



City of Muskegon
Community Development Block Grant
Consolidated Annual Performance and Evaluation
Report
2011 Grant



First Program Year CAPER 2011

Executive Summary

A brief overview of our 2011 initiatives included projects funded by CDBG, HOME and NSPI grant activities beginning July 1, 2011 through June 30, 2012.

CDBG Chart

Affirmative Action	\$10,000	Supplements Affirmative Action Staff
Code Enforcement	\$50,000	1 of 3 Code Compliance Inspectors
Facade	\$10,000	\$2,000 - \$5,000 grants for Muskegon business owners
Fire Station Bond	\$157,870	City Payments
Admin	\$140,000	Supports CNS staff
Dangerous Building/Demolition	\$50,000	Curtails neighborhood blight
Youth Recreation	\$70,000	Provide grants to local youth centered projects with an emphasis on self-building exercises
Vinyl Siding	\$50,000	Cover cost of vinyl siding eligible homes within city limits
Priority Housing Repair (Emergency Repair)	200,000	Offer housing repairs to low-income families
Service Delivery Housing Repairs and Vinyl Siding	60,000	Specific to the program management
LOVE-Ramps	3,500	Assist eligible households with accessible entry ramps
LOVE – Utilities	4,500	To help families with rent and utility payments to avoid eviction and shut-offs
Senior Transit	45,000	Designed to transport seniors to dr. appointments, grocery stores and other miscellaneous activities otherwise not accessible
Street Construction	\$60,470	Assist staff with the necessary oversight and reporting required to complete Getty Street

* At least \$98,810.57 was received to cover the homeowner repairs initially designated for our weatherization program

HOME CHART

HOME Admin	\$28,433	Support for staff working on HOME projects
CHDO Reserve	\$107,587	Assist community housing development organizations with required funding to produce affordable housing units
CHDO Operating	\$10,000	Staffing miscellaneous operating costs
Infill Housing	\$122,904	Build new home for Home Buyer Program
Rental Rehab	\$30,000	Provide assistance to landlords in the City of Muskegon for lead abatement and rehabilitation

NSP – NEIGHBORHOOD STABILIZATION PROGRAM

Midway into our MSHDA funded programs, we were able to complete three new constructions and completely rehab five single family homes. All of them sold at completion during the 2011 year.

One of the year's highlights was the Muskegon County and Interagency agreement with the Fair Housing Agency of West Michigan. This agreement listed surveys, testing, training and reports of our Muskegon Area Fair Housing behaviors and tendencies. Some communities learned that fair housing choice appeared to be inconclusive to race and gender but what did prove to be important was the need for education in our areas of housing.

As the year ended, our office was contacted by MSHDA for technical assistance (TA) opportunities'. We agreed to accept TA for building a HOME Consortium and Muskegon, Muskegon Heights, Norton Shores, Roosevelt Park and North Muskegon were invited to attend a briefing about HOME funded projects. We perceived that HOME activities can benefit residents in the county so we will proceed to expand the partnership possibilities through a HOME Consortium.

General Questions

Our annual activities proved to be successful but what we could not complete was a HOME sponsored "Weatherization" program for seniors. The problem was simple: we didn't have a HOME coordinator and ultimately we returned HOME funds associated with these activities and canceled the activities set up in IDIS.

Any obstacles we faced in meeting the underserved needs could be addressed by funding resources. We do not have a match requirement in our community so the biggest challenge was the reduction of Muskegon's 2011 grant allocation. With less, we can not continue senior transit and ultimately there was a big debate about duplication of service. In the end we lost a staple program but the city used its resources to allow senior transportation services to extend through December 2012.

Managing the Process

Community and Neighborhood Services works as the city's liaison to comply with planning requirements and programs. We received a monitoring visit from Detroit HUD to review our HOME Program and activities associated with compliance issues. As a result we reviewed policies, procedures, programs, statutes, regulations and review projects invested with HOME dollars. The monetary allowed us to review our structure and to enhance our coordination as we build a HOME Consortium. As the Lead Agency, we can use the monitoring report to fill the gaps in our current process as we move forward with a HOME Consortium in 2014.

Fair Housing

LEAD BASED PAINT

The County of Muskegon's application was approved as an eligible community for a Lead Hazard Reduction Program through our local Public Health Muskegon County. As before, the City of Muskegon has committed funding to rentals units within our city limits that test hazardous for Lead Based Paint.

- We provided them with was referrals from our past Lead Grant.
- We publicized the program to every property owner that request rental assistance for rehabilitation.
- We accepted three applications for combined assistance for Lead based Paint assistance.

The county will test; we will cover non-lead rehab cost @ a ratio of 50/50 and if necessary fill the gap above the maximum grant threshold. We are committed to reducing lead based hazards in rental units in the City of Muskegon and we have made every effort to partner with the county to help our citizens.

