



**City of Muskegon**  
Consolidated Annual Performance and Evaluation Report  
2015 Grant



## 2015 Program Year CAPER

This is the last Annual Action Plan accomplishment of strategic goals for the 2011 Consolidated Plan. Some programs were typical of previous years' expectations. Here is a summary of the actual outcomes against what we projected the 5 year accomplishments to be:

2011-15					
<b>HOUSING PRIORITIES</b>	<b>HOUSING REPAIR</b>	<b>OBJECTIVE</b>	<b>OUTCOME</b>		
			50	44	
			HOUSEHOLDS	HOUSEHOLDS	<b>UNDER GOAL</b>
	<b>VINYL SIDING</b>	<b>OBJECTIVE</b>	<b>OUTCOME</b>		
			10 HOMES	3 HOMES	<b>UNDER GOAL</b>
	<b>SENIOR WEATHERIZATION</b>	<b>OBJECTIVE</b>	<b>OUTCOME</b>		
			ASSIST 10 SENIORS	14 SENIORS	<b>GOAL SURPASSED</b>
	<b>NEW CONSTRUCTION</b>				
	<b>HOUSING REHAB</b>	<b>OBJECTIVE</b>	<b>OUTCOME</b>		
		2 HOMES	2 HOMES	<b>GOAL MET</b>	
		3 HOMES	3 HOMES	<b>GOAL MET</b>	
<b>PUBLIC SERVICES</b>	<b>YOUTH EMPLOYMENT</b>	<b>OBJECTIVE</b>	<b>OUTCOME</b>		
		20 YOUTH	7 YOUTH	<b>UNDER GOAL</b>	
<b>ECONOMIC DEVELOPMENT</b>	<b>EMPLOYMENT OPPORTUNITIES</b>	<b>OBJECTIVE</b>	<b>OUTCOME</b>		
		CREATE 45 NEW JOBS	0 JOBS	<b>UNDER GOAL</b>	
<b>OTHER ACTIVITIES</b>	<b>RAMPS</b>	<b>OBJECTIVE</b>	<b>OUTCOME</b>		
		N/A	3 RAMPS		

Highlights that are easily calculated are the number of households assisted through our Vinyl Siding program are 10 vinyl siding projects (2 more than last year) and with Priority home repairs for 40 (same as 2014 ) residents were assisted. However, a significant project to stabilizing neighborhoods is Board-ups. The city is trying to rid our community of unsightly, blighted buildings that can be unsafe to adjacent neighbors and potentially to curious children. Making sure these structures are secured is vital to the ongoing, and sometimes lengthy process of demolition. When our focus is to create a more positive image that better represents our strengths and services, addressing blighted neighborhoods is just one initial step to reaching this goal. There were 54 board –ups and 8 clearances (demolitions) that occurred this year. Census tract neighborhoods include: 3, 4.01, 4.02, 5, 6.01, 8, 21, and 42.

The Target neighborhood continues to grow to include all of Nelson neighborhood to include census tracts 6.01 and 6.02, otherwise known as Nelson Neighborhood. The completion of Monroe Street was a benefit to the Midtown Square development sponsored by the city of Muskegon for market –rate, single family housing. The park received a new fence courtesy of the Neighborhood Association and this program. This area has been revitalized and now the 1<sup>st</sup> buyer is occupying 1 of the 9 newly built homes in the target area. The Million dollar investment by the city produced an aesthetical, emotional and secure reaction from the public at large, as well because it was a visual investment of funds in an otherwise unknown to this neighborhood 3 years ago.. Our concentration in this area offered citizens and youth an

opportunity to work alongside a very active neighborhood association. There have been 3 rental rehabilitation projects started, 5 housing repair assistance activities and 2 vinyl siding constructions completed.

