810-984-9725 at least three (3) days prior to any such meeting.

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At the first public hearing four individuals spoke, Ken Harris addressed the City Council and stated that the Quality of Life Commission should receive funding to assist with their mission. Darrin Rushing stated that funding should be used for two full time positions to assist with housing and rental enforcement issues and that the water rates should be increased to pay for the water/sewer separation debt. Kathleen McCready stated that funds should be used to buy and demolish homes in order to assist with clean up and stabilization of our neighborhoods. Mike Bodeis, President of the Port Huron Landlords Association stated that the funds should be used to buy and demolish run down properties, that the funds should not be used to rehab homes and that he is opposed to water rate increases.

Seventeen surveys were returned by citizens indicating their priorities they would like to see addressed in utilizing funds. High priority items included: Help with home repair, homeless facilities/shelters, demolish abandoned homes and other run down buildings other than homes, police presence and neighborhood protection, downtown revitalization, more job opportunities, prescription drug purchase assistance and food banks/food programs. Medium priority items included: Down payment assistance for first time home buyers, housing for people with special needs, public transportation, address blight (overgrown lots, yards and roadsides), economic opportunity through neighborhood business start ups/expansion, mental health services, senior services and neighborhood park improvements.

There were six responses from neighboring city and townships. The majority supported the need for more affordable housing for homeownership and a need for more affordable rental units and rental units that were barrier free. One of the larger townships indicated a concern which is also a concern for the City of Port Huron is the number of vacant and foreclosed homes sitting unoccupied.

A second public hearing was held on Monday, February 8, 2010 with several persons appearing to comment on proposed activities for the upcoming year.

- Jenny MacReady, resident and Executive Director from Safe Horizon's appeared to request funding in the amount of \$17,500 and provided a letter detailing the reasons for their request of funds to be used for case management at the Pathway Shelter.
- Ken Harris, a resident stated that he thought that administrative costs proposed were too high as indicated in the proposed plan and that he supports the demolition of homes through the Port Huron Pride program which will in turn help the Quality of Life Commission. He also hopes that code enforcement will be performed City wide rather than in just certain neighborhoods.
- Melinda Johnson, resident and Director of the Community Action Agency and board member of Safe Horizons, expressed support for the funding requested. As director of the CAA, she works closely with Safe Horizons and has witnessed first hand the attention and assistance they provide with working through the bureaucracies which can be overwhelming and difficult to understand.
- Rick Garcia, Executive Director of the United Way stated support for the shelter's request for funding. All funding agencies are struggling to provide for those in need and the shelter provides on-going, long term programs to help the homeless get off the streets and led in the right direction.
- Ernest Werth, resident and Development Director of Blue Water Habitat for Humanity thanked the City Council for their past support and requested funding for Habitat to assist them with rehabilitating four homes in 2010. They had previously sent a request for funding submitted by the Executive Director, Barbara Ernsberger.

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- Pamela Wall, Algonac resident, County Commissioner and board member of Safe Horizons, stated that the shelter has a long history and provides great service for those in need. The funds are needed to help with the plan to end homelessness.
  - Kim Harmer, Planning & Community Development Director stated that an average of 12 to 20 percent is spent on administration costs to support the operation of the programs. Last year the majority of the funds went to the Water/Sewer Separation Project and two staff positions were eliminated. With the increase in the number of foreclosures and neighborhood/quality of life issues, administrative funding was increased to assist with various programs. The funding will not increase the level of staffing and, in fact, the division will be losing another staff member this year.

A progress report was made available for attendees at the meeting of February 8<sup>th</sup> and was posted on the City website as to projects and undertakings that the City has completed in the past year and the proposed activities for the next year.

Citizen Participation process includes mailings with an outline of dates for the plan implementation, comment periods etc. in order to enhance and broaden public participation which was distributed to minorities, non-English speaking persons, as well as persons with disabilities. All comments received are reviewed for consideration in the Consolidated Plan and Annual Action Plan.

### **Institutional Structure (91.215 (i))**

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

#### **3-5 Year Strategic Plan Institutional Structure response:**

The City plans to maintain the Community Development Division of the Planning Department and the programs as structured under the guidance of that department, particularly those that utilize Community Development Block Grant and HOME funds for the next five years (2010-2014). There are no plans for changes within the institutional structure of the department including the Port Huron Neighborhood Housing Corporation (Affordable Housing Program) and the Port Huron Housing Commission (public housing programs). The City continues to strive towards additional partnerships, whether it would involve private industry, non-profit organizations and/or public institutions to help us carry out the plan.

Strengths that have been identified in the delivery of the system include a variety of housing types offered throughout the City; Increase in the number of quality

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housing; Housing availability for sub-populations, senior citizen and mentally ill clients; On going home rehabilitation programs that assist low income residents and Infrastructure improvements including water and sewer separation.

Gaps and/or obstacles in the delivery system include; level of income versus cost of renting not proportionate; ability to afford security deposits and first month rent; affordable and safe rental units; "living wages" and jobs that are stable in order to pay rent and/or purchase a home.

The strengths in the system for public housing in the City include the high quality maintenance of the sites, marketing of the sites and ability to provide long term partnerships with agencies such as Girl Scouts, Council on Aging, School District and Section 8 landlords.

The gaps in the delivery system may include the lack of funding to provide major and minor improvements as the developments are over thirty years of age. The Port Huron Housing Commission is a separate entity from the City and do their own recruitment for hiring of personnel. The Commissioners on the board for the Housing Commission however, are approved by City Council. The housing commission does publish and advertise for contracting for site improvements and procurement of services. There is no demolition or disposition of public housing developments expected in the next five years.

### **Monitoring (91.230)**

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

The Community Development Division will monitor its activities to insure long term compliance with the Consolidated Plan, Primary and National Objectives and that the activities primarily benefit low and moderate income persons. The City will provide documentation in each project file, verification of income, to justify that program participants meet Detroit Area income guidelines. The City will review its policies on an annual basis with respect to Equal Opportunity and Fair Housing issues. This policy will be reviewed for equal opportunity and hiring and employment practices, review of equal opportunity in services, benefits and participation in carrying out programs and activities. Also, actions to use minority and women's business firms will be reviewed for effectiveness on an annual basis. All sub-recipients will be monitored on an annual basis for program participation and low to moderate income benefits. Sub-recipients will be required to submit a copy of their annual audit for compliance with uniform administrative requirements.

Financial aspects of the program are monitored monthly by the City's finance department and by the U.S. Department of Housing and Urban Development (HUD) through audit review and draw downs through the Integrated Disbursement and Information system.

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## **Priority Needs Analysis and Strategies (91.215 (a))**

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

High priority needs will be addressed in the next five years according to the City's goals and objectives and taking into consideration resident input as to their stated priority needs mentioned in the Citizen Participation Plan section (page 5).

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

## **Lead-based Paint (91.215 (g))**

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Data received from the Michigan Department of Community Health Childhood Lead Poisoning Prevention Program indicate that in the City of Port Huron approximately 44.7% of pre-1950 housing contains lead. Data also indicated that there are 3,675 children living in the City under the age of six and 579 children were tested for lead during the past year. The data results show that 11.2% of those tested had blood lead levels greater than 5 micrograms per deciliter and 0.5% were greater than 10 micrograms per deciliter which is a total of 7 cases confirmed during the year.

