

# City of Lincoln Park

## Annual Action Plan

Program Year 2018-2019



FOR SUBMISSION TO U.S. DEPARTMENT OF HOUSING & URBAN  
DEVELOPMENT

Prepared For:  
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# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The City of Lincoln Park receives Community Development Block Grant (CDBG) program funds as a direct entitlement from the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development (CPD) for eligible projects and activities. This document represents the third program year developed in accordance with the Lincoln Park 2016-2020 CDBG Consolidated Plan. This Annual Action Plan describes the projects and activities to be undertaken during Fiscal year 2018, which begins July 1, 2018 and ends June 30, 2019. The projects and activities presented in this plan are intended to ensure that Lincoln Park remains a viable urban community by providing all residents, but primarily those with low and moderate incomes, with decent housing, a suitable living environment and expanded economic opportunities. The plan is consistent with the goals and objectives that have been established to meet the City's housing and community development needs as identified in the Lincoln Park Five-Year CDBG Consolidated Plan.

Activities to be undertaken during Program Year 2018-19 are based on a CDBG entitlement allocation from HUD in the amount of \$791,431 and projected Rehab Revolving Fund Income in the amount of \$40,000.00.

For the coming year, the City intends to use \$98,251 of its allocation for the provision of Public Service Activities. Of these funds \$33,201 will subsidize various agencies in the provision of programs that provide assistance to the City's low and low-moderate income households. In addition the City plans to utilize \$50,000.00 of Public Service funds for the Community Policing Program to pay for a portion of officers' salary to combat crime and to reach out into the community to foster a better working relationship between the police authorities and the community as well as \$15,000 in Crime Awareness Program that will benefit low and low moderate income person by allowing funding for police officers to assist with Community Policing efforts by training and supervising citizens to be the "eyes and ears" for the police department, thus making the neighborhoods a safer place to live.

However, the city's greatest need and therefore its highest funding priority in the amount of \$454,944 will be used for Street and Utilities and Sewer Lead Rehab & Replacement in the low to low-moderate income areas of the city. Lastly, the city will fund Administrative Activities with \$158,286. The selected activities and corresponding projects were derived through the city's public participation process consistent with HUD requirements. All of these activities will improve the availability and accessibility of sustainable living environment or enhance the sustainability of neighborhoods.

## 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

**Goal Name** Improve Public Facilities and Infrastructure

**Goal Description** Street and Utilities \$334,944 and Sewer Lead Rehab & Replacement \$120,000.

**Goal Name** Enhance Public Safety

**Goal Description** Community Policing \$50,000 and Crime Awareness Program \$15,000.

**Goal Name** Provide and Expand Public Services

**Goal Description** Senior Center Staffing - \$17,000, First Step Domestic Violence - \$10,000, The Guidance Center - \$3,000 and The Senior Alliance - \$3,201.00.

**Goal Name** Enhance Quality of Living Environment

**Goal Description** General Administration and Planning in the amount of \$158,286 to ensure compliance with regulations and guidelines.

**Goal Name** Improve Amount of Decent and Affordable Housing

**Goal Description** Residential Rehab of \$50,000 and projected Rehab Revolving Fund Income of \$40,000.

**Goal Name** Sustainable Neighborhood

**Goal Description** Demolition of Dangerous Building of \$30,000.

## 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Lincoln Park expended 685,867.81 on eligible CDBG Activities undertaken during Program Year 2016-17. The City utilized \$60,381.97 of these funds to subsidize non-profit agencies and City programs in the provision of Public Service Programs that provided assistance to the City's low and low-

moderate income individuals and households. The City also utilized \$37,856.22 for Community Policing and Crime awareness to combat crime and to reach out into the community to foster a better working relationship between the police authorities and the community they serve and Crime Awareness program benefited low and low moderate income person by allowing funding for police officers to assist with Community Policing efforts by training and supervising citizens to be the "eyes and ears" for the police department, thus making the neighborhoods a safer place to live.

To a greater extent, the city concentrated on Housing Needs by utilizing \$ 120,643.67 from prior years funding to complete 2 homeowner rehabilitation projects through the Home Rehab Revolving Loan Fund and 11 homeowner rehabilitation projects are pending. The City used \$6,645.97 on prior Housing stock funds to purchase 2 properties under Wayne County First Right of Refusal Program and complete environmental testing on these properties.

In order to sustain the livability of our neighborhoods, the City acknowledges the importance of removing dangerous buildings. During this year \$31,568 was utilized to demolish 3 structures which City expended from previous funding.