Assisting citizens with Priority Housing repairs - specifically roofs, which made up over half the repairs provided when a huge windstorm damaged several homes in our community. Many households sought help to make the necessary repairs that would keep them safe in their homes, and many received help with their furnaces through our partnership with DTE. Other services requested were for electric and plumbing defects. Below is a snapshot of the programs utilizing CDBG funds:

		<b>5 YEAR</b>	<b>2015</b>	<b>ACTUAL 5 YEAR</b>
		<b>OBJECTIVE</b>	<b>OUTCOME</b>	<b>ACCOMPLISHMENT</b>
<b>HOUSING PRIORITIES</b>	HOUSING REPAIR	250 UNITS	40 UNITS	234 UNITS
	VINYL SIDING	50 UNITS	10 UNITS	36 UNITS
	RAMPS	10 HOUSEHOLDS	0 HOUSEHOLDS	13 HOUSEHOLDS
<b>NON-HOUSING PRIORITIES</b>	DEMOLITION	10 HOUSING UNITS DEMOLISHED	8 HOUSING UNITS DEMOLISHED	27 UNITS
	BOARD-UPS	30 HOUSING UNITS BOARDED	54 HOUSING UNITS BOARDED	221 UNITS
<b>OTHER ACTIVITIES</b>	SUMMER INTERNS	2-3 INTERNS	3 INTERNS	9 INTERNS

We worked with our sister cities- Muskegon Heights and Norton Shores, as well as the County of Muskegon to leverage funds with the DTE Energy Test and Tune program. We gained the ability to stretch our funding and include more citizens while installing updated efficient features like programmable thermostats. Through this effort we were able to leverage our Priority Housing activities city-wide. The momentum from the previous year helped us market this year-round opportunity throughout the county. Our partnership proved to be vital for families that would be ineligible for our program but were allowed access to this service county-wide.

DTE program statistics include 24 county residents; 19 were in the city limits, and of those, only 2 required that we include CDBG funds to complete the work performed. Our purpose in what we do was performed - helping low-moderate income families with housing repairs to keep their homes safe and suitable for living.

### Fair Housing

Each year Muskegon County and our sister cities, Muskegon Heights and Norton Shores, partner through an Inter-agency agreement which contracts with the Fair Housing Agency of West Michigan (FHA). This agreement enlists surveys, testing, training and reports explaining our Muskegon area fair housing behaviors and tendencies. This year we signed a two year agreement to continue the monitoring of our area agencies and to connect with our citizens that reported possible housing discriminatory actions. The opportunity to reduce unjust practices will strengthen our communities. In light of our reporting schedules for Action Plans and end of the year reports to HUD, we opted to have the FHA provide us with a mid-year and end of the year report. This change saved us all money and it is easier to review within our annual budget schedule.

## Affordable Housing

HOME activities for CHDOs and our Homebuyer Program were very successful. Two agencies received CHDO reserve dollars to produce 3 housing units- 1 homebuyer and 2 rentals. The city was able to rehab one property. There was one acquisition that ended in a demolition and lot split between the two adjacent neighbors. However the homebuyer properties will close within 6 months of completion producing two units this funding cycle.

Using the 2009 Building Code standards as our rehabilitation/new construction standard, all housing projects within the City of Muskegon conform to our local code enforcement team of inspectors. Inspection reports and staff monitoring are important safeguards throughout the building process.

We continue to work together on the promotion of qualified contractors that provide quality work that meet our housing codes while promoting efforts to reach minority and female-owned businesses. Recently, our Affirmative Action department updated policies to include local minority-owned businesses in our selection process. The procurement process for using contractors has been extended to two-year contracts of service to avoid delays in our activity operations.

## General Questions

Any obstacles we faced in meeting the underserved needs could be linked to our funding resources. We do not have a match requirement in our community, so the biggest challenge was met head on by the reduction of Muskegon's 2011 grant allocation. We dropped below 1 million in CDBG money, was forced to make policy changes to offset less funding, we continued to serve low income households and ultimately, we could only fund one sub-recipient agency to help us carry out our goals. 2014 remained constant with just the one agency, LOVE Inc. We continue to offer grants from our entitlement funds to provide youth with after-school activities - open gym, and a number of summer programs and activities geared to engage children and offered specific character building programs.