It is estimated that all of the units were occupied by low to moderate income households. The City has implemented a lead base paint program that allows for the testing of all units undergoing home renovation. All applicants receive a copy of the brochure "Renovate Right" published by the EPA, which gives Important Lead Hazard Information for Families. Applicants for housing rehabilitation are requested to participate in the process for testing of their home and elimination of the lead hazards. The homeowner is forwarded a copy of the report completed which identifies the hazards found in the home. The information is incorporated into the specifications for the home improvements to insure the lead hazards are addressed. Once the home improvements are complete, the home is then tested again and

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provided a clearance. The results are transmitted to the homeowner and contractor who performed the work. The St. Clair County Health Department has partnered with the City to assist us with the testing and lead remediation.

## HOUSING

### Housing Needs (91.205)

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

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, 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 ten percentage points higher than the percentage of persons in the category as a whole.

#### 3-5 Year Strategic Plan Housing Needs response:

The CHAS Data table (located after the narrative section) documents many areas where households are facing cost burdens (housing costs which exceed 30% of household income) and severe cost burdens (housing costs which exceed 50% of household income). Many of the households identified as having housing problems that do not face cost burdens are subject to overcrowding or substandard conditions.

High priority need exists for homeowners who are extremely low income (income less than 30% median family income) in the Large related group of owners (which is a household of 5 or more persons that includes at least one person related to the householder by blood, marriage, or adoption), showing 100% (49 households) pay more than 30% of their income for mortgage payment, utilities, taxes and insurance. Also, in the large related group of renters with (income less than 30% median income) shows 84.1% (95 households) which are paying greater than 30% and 80.5% (91 households) are paying more than 50% of their income for rent and utilities.

Another area of priority need in the housing needs table include 76.4% (84 households) of small related (a household of 2 to 4 persons that includes at least one person related to the householder by blood, marriage, or adoption), extremely low income owners are paying greater than 30% and 76.4% (equal amount of households) pay greater than 50% of their income for mortgage payments, utilities, taxes and insurance. Small related, extremely low income renters (80.8% = 533

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households) are paying more than 30% and 80.2% paying greater than 50% of their income for rent and utilities.

The elderly who rent are also experiencing a need for assistance due to their extremely low income and paying greater than 30% of their income for rent and utilities (68.6% = 394 households). Elder homeowners that are extremely low income and paying more than 30% of their income for mortgage payments, utilities, taxes and insurance equal 64.5% (258 households).

About 8% of the population (2,654 households) are people who have mobility restrictions and self care limitations. The percentages in this group are very high when considering the amount paid and/or other difficulty by extremely low income renters at 77.3% and owners at 73%. Low income renters in the 30-50% median family income level with housing problems are 55.8% and owners at 19.4%.

Persons in these high percentage groups have a definite need due to their severe cost burdens and possibly sub-standard housing conditions that need to be assisted. The Section 8 housing waiting list is currently closed, however, the census data indicates a huge need for more subsidy for these individuals and families.

In looking at census data, it does not reflect a disproportionately greater need for any income category in comparison to the needs of that category as a whole, who are members of a particular race or ethnic group.

### **Priority Housing Needs (91.215 (b))**

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

#### **3-5 Year Strategic Plan Priority Housing Needs response:**

According to the Housing Needs Table there is an indication that Renters, whether small related or large related households, are having the most difficulty in meeting rent and utility obligations. Small related, large related and all other households in the owner category also are having difficulty in meeting mortgage payments, utilities, taxes and insurance obligations. Therefore, priority exists for residents primarily in the less than 30% median family income range. The American Community Survey ([www.factfinder.census.gov](http://www.factfinder.census.gov)) 3 year estimates data set 2006-

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2008 indicate that out of 5,038 housing units with a mortgage, there are 1,476 paying more than 35% or more of monthly income. In comparison with occupied rental units, out of 5,106 housing units, 2,344 are paying more than 35% or more rent.

The obvious obstacles for residents in these income groups are the level of their income versus the cost of housing whether renting or owning a home. The area is in need of more subsidy for renters and assistance in providing security deposits. More high paying jobs are needed to help with meeting these residents underserved needs.

## **Housing Market Analysis (91.210)**

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

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

### **3-5 Year Strategic Plan Housing Market Analysis responses:**

The City is an older city with the majority of its housing stock built prior to 1939. Based on Assessor office information with sales study dates from October 1, 2008 through September 30, 2009 there were 606 property transfers in the residential class. Included in that figure were 243 bank sales (foreclosures). Included in those sales figures were 163 sales that are deemed as good sales between willing buyers and sellers and/or for a value that within the statistical ratio agreed upon by the city and county. Other sales were considered to be bad sales (outside the agreed ratio's or quit claims). Of the 163 good sales used the average selling price was \$80,109. This value is only an average and does not take into effect any outliers to the data either high or low that would skew the number. There is a definite downward trend to value over the past few years; property values in the City have dropped an average of 11% for 2009 and approximately 13% in 2010. Due to the large amount of foreclosures, homes are selling way below the asking price and many of the foreclosed homes are in poor condition for a variety of reasons such as neglect, theft and/or vandalism.

There have been no new housing facilities created in the City that would primarily

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accommodate persons with disabilities, however, there are many units available where access is not prohibitive.

There are 600 Section 8 Housing Vouchers available through the Port Huron Housing Commission directly available to residents that provide subsidy to residents in all levels of income based on household size. None of these are expected to be lost from the housing inventory. Public Housing units available consist of 238 family units and 317 senior citizen units with handicapped and disabled units. According to the American Community Survey from data set 2006-2008 (3 year estimates), there are approximately 14,766 total housing units in the City, 12,670 are occupied and approximately 2,096 units that are un-occupied. From the same survey the median rent is \$625.00 which has increased in the past ten years from \$515.00. Also, of the rental units (5,106 total), 2,344 of those rental units are paying 35% or more of their income for rent. This indicates that there is still a high need for more rental assistance.

### **Specific Housing Objectives (91.215 (b))**

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

3-5 Year Strategic Plan Specific Housing Objectives response:

Specific objectives the City of Port Huron hopes to achieve in the next five years are:

1. The elimination of conditions which are detrimental to health, safety and welfare of residents through code enforcement and interim rehabilitation assistance.
2. The elimination of slum and blighted areas through the prevention of blighting influences and the deterioration of property, neighborhood and community facilities of importance for the welfare of the community, principally persons of extremely low, low to moderate income persons.
3. Provide the alleviation of physical and economic distress through the stimulation of private investment and community revitalization in areas with population out migration or a stagnating or declining tax base.
4. Revitalization of neighborhoods to attract persons of higher income so as to reduce the isolation of income groups within geographic areas and increase the diversity and vitality of neighborhoods through spatial de-concentration of housing opportunities for people of lower income.
5. Provide more utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreational and other needed activities.
6. Expansion of and improvement of the quantity and quality of community services, principally for person of low income which are essential for sound

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community development and the development of viable urban communities. Continued efforts to reduce or eliminate chronic or episodic homelessness.

Resources expected to be available in the next five years include the Community Development Block Grant funds which will be used for priority housing needs and non-housing needs. HOME funds will be used for the continuation of homeownership within the City through the new construction of housing, acquisition and rehabilitation of housing and down payment assistance. Public Housing Federal resources which will be utilized to provide subsidized housing to family, disabled and senior citizens. Capital funds for modernization of public housing. Section 8 housing resources to continue subsidy to low income individuals and families on the private market. Federal Home Loan funding which may be used for home improvements. State funding from the Michigan State Housing Development Authority for assistance to local shelters for homeless individuals, families and youth who provide housing and supportive services.