The city's greatest need and therefore its highest funding priority, in the amount of \$312,363.92 continued to be invested in d Street and Utilities to complete 2 previous road projects and start 2 new projects to intersection and catch basins located at Electric Ave and O'Conner Ave and Electric and Montie. Also during the year the City used a total of \$16,957.50 in 2014 and 2015 funds to replace Senior Center's Restroom and kitchen flooring and install a room partition in the Senior Center.

Lastly, the city expended \$120,646.67 on Administrative Activities to operate the CDBG Program out of the city's Department of Community Planning and Development. All of these activities improved the availability and accessibility of housing and services for low/moderate income persons, improved the affordability of housing and services or enhanced the sustainability of neighborhoods.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Lincoln Park consulted with residents, non-profits organizations, department heads, and elected officials in the creation of this plan. Lincoln Park also participated in the broader outreach campaign conducted for the preparation of the Wayne County HOME Consortium Plan. Plan outreach utilized focus groups and online surveys. To encourage maximum involvement the focus group meetings were open to the public which is consistent in the outreach outlined in the 5-year consolidated plan.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Lincoln Park provided a public hearing on February 05, 2018.

A Public hearing was held to consider the proposed submission of the Annual Budget or Substantial Amendments to previous budgets before being submitted to the U.S. Department of Housing and Urban Development. This process of public hearings was designed to identify housing and community development needs of the community, review the proposed use of funds, and review the performance of the CDBG Program.

The City, upon prior request, was prepared to make available translators and sign language interpreters to facilitate the full participation of members of the community in need of such services. Lincoln Park will provide a person of appropriate bilingual skills when it has prior knowledge that a significant number of non-English speaking residents can be expected at a public hearing. The public hearing was conveniently scheduled for people who might benefit from CDBG Programs, and were accessible to persons with disabilities and were adequately publicized beforehand. The public hearing was posted in various government buildings within Lincoln Park. The public notice was placed on the government access channel of the local cable television system, the official city website, was mentioned at the regular meetings of the Mayor and City Council and was advertised in such other forums as may be deemed appropriate by the Mayor and City Council. Public hearings were designed to obtain views of citizens, public agencies, non-profit groups, neighborhood groups and other interested parties, to respond to proposals, and to comment on stages of the drafting and submission process.

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

None

**7. Summary**

Lincoln Park is still recovering from the recent economic down turn slowly. Economic struggles still remain as property values are still low and unemployment or under employment is high. Municipalities overall have experienced not only a steep decline in tax revenues, but also have to contend with continual cuts to their State revenue sharing. This is all happening at time when the community needs more services than ever from the local government. Quality of Life in Lincoln Park is unstable and the efforts of the Department of Planning and Community Development to address issues for those at risk, low to moderate income population, are as important as ever. The increased HUD CDBG allocation gives the City more money to provide public services to low to moderate residents in need and to provide more money for Residential Rehab and Street and Utilities.

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
CDBG Administrator	LINCOLN PARK	Doreen Christian

**Table 1 – Responsible Agencies**

**Narrative**

Lincoln Park is the lead entity for the Community Development Activities with the City. Lincoln Park has a well-established Community Development Department with a proven track record of successful housing projects and public facility improvements throughout the City. Lincoln Park has procured and hired Hennessey Engineers, Inc. for professional CDBG Administration and Engineering Services.

**Consolidated Plan Public Contact Information**

Doreen Christian, Director

Community Planning & Development

3240 Ferris

Lincoln Park, MI 48146

313-386-3100

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City still believes to address the factors that contributes to homelessness, the City has to collaborate and coordinate with various housing providers, mental health , governmental agencies and social service agencies to alleviate and combat these factors.

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

The Department of Planning and Community Development still has a good working relationship with the City's Public Housing Authority. The Mayor and City Council appoint the members of the Lincoln Park Housing Commission. The PHA has outsourced its operations to Fourmidable, a for profit entity with their Lincoln Park office located at 1256 Electric Street. Fourmidable handles the daily operation of services for the PHA.

Lincoln Park facilitated the coordination of information from Fourmidable to Wayne County, HOME Consortia Lead. Fourmidable responded to the request and the answers were incorporated into corresponding sections of this plan.

The City of Lincoln Park provides CDBG funding and refers citizens of Lincoln Park to The Guidance Center. The Guidance Center is a Subrecipient, which provides mental health and substance abuse services.

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

Address homeless needs of the community.

Provide emergency assistance to victims of domestic and sexual violence.

Provide services that enhance the independent living of senior citizens.