## THE PROCESS

### Operations

Staff from Community and Neighborhood Services is working with local departments, outside agencies and commissioners to move forward on our plans to provide services to our low to moderate income citizens. Our efforts to assist a local unit of government have gone well for 7 years. Increasing our partnerships has enhanced the community's perception of us working together. It is clear that we have the staff capacity to continue this level of service work as well as performing contractual duties in another municipality.

### Lead-Based Paint

The County of Muskegon's Lead Hazard Reduction Program, managed by the County Treasurer's Department, has agreed to assist with 2 owner-occupied homes with our commitment, and 3 rental units were completed. The City of Muskegon continues to partner as a funding agent for rentals units within our city limits in an effort to make safe housing units for young children. The free testing offered by this grant allows lead-based paint hazard remediation, which supports our goal to reach more families, leverage dollars, increase partnership, and most importantly, we are part of producing decent housing units for households with children. We meet these challenges when we:

- Publicize the program to every property owner requesting rental assistance for rehabilitation

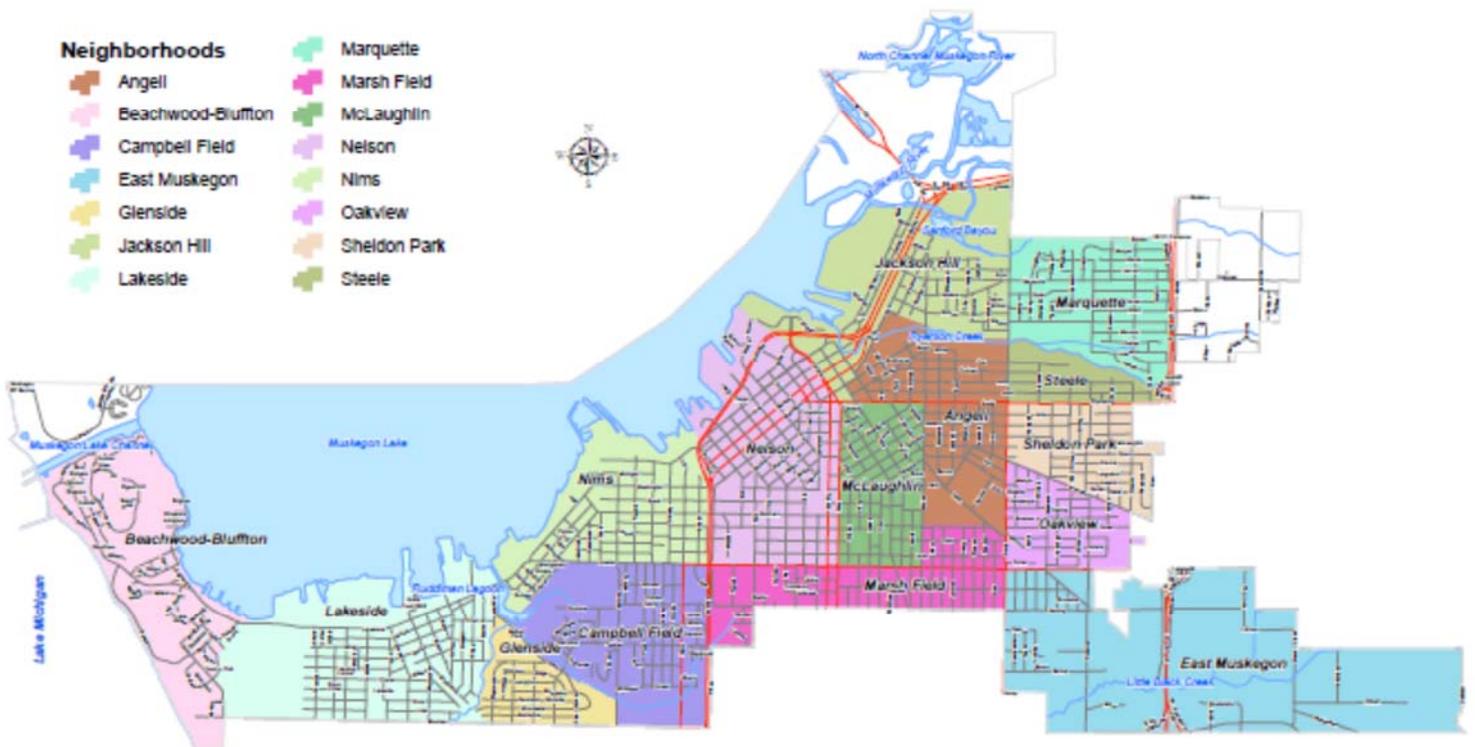
- Accept vinyl-siding applications assisted with lead-based paint remediation