### **Needs of Public Housing (91.210 (b))**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

#### **3-5 Year Strategic Plan Needs of Public Housing response:**

The Port Huron Housing Commission (PHHC) manages 238 family sites and 205 senior citizen units within five sites. The majority of the units were constructed in the late sixties and some in the early seventies. The PHHC currently has a Five Year Plan in place which is consistent with the City's Consolidated Plan.

As of January, 2010, the PHHC had a total of 877 on the family waiting list (367 for 1-bedroom, 346 for 2-bedroom, 141 for 3-bedroom, 16 for 4-bedroom and 7 for 5-bedroom, a total of 207 for senior housing (72 for 0-bedroom, 125 for 1-bedroom and 10 for 2-bedroom). There were 226 on the Section 8 voucher waiting list. The Section 8 waiting list is currently closed.

The Public Housing Section 504 needs have been met with respect to handicap accessibility in the senior locations, completed in 1992 and in 1994 in the family locations. There are a total of 41 handicapped accessible units in the senior sites and a total of 10 in the family sites.

The physical condition of all Public Housing is good, especially when consideration is given to the age of all buildings. Several newer complexes were built near the Public Housing sites. This has made for an increased need for the housing commission to place emphasis on upgrades to their sites in addition to routine maintenance in order

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to remain competitive. Improvements immediately in 2010 include kitchen renovations, exterior upgrades such as new doors, new siding and addition of front porches, new window treatments, many energy saving items to include new furnaces. In the senior sites there are plans for the addition of air conditioning and the addition of balconies. Funding continues to be provided to allow for resident activities, drug intervention activities and educational workshops on home ownership.

### **Public Housing Strategy (91.210)**

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

#### **3-5 Year Strategic Plan Public Housing Strategy response:**

The Port Huron Housing Commission is currently in the process of developing new five year goals for 2010-2015 and will not be available until April, 2010, therefore, the following information is the current strategy in place at this time to serve the needs of their residents who consist of extremely low, low income and moderate income households.

The Mission of the Port Huron Housing Commission is to offer or provide housing assistance to the needy in ways that support families, neighborhoods and economic self sufficiency and strive for financial soundness.

The ways in which the Housing Commission intends to address the revitalization and restoration needs of housing, management and operation, improvement towards living environment, include the following:

The Administration and staff manage all of their housing programs in an efficient and effective manner and obtain at least an 83% or higher score in the Public Housing Assessment System.

Improve parking permit enforcement and investigate the need for more parking if lots are becoming congested.

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Continue training employees in new positions under the re-organization to provide better service to their clients.

Improve upon their financial condition by ensuring effective audit results, provide for continuous accounting training to keep updated on all regulation changes, apply for all relevant grants and improve upon those reporting techniques.

Improve upon tenant accounts receivables by getting write offs up to date, enforcing the new policy of not performing interim re-certifications thereby decreasing back charges and strictly pursuing necessary evictions.

Explore and develop all additional revenue sources which would encompass Housing Matters, Inc.

Survey all salary ranges for similar size Housing Authorities as well as, similar positions and responsibilities within the City of Port Huron and compare and review exiting positions and salary range.

Maintenance is a very high priority to keep the units safe, attractive and filled to capacity.

Maintenance goals include the delivery in a timely and efficient manner, high quality, trustworthy, and professional maintenance service to all residents. The PHHC continues to improve and adopt strong preventative maintenance techniques to reduce the overall need for service. They continue to publish at least six maintenance education items in monthly newsletters annually as an effort to have residents maintain the property in a better condition. Improvement in maintenance staff abilities and skills by providing both the technical and the equipment necessary to achieve the objective, provide cross training of jobs and training on time management and organization. Strengthen the Section 3 Correctional programs and improve upon vacant unit turn around time by implementing efficient procedures and solicit opinions of the maintenance staff.

Also included in the five year plan are Marketing goals and objectives to enhance and improve the marketability of all Public Housing stock and Section 8 Housing Assistance programs. The goals and objectives include:

Strive to ensure that programs are the assistance of choice for all low income families, elderly and persons with disabilities.

Continue to promote all programs such as the Learning Centers, Laundromat, Day Care, etc.; include more character building articles in newsletters.

Strategy to improve the living environment include, property curb appeal at developments by improving site lighting, landscaping, and keeping them free of litter; maintain a lawn fertilization program that halts weed growth and promotes the growth of lush green lawns.

Strengthen partnerships and bridge better program cross over with agencies such as the Girl Scouts, Council on Aging, School District, Section 8 landlords, etc. Housing residents are encouraged to participate in educational opportunities offered by the City (home buyer seminar and down payment assistance program) and local college in order to achieve success in participation with management and home ownership.

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Continue to promote housing programs with speaking and/or housing tours to bring positive attention to programs.

The PHHC is not considered a troubled agency by HUD.

### **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

The following seven items listed could be considered as barriers to affordable housing.

- Building and zoning codes
- Enforcement in keeping landlords from dividing up dwellings to create multiple units with inadequate parking
- Environmental problems; lead hazards, water and sewage back up
- Impact fees; increase in deposits for electric, gas and water services
- Cost of land and availability of land for construction of additional housing
- Lack of incentive programs such as tax abatement and down payment assistance
- Prohibiting lot splits that would result in non-conforming minimum lot size

Many initiatives will be undertaken in order to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing. The City plans to continue the Affordable Housing Program utilizing the Port Huron Neighborhood Housing Corporation which provides home ownership opportunities to individuals that due to their income and/or debt history may have not otherwise been able to afford a home. The down payment assistance program (Urban Pioneer Program) has been a good incentive for individuals or families who have been unable to save enough funds for the purchase of a home.

The City will continue to enforce building codes and update zoning codes. Environmental issues will be addressed including the reduction of lead hazards in homes. All homes undergoing renovations through rehabilitation will be tested for lead and all hazards will be alleviated. The City will continue to implement incentives, waive fees (where applicable), pursue in fill housing programs and consult with adjacent communities and organizations in an effort to eliminate barriers to affordable housing.

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## HOMELESS

### **Homeless Needs (91.205 (b) and 91.215 (c))**

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

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

#### **3-5 Year Strategic Plan Homeless Needs response:**

The nature and extent of homelessness in the City is relative to the number of unemployed and single parent households. The characteristics of individuals and/or families are very similar. Generally, they are unemployed or under employed and lack the resources to pay rent and utilities, purchase food and clothing. Many have substance abuse problems and spousal abuse problems. A Point in Time study of homeless in the community was completed in January, 2010, however, the results have not been tabulated. In 2009, a "Point in Time" study was completed on January 28<sup>th</sup>. 122 persons were counted as being homeless on that particular day according to information gained from Safe Horizon's, Carolyn's Place, The Harbor, Mother Hills House of Hope, Wings Transitional Housing, Sacred Heart (Clearview), MPRI Supported Housing, Massive Impact Housing, Mid City Nutrition, Community Mental Health, Port of Hopes, Helping Hands and Street count. This count included 85 males and 37 females, 21 stated that they had been homeless greater than one year and 10 stated that they have been homeless more than four times within the past three years; the largest number of homeless were in the 40-49 years of age bracket, second largest number in the 30-39 years of age bracket and third largest was the 50-59 years of age bracket; 52 of the 122 persons indicated having a substance abuse problem, 34 reported having mental illness, 23 reported having substance abuse and mental illness, 9 victims of domestic violence and 6 veterans. 25 indicated that they were receiving long term disability as their source of income.