Community Development

Goals and objectives per Action Plan 2011 are to maintain affordable housing units while stabilizing neighborhoods as priorities 1 and 2. Specifically,

Objective 1: To serve families direct through...

Goal 1: Emergency repairs/50 households

Goal 2: Vinyl siding; 10 homes

Goal 3: Weatherizing/canceled (reauthorized into Emergency Repair)

Objective 2: Increase house opportunities

Goal: Construct one new home and rehab 1

We changed the program guidelines to include a larger range of struggling families with housing repair issues. Critical changes a fee schedule for services to offset for families with income between the 50-60% AMI. Another change included the increased number of participating households above 50% AMI. In addition, we added a requirement for our vinyl siding program to support our citizen district council suggestions to ask for part of the investment made to their homes for incomes above 30% AMI.

Area	Ethnic					Income			Senior?		FHH		HH	
	B	W	H	A	AI	30%	50%	60%	Y	N	Y	N	Y	N
Steele	1					1				1	1			1
Lakeside		1					1			1	1			1
Jackson Hill	1						1			1		1	1	
Marquette		1					1			1		1		1
Nelson		1					1			1	1			1
	4	12	1	0	0	4	11	1	5	13	9	8	4	13

All in all, our intent was to improve programs and the process by which we carried them out. Success was achieved because we adhered to our consolidated plan goals and objectives which were detailed in the projects selected. We are proud to say that with dwindling resources we were able to meet the needs and be consistent with program regulations.

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 goal and objectives of planned activities. The City of Muskegon's HOMEBUYER

ACTIVITIES	5 YR PROJECTION	ANNUAL PROGRESS
Acquisition	2	0
New Construction	5	2 *
Rehabilitation	10	2
Rental	10	4 *

*CHDO Assisted

Habitat – 2 new construction homes completed

Community encompass – 3 rental units completed

NSPI – 5 homes completed and sold:
Four rehabbed

One new construction

Types of Households Served

GENDER	MARRIED	RACE	INCOME	FAMILY SIZE
F	NO	BLK	<50% AMI	3
F	NO	BLK	50% AMI	5
F	NO	WHI	50% AMI	1
F	NO	BLK	52% AMI	2
M	NO	WHI	50% AMI	1
M	NO	WHI	<50% AMI	4
F	NO	BLK		3
F	NO	WHI	51% AMI	3

PUBLIC STRATEGY

As the governmental entity for our Public Housing Agency, we continue to affirm that their plan fits our consolidated plan supporting suitable living environments. The Muskegon Housing Commission has updated their façade and brightened the building entry with glass windows. The new entry creates light and improved accessibility for residents and guests. The process of updating their building will be ongoing until 2014.

BARRIERS TO AFFORDABLE HOUSING

Our action to further Fair Housing Choice in Muskegon was met when we entered into a multiagency agreement with the Fair Housing of West Michigan. This agreement entailed trainings for realtors, service agencies and public officials, all in an effort to help eliminate barriers of housing discrimination. Many were new to the information shared but all were made aware of the survey and testing process. Reports show that some things occurred and were considered inconclusive. However, at least three cases are being investigated.

HOMELESS NEEDS

In our Community, Muskegon is an active board member of the Continuum of Care Coalition. Local agencies have proved to be equipped in serving households at risk of becoming homeless.

Actions taken to deter homelessness

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

More funding for families in the area of rental assistance was accomplished. Previously cut off from any type of assistance, family could reapply for rent subsidy dollars that were released for our area early spring 2012. These federal dollars will help to prevent eviction which leads to homelessness.

NON-HOMELESS SPECIAL NEEDS

People Living Below Poverty

- Our commission members agreed to lend a local recipient additional dollars to help cover poverty families pay utilities and rent. The report showed,

Level of Income per City	Ethnic Group	Service
Low	W	DTE Gas
Extreme	B	DTE Gas
Extreme	B	DTE Gas
Extreme	B	Rent
Extreme	B	DTE Gas
Extreme	B	Rent
Extreme	B	DTE Gas
Extreme	B	Rent
Extreme	W	DTE Gas
Extreme	B	Rent
Very Low	W	Rent
Very Low	B	Rent
Extreme	B	Consumers
Extreme	B	Rent
Extreme	B	Water
Extreme	B	Water
Extreme	W	Water

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

We will continue to grant money for this special need.

The City of Muskegon is home to a HOPWA funded agency who has submitted plans that coincide with the City’s Consolidated Plan as a Housing priority for affordable housing units. The challenges are great but partnering with the Continuum of Care will broaden the opportunities for housing choice. Financial assistance has been given to identify clients but the improvement of 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 will assist 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.

Emergency Shelter Grant

NOT FUNDED directly but several Continuum of Care coalition members report on the county's funding. The needs of at-risk families have been served by the circle of shelters, programs and community organizations receiving.