The county will test; we will cover non-lead rehab costs at a ratio of 50/50, and if necessary, fill the gap above the maximum grant threshold. We are committed to reducing lead based paint hazards in rental units in the City of Muskegon and we have made every effort to partner with the County to help our renters and landlords in this regard.

**HOUSEHOLD INCOME  $\leq$  80% AMI**

GENDER	RACE	FAMILY SIZE	PURCHASE PRICE	NEIGHBORHOOD
M	W		\$82,750.00	Glenside
M	W		\$61,000.00	Lakeside
M	W		\$55,000.00	Nims
F	B		\$32,860.00	East Muskegon
M	W		\$79,000.00	Glenside
F	W		\$26,000.00	Marquette
F	W		\$50,000.00	Nelson
M	H		\$34,900.00	Marsh Field
M	M		\$39,000.00	Sheldon Park
F	B		\$77,000.00	Nelson

**City of Muskegon**  
*Neighborhood Association Map*

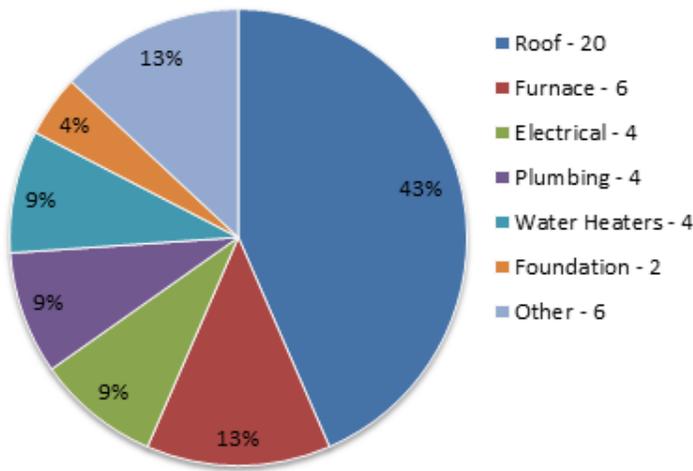


Community Development

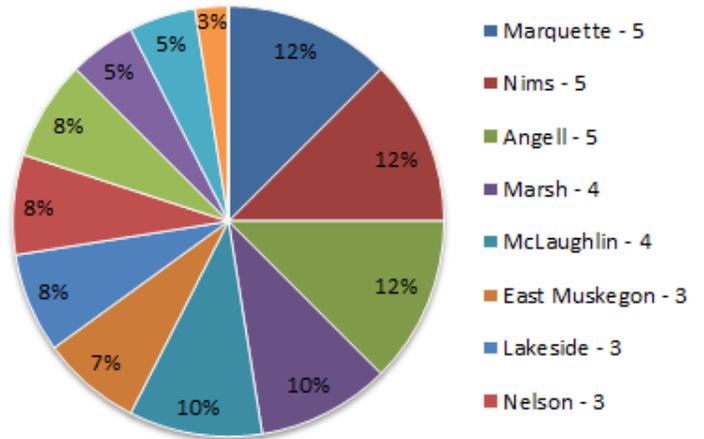
Our Affirmative Action director solicited the local high school and colleges for internship opportunities within the City of Muskegon. This year a task force of one commissioner and I interviewed agencies that could help youths who will be returning to high school and we were able to conduct a series of meetings with Michigan Works for our 2015 funding year. At least five young people were identified through a workshop requesting that they reside and attend Muskegon Public Schools. The agreement will be to provide a learning atmosphere for our youth to gain work skills, to highlight local employers, and set in motion future hires.