Statistics derived from Safe Horizon's as to the racial and ethnicity of clients they serve show white clients as the highest percentage served (65-75%), black clients (25-30%), Hispanic clients (1%) and American Indian, Asian and all other races were less than 1% of all clients served.

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## Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

### 3-5 Year Strategic Plan Priority Homeless Needs response:

The Continuum of Care Homeless Service Activity in St. Clair County includes the following components in the Continuum of Care System (Service Activity Chart), located after the narrative) rather than completion of Table 1A as referenced above.

This information comes from the Blueprint of the Plan to End Homelessness in St. Clair County from October, 2006. There are three areas of emphasis outlined as to areas of priority need and allocation priorities.

**PREVENTION:** Prevention efforts include approaches such as one time or short term rent or mortgage assistance, legal assistance programs, representative payee and direct payment programs and housing placement services.

**ACTION:** In the past year Safe Horizon's was successful in receiving Stimulus funding to assist residents struggling to pay rent and utility payments. The Homeless Prevention and Rapid Re-Housing Program is available to offer residents financial assistance in this area, however, sustainability is a key component once the assistance ends. The program has been able to assistance over 30 families since October, 2009 by keeping people in their rental home. The program is geared toward individuals and families who are homeless or at risk of becoming homeless. Also, the program provides assistance for those people residing in shelters or on the street and are in need of long term assistance in order to obtain and maintain stable housing. The application process begins with the First Call for Help at 810-985-7161. The applicant's initial consultation at the Housing Resource Center will determine their eligibility.

**OUTREACH:** A Housing Resource Center is available to all St. Clair County Residents by contacting 810-985-7161. This resource is for persons who are homeless or about to be homeless (including people on the street)

**ACTION:** The Housing and Support Service Workgroup annually coordinates activities during the Homeless Awareness Week to highlight the situation to the

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community. A recent series of articles has been done in a local free newspaper, The Voice. The first article, emphasized the severity of the problem in the community and that most shelters have been filled to capacity throughout the year due to the high unemployment rate in the community. A second article emphasized the increasing number of children who are homeless and the fact that many children are living very transient life styles because of parents instability in their living arrangement; many children find themselves attending ten different schools during the school year. Finally, another article was advertising the funding that is currently available but has been underutilized because of the fact that the individuals and families must be able to sustain housing. The program, if utilized properly can save taxpayers money because the end result is that the family stays in their home rather than having to go into a shelter facility.

**SUPPORTIVE SERVICES:** All of the emergency shelters and transitional housing facilities provide case management and life skills, one transitional housing facility provides alcohol and drug abuse treatment and all make referrals to appropriate agencies for educational, mental health treatment, AIDS related treatment, employment assistance, child care and transportation needs.

**ACTION:** In the past year, the Comprehensive Youth Services received a new two year transitional housing grant for homeless youth 18-24 years of age, Safe Horizon's expanded their supportive housing program for women experiencing domestic violence, their were collaborative efforts which provided beds and mattresses for residents of the supportive housing projects. A Community Resource Fair was held (2<sup>nd</sup> Annual) which provided a day long event for homeless individuals/families to have a one-stop shop location of all resources that are available for them.

In the Point In Time Count of People who were homeless there were 21 identified as having been homeless greater than one year and 10 stated that they had been homeless more than four times within the past three years. During the past year the area experienced the closing of a shelter due to lack of resources and the community was very successful in coming together to find alternative resources for the persons living at that facility. This situation has also lead to the opening of a new shelter, CAMP which recognized the need for people, especially those out on the street and in most cases are chronically homeless. This new shelter is a faith based facility that is open from 7:00 p.m. to 7:00 a.m. and provides people a place to sleep and a continental breakfast before being released for the day.

### **Homeless Inventory (91.210 (c))**

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Currently, there are 77 beds exclusively for emergency shelter, 32 beds of

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transitional shelter and 134 units of permanent supportive housing located in the City of Port Huron. Carolyn's Place is a 22 bed emergency shelter which is predominately used by women and children who are victims of domestic violence. The Pathway Shelter consists of 25 beds that offers emergency shelter which provides housing for men, women and children. The Harbor provides 10 beds of transitional housing for youth between 9-17 years of age, Wings transitional offers 4 beds for young adults between the ages of 17-21 years of age. Sacred Heart (Clearview) provides 20 beds primarily for women, and women with one child, transitional housing specifically for women recovering from substance abuse. A new facility which opened in January, 2010 known as CAMP is open to all individuals in need of a place to sleep which can accommodate up to 30 persons. This new facility is expected to fill some needed gaps, especially with sub-populations such as the chronically homeless, severely mentally ill, chronic substance abuse, veterans and persons with HIV/AIDS. Since it has opened they have served 421, averaging 12 people per night and seven persons who are there on a daily basis.

There are many agencies in the City/County that offer homeless prevention programs and services to individuals and families, as well as, persons that fall into the sub-population category.

The agencies include:

Community Action Agency of St. Clair County (CAA) – The agency has a 40 year history of providing a variety of programs that assist low income individuals, seniors and families to become economically self sufficient. The programs offered have focused on early childhood education, health and nutrition, new home construction and home repairs, financial counseling and emergency assistance services.

IMPACT – Incorporation to Maximize Personal Achievement with Community Training  
The agency provides specialized residential care, day program activities and community based support services to individuals who experience complex medical, psychological, developmental and behavioral disabilities. Also, the Center for Human Resources provide information and referral services for the community. This program is designed to advocate for individuals in need of information, referral or assistance in finding resources for housing, utilities, food, medical service and counseling. Through this service, CHR also serves the Neighborhood Ecumenical Team (NET) as their frontline consumer contact point and provide fiscal management for NET funds.

Detroit Edison – Provides utility payment assistance through earned income credit, emergency medical extensions to prevent utility shut offs, energy management program, Michigan Home Heating Tax credit, senior program and winter protection program.

SEMCO – provides a winter heating protection plan for low income and senior citizens.

Council on Aging, Inc. – provides for some limited home repair/renovation and weatherization, meals on wheels and congregate meal sites, vital of life, homemaker service, chore service, friendly visitor/caller program, senior transportation, Star Path Day Care center, income tax preparation and prescription drug assistance.

St. Clair County Department of Veteran's Affairs – Provides inquiry, resolution and

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correspondence for veteran's and their families, facilitates, schedules and coordinates transportation to VA medical facilities (partnered with the Disabled American Veterans Transportation Network) and provides financial emergency relief for eligible veterans and family members when determined to be experiencing a temporary financial crisis.

Department of Human Services – Provides Cash assistance, child support services, health coverage, food assistance, child care assistance and emergency assistance (home repair, heat and utility bills, relocation, home ownership, burials, home energy and eligibility requirements).

Additional outreach, intake and assessment include:

Food Depot – Provides emergency pantry for individuals and families with groceries.

Mid City Nutrition – Provides free meal to individuals at St. Martins Church.

Salvation Army – Food pantry and emergency services.

Downriver Community Services – Health care for homeless.

People's Clinic at Guadalupe Mission – Health care for low income and uninsured persons.

Port of Hope's – drop in center for the mentally ill.

AIDS Services – Thumb Area – provides supportive services.

St. Clair County Sheriff Department – Referral to appropriate agency.

Port Huron Police Department – Referral to appropriate agency.

Port Huron Hospital – Health facility and referral to appropriate agency.

Mercy Hospital – Health facility and referral to appropriate agency.

St. Clair County Community Mental Health – Treatment, services and referral for families and adults.

Blue Water Area Transportation – Provides reliable transportation to residents, wheelchair accessible for handicapped.

### **Homeless Strategic Plan (91.215 (c))**

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must

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also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

#### 3-5 Year Homeless Strategic Plan response:

The Housing and Support Services Workgroup (HSSW) is comprised of several organizations that work closely with homeless persons by providing housing and/or support services. The Housing and Support Services Workgroups purpose and focus is for collaboration in developing strategies to address homelessness through outreach, assessment and preventative measures.

The HSSW began meeting and working on updating the 10 year plan (created in October, 2006) entitled, “Blueprint to End Homelessness in St. Clair County” last year. The process was delayed due to the introduction of the Homeless Prevention/Rapid Re-housing project and the community planning and implementation that went into that project. The 10 year planning committee re-convened in November and a draft was completed. The revised draft is available and awaiting comments. The revised document will be reviewed by HSSW committee members at their meeting in March and will receive final endorsement in May, 2010. It will also be presented to the Community Collaborative for review and endorsement with an anticipated release date for the revised plan in July, 2010.

The revised Blue print to end homelessness in St. Clair County has four goals and several objectives.

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Goal #1: Plan Sustainability – Requires adequate support, structure and measurements in order to establish and maintain long term momentum necessary to accomplish the Vision of the initiative. Objectives include: Data collection from the Homeless Management and Information System (HMIS), Project Support and Leadership Development.

Actions to Address Goal: Emergency “Solution” Program recipients are working to collect data that is more comprehensive, measurable and user friendly to increase community awareness and education. New marketing materials and strategies were developed for providers and the general public regarding community supports related to issues of housing needs, prevention and homelessness.

Goal #2: Prevention – Efforts to include approaches such as one time or short term rent or mortgage assistance, legal assistance programs, representative payee and direct payment programs and housing placement services. Also included are systemic strategies to prevent homelessness by ensuring people leaving jails, prisons, foster care or treatment facilities are not discharged to the shelter system, as well as, strategies that seek to forestall homelessness in cases of family crises. Objectives within this area include: Legal services, Discharge Planning, Financial Assistance and Central Intake.

Action to Address Goal: The HSSW has held two Project Homeless Connect events with a third one planned on March 10, 2010 in an effort to assist in homeless prevention. The Housing Resource Center continues to coordinate services to reduce the number of people discharged into the shelter and to better assist people who struggle with mental illness or substance abuse issues and who are homeless.

Goal #3: Rapid Re-housing – A Housing First approach seeks to help people exit homelessness as soon as possible by placing them in permanent housing and linking them to needed services. The factors that have contributed to a household’s homelessness can best be addressed once the individual/family is housed. Objectives in this area include: Housing Availability and Service Accessibility.

Action to Address Goal: The HSSW was instrumental in developing and coordinating a comprehensive community strategy to apply for and receive funding to implement the Homeless Prevention and Rapid Re-housing project.

Goal #4: Comprehensive Support Services – Supports include affordable healthcare with mental health and substance abuse services, stable employment and for families, child care. Comprehensive support services will ensure that households have access to a full range of resources and support systems necessary to protect the stability of their housing.

Action to Address Goal: The HSSW has streamlined the point of entry regarding housing and homelessness issues to expedite the process; expanded utilization of the HMIS to capture current data and expand case management capabilities.

Goals two, three and four as outlined above include the community strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Institutional structures as mentioned above, include three emergency shelters, three

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transitional housing facilities and several supportive housing facilities. The director's of the facilities are very active in the Housing & Support Services Workgroup and continually update the group as to the extent of homelessness in the City/County. The public housing agency, the Port Huron Housing Commission and the St. Clair Rental Assistance are all involved with the workgroup and provides input as to the availability of low income housing and Section 8 voucher program. Several non-profit housing organizations are also involved with the workgroup and provide support services and provide input as well. Private industry is involved in providing donations of food, etc.

Several organizations provide discharge planning in the City which include the local hospitals, local shelter facilities, community mental health and the Michigan Prisoner Re-Entry Initiative. The Housing and Support Service Workgroup does list this item in Goal #2 as mentioned above and our community will be moving towards a cohesive community wide discharge policy. Michigan Prisoner Re-Entry Program staff has become involved in the HSSW to increase their coordination of services to their clients to eliminate discharge into homelessness.

### **Emergency Shelter Grants (ESG)**

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

3-5 Year Strategic Plan ESG response:

**N/A**

## **COMMUNITY DEVELOPMENT**

### **Community Development (91.215 (e))**

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

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

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and

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annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

### 3-5 Year Strategic Plan Community Development response:

In Table 2B which has been provided we have listed several activities with High priority which are eligible for CDBG assistance.

1. Demolition and Clearance of structures that are unsuitable for rehabilitation will be undertaken during the course of the five year plan.
2. Code Enforcement will occur in low to moderate income areas throughout the City during the course of the five year plan.
3. Infrastructure improvements will also be undertaken in low to moderate income areas. This has been an on-going program for the past thirteen years and will continue beyond this five year plan through 2016, therefore it continues to be a priority for the City.

Demolition and clearance program, as well as the Code Enforcement have been considered a priority due to the number of foreclosures that we have experienced in the past few years. The structures are sources of blight, as well as, being a health and safety issue for the surrounding neighborhood.

The infrastructure improvements are a priority for the City as we have been mandated to complete the water/sewer separation and are seeking all available resources to lessen the financial impact on City residents.

There are no Economic Development activities proposed, however, the Construction projects from the Infrastructure projects do bring jobs to the area and local hiring is encouraged. The City is on the cusp of some major construction of I-94/I-69 bridge over the Black River and Blue Water Bridge expansion project which will begin during this five year plan.

The only obstacles in achieving under-served needs would be the lack of resources to complete these above mentioned projects.

The Water/Sewer Separation program has been a long term objective for the City and has been a priority for the City for the past thirteen years with expected completion in the year 2016. The Demolition and Clearance and Code Enforcement are more of a short term objective which assist the City in providing suitable living environments, especially in light of the increase in vacant and foreclosed properties due to the downturn in the economy in the past few years.

### **Antipoverty Strategy (91.215 (h))**

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

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2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

The Southeastern Michigan Council of Governments, [www.semco.org](http://www.semco.org) has provided data as a result of 2008 American Community Survey that highlights demographic trends in Southeast Michigan which include St. Clair County. In reference to that information available on their website, income trends in the Southeastern Michigan region experienced an approximate \$10,000 decline in median household income from the year 2000; from \$64,590 to \$54,184. St. Clair County's median income is estimated at \$51,573. This decline is attributed to fewer people with wage and salary income, the economic downturns experienced since the year 2000 and the aging populations. Also included in this American Community Survey were an estimation of poverty status. In southeast Michigan the poverty rate overall increased from 10.6% to 13.9%. The largest increase in poverty occurred in female headed households with children and persons 17 and younger.