**End of Year Stats**  
**CDBG 2015 Projects**

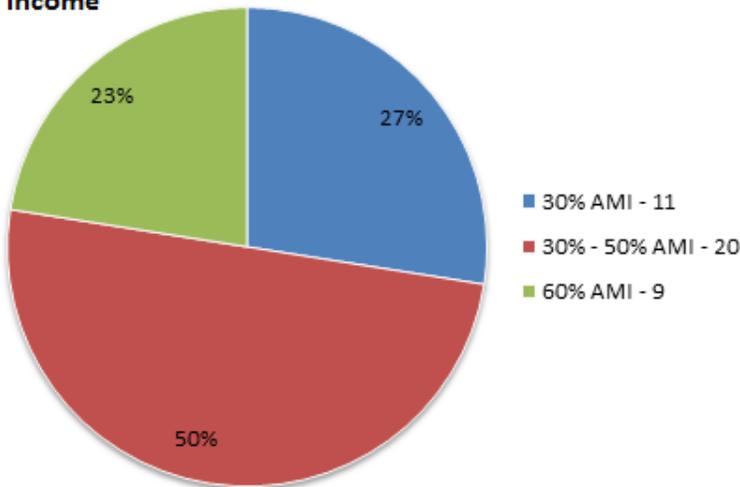
**Repair Types**



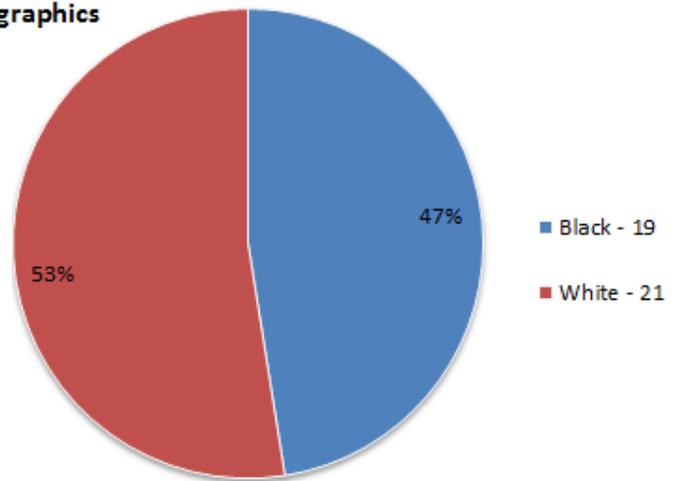
**Repairs by Neighborhood**



**Income**



**Ethnicity Demographics**



HOUSING NEEDS

						Total Amount	Ethnic					Senior	Income		
R	F	E	P/S	O	Description		B	W	H	A	AI		51- 60%	31- 50%	30%
		1				\$6,500.00	1							1	
				1	Water Heater	\$935.00		1					1		
1						\$4,612.00		1			1	1			
1						\$3,858.00		1					1		
1						\$7,563.00	1							1	
1						\$8,529.00	1						1		
1						\$7,019.00	1						1		
1						\$4,945.00	1					1			
1						\$8,490.00		1					1		
1						\$6,452.50		1				1			
1						\$9,863.00	1				1		1		
				1	Water Heater	\$935.00		1			1		1		
				1	Water Heater	\$1,345.00									
				1	Water Heater	\$1,287.00	1				1	1			
				1	Foundation	\$2,950.00		1			1		1		
				1	Foundation	\$9,950.00	1						1		
1						\$4,860.00		1					1		
1						\$8,214.00		1			1		1		
			1			\$2,375.00	1				1	1			
			1			\$2,150.00		1			1		1		
	1					\$2,718.50	1				1		1		
		1				\$9,400.00		1					1		
			1			\$1,100.00		1						1	
	1					\$5,023.00		1				1			
1						\$3,048.00		1					1		
	1					\$1,550.00	1				1	1			
1						\$4,988.00	F						1		
1						\$9,148.03		1							
	1					\$2,695.00	1					1			
	1					\$1,367.00		1						1	
		1				\$1,403.00	1				1	1			
			1			\$1,330.00									
1						\$2,595.00		1			1			1	
1						\$4,218.00	1				1			1	
1						\$5,836.00		1					1		
1						\$5,878.00		1						1	

	1					\$1,950.00		1						1		
1						\$5,720.00	1									1
		1				\$5,950.00		1								1
1						\$6,178.00	1				1					1
<b>20</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>6</b>		<b>\$184,928.03</b>	<b>16</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>9</b>	<b>18</b>	<b>10</b>	

\*R=Repair F=Furnace E=Electric P/S=Plumbing/Sewer O=Other

Install Total	Supply Total	Total Amount	Ethnic					Income			Senior?		FHH		HH		
			B	W	H	A	AI	20%	50%	60%	Y	N	Y	N	Y	N	
\$0.00	\$6,000.00	\$6,000.00	1						1			1		1		1	
\$0.00	\$0.00	\$0.00			1			1					1	1			1
\$3,587.75	\$2,843.29	\$6,431.04		1				1					1	1			1
\$5,437.75	\$1,233.57	\$6,671.32							1								
\$3,498.75	\$2,600.30	\$6,099.05						1									
\$3,805.75	\$2,980.37	\$6,786.12	1					1					1		1		1
\$1,587.00	\$1,354.34	\$2,941.34	1					1					1		1	1	
\$2,840.75	\$2,345.85	\$5,186.60		1				1					1		1		1
\$3,405.75	\$2,252.51	\$5,658.26	1						1			1		1			1
\$3,814.75	\$1,736.65	\$5,551.40	1						1				1	1			1
		<b>\$51,325.13</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>5</b>	

FHH- Female Head of Household

HH- Handicap

For all of our housing programs, we did not displace any homeowner. It is necessary to state that our CDBG funded programs were limited to our entitlement allocation and any additional resources were covered by (PI) Program Income received from the CDBG programming.

HOME

Affordable, decent and safe housing is critical to goals and objectives of the 2011 Consolidated Plan activities.

ACTIVITIES	5 YR PROJECTION	PREVIOUS PROGRESS	2015 PROGRESS
Acquisition	2	2	2
New Construction	5	5*	0
Rehabilitation	10	8	1
Rental	10	13*	0
*CHDO Assisted			

## Public Strategy

As the governmental entity for our Public Housing Agency residing in our city limits, they continue to affirm that our plans fit the consolidated plan, which supports suitable living environments for low-income households. To promote homeownership, the City of Muskegon continues to actively engage with the Housing Commission, and now two City employees are board members. A new director is in place and changes to services because of new leadership have worked to improve the public perception of the housing agency.

The challenges have been met and now they are back in charge of their financial systems without bi-weekly approvals from HUD's Public Housing staff. Strategies to support a stronger relationship between the agency and city have grown and enhanced our community.

## Barriers to Affordable Housing

It has become increasingly difficult to get responsible contractors. Given this dilemma, a task group was formed to solicit, mentor, and grow contractors. Our focus was to reach out to local abatement contractors 1<sup>st</sup>, then general building contractors, and lastly, approach youth/adults/females in our unemployment system called West Michigan WORKS! The team of organizers consists of the County of Muskegon, an active CHDO agency, and the city of Muskegon prepared to offer training for lead abatement certificates and building licenses for interested individuals. The ground work has been laid and we are working to have the 1<sup>st</sup> training in the fall of 2016.