Agencies and organizations in the City and/or County have experienced the increased needs that have arisen as a result of the economic downturn and are working collaboratively together to provide the needed services and in most cases with less dollars available to them. The Community Services Coordinating Body are joined together in a long term collaborative effort designed to strengthen inter-agency communication, insure coordination, facilitate the coordination of needed existing services, promote community planning activities, and foster the development of consumer focused/culturally relevant services to meet identified needs in the community. The Coordinating Body is broken down into various sub-committees who are working towards goals, from determining programs and policies for producing affordable housing to various human service needs that would benefit this group of population. It is hard to predict if these strategies will reduce or assist in reducing the number of poverty levels, taking into consideration factors over which the City has control, however, plans and programs will continue to be expanded and the expectation is that through these efforts it would make a difference for these individuals.

In addition the City continually explores ways to bring Economic Development projects into the City through industrial expansion, business attraction and/or tourism to the area.

### **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

**N/A**

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## NON-HOMELESS SPECIAL NEEDS

### Specific Special Needs Objectives (91.215)

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

#### 3-5 Year Non-homeless Special Needs Analysis response:

One of the City's priority objectives are to eliminate deteriorating conditions, maintain residential areas and eliminate health and safety hazards.

The City plans to undertake a wide variety of programs to address on-going needs within the City. Those plans include infrastructure improvements in 51% or greater low to moderate income neighborhoods, neighborhood clean up events, home improvements, demolition of unsafe structures, programs which address blight, sidewalk improvements and assistance to those who qualify for special needs and/or income. The City will include collaboration and partnerships with private entities, banking institutions and non-profit organizations, etc. to provide the necessary resources in carrying out activities described in the plan.

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

Funds expected from Federal, State and local entities expected will be directed in the areas of priority needs during the five year 2010-2014 Consolidated Plan.

### Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

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

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.  
\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with

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HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

In reference to the chart of Non-homeless special needs the numbers reflect information from the 2000 census that list the number of households that have housing problems who are hindered by mobility and self care limitations. This is an estimation of the number of persons in various sub-populations that are not homeless but may require housing or supportive services. These households include, the extra elderly, which are persons 75 years of age and older and elderly who are persons 62 to 74 years of age and all other households that are hindered by mobility and self care limitations. Self care limitations include persons that have disabilities (mental, physical, developmental, persons with HIV/AIDS and their families, as well as persons with alcohol or other drug addictions.

There are several agencies and organizations funded by either Federal, State or local United Way funds that assist persons who are not homeless but require supportive housing. Agencies that represent persons with disabilities, substance abuse/mental impaired and HIV/AIDS population include: St. Clair Non-Profit Housing, Innovative Housing, Massive Impact Housing Development, St. Clair Community Mental Health, Blue Water Residential Non Profit Housing Corporation, Blue Water Developmental Housing, IMPACT (Incorporation to Maximize Personal Achievement with Community Training), Blue Water Center for Independent Living and Thumb Alliance.

St. Clair Community Mental Health specifically provides programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing. They provide community living supports in the community to clients to increase or maintain self sufficiency, facilitating the individual's achievement of his/her goals of community inclusion and participation, independence or productivity. The supports may be provided in the participant's residence or in community settings. The coverage includes assisting, reminding, observing, guiding and/or training with meal preparation, laundry, routine and seasonal household care, activities of daily living (bathing, eating, dressing, hygiene) shopping for food and other necessities. Community living supports also provides staff assistance, support and/or training with money management, non-medical care (not requiring nurse or physician intervention), socialization skills, transportation to community activities, attendance at medical appointments, medication monitoring and more. Staff also provides assistance with preserving the health and safety of the individual so that

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he/she may reside or be supported in the most integrated independent community setting.

## **Housing Opportunities for People with AIDS (HOPWA)**

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

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

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3-5 Year Strategic Plan HOPWA response:

N/A

**Specific HOPWA Objectives**

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

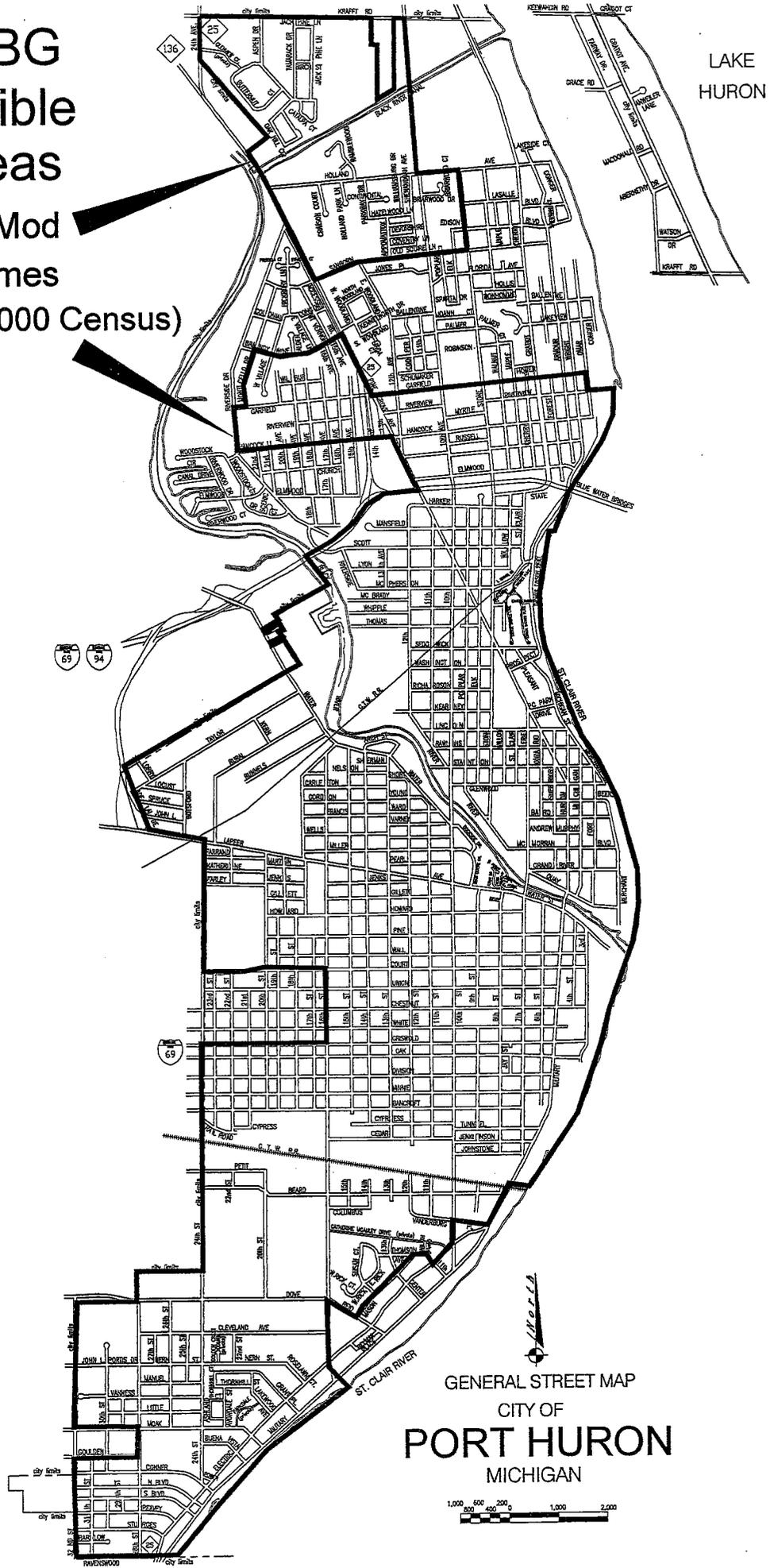
3-5 Year Specific HOPWA Objectives response:

N/A

**OTHER NARRATIVE**

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

**CDBG  
Eligible  
Areas  
Low-Mod  
Incomes  
(based on 2000 Census)**



GENERAL STREET MAP  
CITY OF  
**PORT HURON**  
MICHIGAN





# SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction: Port Huron(CDBG), Michigan		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1. Household Income <= 50% MFI	816	1,137	235	916	3,104	940	333	145	237	1,655	4,759
2. Household Income <=30% MFI	574	660	113	649	1,996	400	110	49	99	658	2,654
3. % with any housing problems	68.6	80.8	84.1	71.5	74.4	65.5	76.4	100.0	81.8	72.3	73.9
4. % Cost Burden >30%	66.9	80.2	80.5	71.5	73.5	64.5	76.4	100.0	81.8	71.7	73.1
5. % Cost Burden >50%	42.7	61.2	77.0	53.0	54.1	38.5	65.5	91.8	69.7	51.7	53.5
6. Household Income >30 to <=50% MFI	242	477	122	267	1,108	540	223	96	138	997	2,105
7. % with any housing problems	45.5	55.8	52.5	60.3	54.2	10.7	57.0	58.3	65.2	33.2	44.3
8. % Cost Burden >30%	45.5	52.6	29.5	60.3	50.4	10.7	57.0	47.9	65.2	32.2	41.8
9. % Cost Burden >50%	8.3	0.0	0.0	6.7	3.4	4.1	17.5	10.4	37.7	12.3	7.6
10. Household Income >50 to <=80% MFI	155	486	128	379	1,148	524	658	180	291	1,653	2,801
11. % with any housing problems	14.8	10.3	32.8	13.5	14.5	11.8	29.6	23.3	42.6	25.6	21.0
12. % Cost Burden >30%	14.8	6.6	3.1	9.8	8.4	11.1	29.6	16.7	42.6	24.6	18.0
13. % Cost Burden >50%	2.6	0.0	0.0	1.1	0.7	5.0	4.9	0.0	11.7	5.6	3.6
14. Household Income >80% MFI	45	506	75	395	1,021	685	2,326	373	506	3,890	4,911
15. % with any housing problems	0.0	3.6	10.7	0.0	2.5	3.2	2.9	9.1	3.8	3.7	3.4
16. % Cost Burden >30%	0.0	0.0	0.0	0.0	0.0	3.2	2.2	0.0	3.8	2.4	1.9
17. % Cost	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.1	0.1



Burden >50%											
18. Total Households	1,016	2,129	438	1,690	5,273	2,149	3,317	698	1,034	7,198	12,471
19. % with any housing problems	51.9	40.7	47.7	40.0	43.2	18.8	14.3	25.9	30.4	19.1	29.3
20. % Cost Burden >30	50.9	38.1	29.9	39.2	40.2	18.4	13.8	17.9	30.4	18.0	27.4
21. % Cost Burden >50	26.5	19.0	19.9	21.7	21.4	9.4	4.4	7.9	15.0	7.8	13.5

[Click here to download report in Excel format](#)

Click the button below to get the data needed to fill out the CPMP Version 1.2 spreadsheet in MS Excel format arranged for a one-step paste.

[CPMP Version 1.2 HSGNeed Data, One-Step Paste](#)

Note: When using Internet Explorer, please save file in Excel format.

### Definitions:

**Any housing problems:** cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

**Other housing problems:** overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

**Elderly households:** 1 or 2 person household, either person 62 years old or older.

**Renter:** Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

**Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

**Source:** Tables F5A, F5B, F5C, F5D



**CITY OF PORT HURON**

**Housing Market Analysis**

Complete cells in blue.

	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
<b>Housing Stock Inventory</b>						
<b>Affordability Mismatch</b>						
Occupied Units: Renter		1993	2206	1159	5358	540
Occupied Units: Owner		160	1741	5411	7312	731
Vacant Units: For Rent	7%	166	249	808	1223	122
Vacant Units: For Sale	5%	18	57	798	873	87
<b>Total Units Occupied &amp; Vacant</b>		2337	4253	8176	14766	1480
<b>Rents: Applicable FMRs (In \$s)</b>		673	805	963		
<b>Rent Affordable at 30% of 50% of MFI (in \$s)</b>		655	786	908		
<b>Public Housing Units</b>						
Occupied Units		213	88	126	427	0
Vacant Units		4	3	12	19	0
<b>Total Units Occupied &amp; Vacant</b>		217	91	138	446	0
<b>Rehabilitation Needs (in \$s)</b>		320,862	134,052	204,634	659,548	



Fundamental Components in C6C System - Housing Inventory Chart

**EMERGENCY SHELTER**

Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population			2010 Year-Round Units/Beds			2010 All Beds	Overflow/Voucher
				A	B		Family Units	Family Beds	Individual Beds		
<b>Current Inventory</b>											
Helping Hands Ministries	Camp	N								30	
Safe Horizon's	Pathway	C								25	
Safe Horizon's	Carolyn's Place	C		DV						22	
<b>Under Development</b>										77	
<b>SUBTOTAL</b>											
<b>SUBTOTAL</b>											

**TRANSITIONAL HOUSING**

Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population			2010 Year-Round Units/Beds			2010 All Beds	Overflow/Voucher
				A	B		Family Units	Family Beds	Individual Beds		
<b>Current Inventory</b>											
Comprehensive Youth Services	The Harbor	C								10	10
Comprehensive Youth Services	Wings	C								4	4
Sacred Hear Rehabilitation	Clearview	C								20	20
<b>Under Development</b>										34	34
<b>SUBTOTAL</b>											
<b>SUBTOTAL</b>											

**PERMANENT SUPPORTIVE HOUSING**

Provider Name	Facility Name	HMIS	Geo Code <input type="checkbox"/>	Target Population			2010 Year-Round Units/Beds			2010 All Beds	Overflow/Voucher
				A	B		Family Units	Family Beds	Individual Beds		
<b>Current Inventory</b>											
Safe Horizon's	134 units	C	Port Huron				134				V
<b>Under Development</b>										134	
<b>SUBTOTAL</b>											
<b>SUBTOTAL</b>											