Currently, we are noticing a boost to the housing market which is allowing loans which is breaking the barriers of the most recent past. When banks willing to invest, and financing for families with moderate credit scores- 580 to 620 is possible, we see opportunity for stronger neighborhoods where home selection is not limited and the ability to acquire homes in this area is accessible. We continue to reduce this hamper search for a reasonable property to rehabilitate.

At least 4 homes were bid and each time we came up with nothing. The housing market has shifted to produce more buyers than homes available to purchase. The competition is fierce and we have been forced to purchase land in city neighborhoods that have not been inhabited with our housing target. This brings about a new dynamic of social issues.

We have had a Lease with Option to Purchase program, but no one has purchased the home that they are currently renting. However, our inventory in this program has diminished; one property sold and two remain occupied with the original tenants.

Neighborhoods in need of assistance for playground equipment and recreational apparatus were just a few enhancements that we supported through our Neighborhood Grants. We supported the efforts of the neighborhood associations to ensure that the requested improvements happened. Improving neighborhoods will remove barriers to affordable housing in areas that are questionable to market sales.

In addition, we have worked with the Fair Housing Agency of West Michigan to identify barriers to families who may have experienced discrimination, which can be considered a barrier to affordable housing. Our collaboration with our sister cities supports a positive action toward furthering fair housing choice in Muskegon.

This agreement commissions the Fair Housing agency to address realtors, service agencies and public officials, all in an effort to help eliminate barriers of housing discrimination. Twice a year, we receive reports about what they have found and what they perceive as solutions to any foreseen areas of affordable housing options.

## Homeless Needs

In our community, the city Muskegon is an active board member of the Continuum of Care Coalition. Local agencies have a vested interest in working with the CoC. It appears that adjustments are working. There is tracking of clients and housing vouchers for households at risk of becoming homeless including support case management. Certain interest in the Veteran population is now a major focus of local agencies. Special resources are set aside to end homelessness for our Veterans in 2017. Limited funding may restrict this goal but these agencies are doing their best to push toward this challenge.

### Actions taken to deter homelessness

- Staff training
- Recruitment of landlords
- Multi-agent programs for at risk families
- Support groups
- Improved housing opportunity facilities

## Non-Homeless Special Needs

Special consideration for low-income families is important to our city Commission. With a local sub-recipient, families who are in need of additional dollars to help with utilities and rent are screened before they are allowed to receive assistance. Below are the figures of how many were assisted with a small amount of funding. What is not shown are the households assisted with Ramps- no applications were approved and this funding will roll over into the 2016 year,

### Love INC

13 residents of the City of Muskegon were assisted with Rent/Utility Assistance.

<u>Income Level *</u>		<u>Ethnic Group</u>
Extremely Low	9	Black
Very Low	4	Latino
Low	0	White

\* Low: 60 – 80% Very Low: 30 – 50% Extremely Low 20% >

## HOPWA

The City of Muskegon has completed a Regional Consolidated Plan for Muskegon grantees- Muskegon, Muskegon Heights, and Norton Shores. Our Plan is inclusive and when our local HOPWA funded agency presents their plans we can certify that they coincide with the Regional Consolidated Plan for Housing opportunities that are affordable units. No direct financial assistance has been given to the agency but any improvement in local properties is a perceived benefit for any persons facing eviction and struggling to afford a suitable place to live.

Because the City of Muskegon does not receive HOPWA funding, our role is simple: We are available to meet the needs of all of our citizens regardless of race, religion, color, national origin, age, familial status, marital status, sexual orientation or gender identity, and an agency that supports this effort.

## Emergency Shelter Grant

Not funded directly, but the city of Muskegon has a seat on the Continuum of Care Coalition board. As a representative of this community, we help make decisions that address homelessness conditions in our community. There are reports that show how many families are at risk of being served by the circle of shelters, programs and community organizations receiving state funding.

## Comments