Table 1C Summary of Specific Objectives

Grantee Name: City of Port Huron

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH 1.1 Assist homeless and/or chronic homeless persons obtain affordable housing	CDBG	2010	Provide necessary case management to clients.	700		%	
		2011		700		%	
		2012		700		%	
		2013		700		%	
		2014		700		%	
		<b>MULTI-YEAR GOAL</b>			3500		%
Affordability of Decent Housing (DH-2)							
DH 2.1 Provide Rehabilitation activities.  Provide Down Payment assistance	CDBG and HOME	2010	Improve Affordability of housing	40		%	
		2011		40		%	
		2012		40		%	
		2013		40		%	
		2014		40		%	
	HOME	<b>MULTI-YEAR GOAL</b>			200		%
Sustainability of Decent Housing (DH-3)							
DH 3.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		<b>MULTI-YEAR GOAL</b>					%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1 Infrastructure Improvements in Low Moderate Income Areas	CDBG	2010	Provide new and improved accessibility	1000		%	
		2011		1000		%	
		2012		1000		%	
		2013		1000		%	
		2014		1000		%	
		<b>MULTI-YEAR GOAL</b>			5000		%
Affordability of Suitable Living Environment (SL-2)							
SL 2.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		<b>MULTI-YEAR GOAL</b>					%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1 Code Enforcement and Interim Assistance  Demolition of unsafe structures	CDBG	2010	Improve living environments	25		%	
		2011		25		%	
		2012		25		%	
		2013		25		%	
		2014		25		%	
	CDBG	<b>MULTI-YEAR GOAL</b>			125		%



**Table 2A  
Priority Housing Activities**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	150	30	30	30	30	30
Homeownership assistance						
<b>HOME</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	90	18	18	18	18	18
Homeownership assistance	50	10	10	10	10	10
<b>HOPWA</b>						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
<b>Other</b>						
Demolition	62	22	10	10	10	10
Interim Assistance	10	2	2	2	2	2
Code Enforcement						



**Table 2A  
Priority Housing Needs/Investment Plan Goals**

<b>Priority Need</b>	<b>5-Yr. Goal Plan/Act</b>	<b>Yr. 1 Goal Plan/Act</b>	<b>Yr. 2 Goal Plan/Act</b>	<b>Yr. 3 Goal Plan/Act</b>	<b>Yr. 4 Goal Plan/Act</b>	<b>Yr. 5 Goal Plan/Act</b>
<b>Renters</b>						
0 - 30 of MFI						
31 - 50% of MFI						
51 - 80% of MFI						
<b>Owners</b>						
0 - 30 of MFI	100	20	20	20	20	20
31 - 50 of MFI	100	20	20	20	20	20
51 - 80% of MFI	40	8	8	8	8	8
<b>Homeless*</b>						
Individuals	1750	350	350	350	350	350
Families	1750	350	350	350	350	350
<b>Non-Homeless Special Needs</b>						
Elderly						
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
<b>Total</b>						
<b>Total Section 215</b>						
215 Renter	0	0	0	0	0	0
215 Owner	200	40	40	40	40	40

\* Homeless individuals and families assisted with transitional and permanent housing



**Table 2B**  
**Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property						
Disposition						
Clearance and Demolition	High		650,000	62	22	
Clearance of Contaminated Sites						
Code Enforcement	High		100,000	15	3	
Public Facility (General)						
Senior Centers						
Handicapped Centers						
Homeless Facilities						
Youth Centers						
Neighborhood Facilities						
Child Care Centers						
Health Facilities						
Mental Health Facilities						
Parks and/or Recreation Facilities						
Parking Facilities						
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation						
Other Public Facility Needs						
Infrastructure (General)	High		5,000,000	LMA		
Water/Sewer Improvements	High		5,000,000	LMA		
Street Improvements	High		5,000,000	LMA		
Sidewalks	High		1,000,000	LMA		
Solid Waste Disposal Improvements						
Flood Drainage Improvements						
Other Infrastructure						
Public Services (General)						
Senior Services						
Handicapped Services						
Legal Services						
Youth Services						
Child Care Services						
Transportation Services						
Substance Abuse Services						
Employment/Training Services						
Health Services						
Lead Hazard Screening	High	100,000	440	48		
Crime Awareness						
Fair Housing Activities						
Tenant Landlord Counseling						
Other Services						
Economic Development (General)						
C/I Land Acquisition/Disposition						
C/I Infrastructure Development						
C/I Building Acq/Const/Rehab						
Other C/I						
ED Assistance to For-Profit						
ED Technical Assistance						
Micro-enterprise Assistance						
Other						



**Table 2C Summary of Specific Objectives**

**Grantee Name: City of Port Huron**

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH 1.1 Assist homeless and/or chronic homeless persons obtain affordable housing.	CDBG	2010	Case management	700		%	
		2011	Provided	700		%	
		2012		700		%	
		2013		700		%	
		2014		700		%	
		<b>MULTI-YEAR GOAL</b>			3,500		%
Affordability of Decent Housing (DH-2)							
DH 2.1 Rehabilitation of housing  Provide down payment assistance	CDBG/ HOME	2010	Promote Decent	58		%	
		2011	affordable	58		%	
		2012	housing	58		%	
	HOME	2013		58		%	
		2014		58		%	
		<b>MULTI-YEAR GOAL</b>			290		%
Sustainability of Decent Housing (DH-3)							
DH 3.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		<b>MULTI-YEAR GOAL</b>					%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1 Provide Infrastructure improvements in Low/Mod Areas/water-sewer Separation projects	CDBG	2010	Improve	1		%	
		2011	sustainability of	1		%	
		2012	neighborhoods	1		%	
		2013		1		%	
		2014		1		%	
		<b>MULTI-YEAR GOAL</b>			5		%
Affordability of Suitable Living Environment (SL-2)							
SL 2.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		<b>MULTI-YEAR GOAL</b>					%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1 Demolition of units unsuitable for rehabilitation  Interim Assistance/LMA Code Enforcement/LMA	CDBG	2010	Improve	24		%	
		2011	sustainability of	12		%	
		2012	neighborhoods	12		%	
		2013		12		%	
		2014		12		%	
	CDBG	<b>MULTI-YEAR GOAL</b>			72		%



**Table 3A Summary of Specific Annual Objectives**

**Grantee Name: City of Port Huron**

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH 1.1 Assist homeless and/or chronic homeless persons obtain affordable housing	CDBG	2010	Case management provided	700		%	
		2011		700		%	
		2012		700		%	
		2013		700		%	
		2014		700		%	
		<b>MULTI-YEAR GOAL</b>			3,500		%
Affordability of Decent Housing (DH-2)							
DH 2.1 Rehabilitation of housing  Provide down payment assistance	CDBG/ HOME	2010	Promote decent affordable housing	58		%	
		2011		58		%	
		2012		58		%	
		2013		58		%	
	HOME	2014		58		%	
		<b>MULTI-YEAR GOAL</b>			290		%
Sustainability of Decent Housing (DH-3)							
DH 3.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		<b>MULTI-YEAR GOAL</b>					%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1 Provide infrastructure improvements in Low/Mod areas – water/sewer separation program	CDBG	2010	Improve sustainability of neighborhoods	1		%	
		2011		1		%	
		2012		1		%	
		2013		1		%	
		2014		1		%	
		<b>MULTI-YEAR GOAL</b>			5		%
Affordability of Suitable Living Environment (SL-2)							
SL 2.1		2010				%	
		2011				%	
		2012				%	
		2013				%	
		2014				%	
		<b>MULTI-YEAR GOAL</b>					%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1 Demolition of units unsuitable for rehabilitation.  Interim Assistance/LMA Code Enforcement/LMA	CDBG	2010	Improve sustainability of neighborhoods	24		%	
		2011		12		%	
		2012		12		%	
		2013		12		%	
	CDBG CDBG	2014		12		%	
		<b>MULTI-YEAR GOAL</b>			72		%