The City’s 2018-19 Annual Action Plan addresses the homeless needs of the community by referring families in need of temporary housing to the Wayne County Family Center. This facility provides daycare for children, limited medical treatment, job placement and assistance with locating permanent housing. Also, to meet this objective the city continues to work with various service providers that feed the hungry. The Community Planning and Development Department refers homeless and those at risk of

homelessness to the Blessed Hope Hot Meal/Food Pantry. The City also provides at no cost a city-owned facility that serves as feeding and distribution site for “Meals on Wheels” and Focus Hope.

To meet the objective of providing emergency assistance to victims of domestic and sexual violence, the City will provide the First Step Domestic Violence Shelter with \$10,000 in which to serve 600 individuals. The City also provided free office space in our community policing building located at 1394 Cleophus.

Lastly, in order to provide services that enhance the independent living of senior citizens, the City will support The Senior Alliance with matching funds of \$3,201 that will allow the agency to serve 1,000 seniors.

The primary obstacle to completing these action steps continues to be the lack of sufficient funding. Organizations serving these populations have seen funding decrease while the demand for services increases. The City’s FY 2018-19 CDBG allocation represents an increase for viable funding source available to meet the needs of its underserved residents. Additionally, the City has experienced dramatic reductions in its operating budget due to staggering losses in property value and state revenue sharing. As a result, the City is not in a financial position to provide much more than limited CDBG funding. To the greatest extent possible the city will maximize these limited resources by attempting to leverage its funds with those of other service providers, as well as to seek new sources of funding.

The City addresses these risks through the operation of the First Step Domestic Violence Program. The last of these risks is addressed through the operation of The Guidance Center.

By itself, the City does not have the funds to eliminate chronic homelessness. However, the City does fund social service organizations that are members of the Out Wayne County Homeless Services Coalition. The Coalition collaborates with several social agencies that take comprehensive and strategic approaches to address homelessness. Lincoln Park plans to continue to use CDBG funding to support organizations that are members of the Out Wayne County Homeless Services Coalition. The City works with Homelessness providers to ensure that persons using homeless facilities have an opportunity to make the transition to more permanent and suitable housing after leaving a shelter. The City, as do other members of the Out Wayne County Homeless Services Coalition, uses the Michigan State Homeless Management Information System (MSHMIS) client release form upon discharge to collect and share data to ensure a properly functioning continuum of care.

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

Wayne County and Continuum of Care would have addressed these procedures and is included in the Wayne County Portion of the Action plan.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Lincoln Park Public Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Gathering significant demographic and housing data as well as soliciting a wide variety of public input concerning the needs of the community is crucial to the planning process. U.S. Census figures provided the demographic and housing data used in the plan to form the basis of the community's priority needs. Some of the Stakeholders consulted during this process included the Mayor and City Council, State Appointed Emergency Manager, City Department Heads, the members of the Downtown Development Authority, the Economic Development Corporation, the City Planning Commission, the Parks and Recreation Commission, the Lincoln Park Housing Commission, and the Community Improvement Commission. The Community Improvement Commission serves as the Official Citizen's Advisory Council to the CDBG Program. In addition to these entities, various non-profit groups and public service providers were notified via U.S. mail as to funding availability and to submit project applications. A Public Hearing with the Mayor and Council presiding was held February 05, 2018. All projects for consideration were presented for additional public input at that meeting. A second meeting at which the Community Improvement Commission (CIC) presided was held February 15, 2018. At that meeting the CIC selected projects and recommended funding levels. Lastly, the Mayor and Council reviewed the recommendations of the CIC and made revisions prior to the approval of the activities and budgets.

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

No agencies were intentionally excluded from the process. An effort was made by the City to make all meetings open and distribute information about the planning process to interested agencies.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Wayne Metro	The 10-year plan to remove homelessness aligns with the goals of this year plan

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

### **ACCESS TO INFORMATION**

Citizens of the community, non-profit groups, neighborhood groups, public agencies and other interested parties, and especially those most directly affected by the CDBG Program's activities have had the opportunity to receive and review information and submit comments on proposed submissions concerning the amount of funds available. Review and submission includes the estimated amount proposed to benefit low to moderate income residents in order to more fully participate in the community and economic development planning process. In compliance with the Uniform Relocation Assistance and Real Property Act of 1970, as amended, such persons and groups shall also have access to information relative to any plan the City may have for displacement of individuals and the plans for assistance that may be provided to those so displaced. Citizens and any interested party shall have access to records for at least five years after the close of any given fiscal year, as to that year.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	CDBG First Public Hearing was held on February 5, 2018- Public Hearing attended by elected officials, employees, consultants, residents and non-profit organizations	Summary of the program was given along with a list of the requested allocations from City Departments as well as non-profit service organizations. Non-profit organizations described the services they provide, the need for the services and increasing demand for the services.	All comments received were considered into the development of the plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	CDBG Public Meeting - February 15, 2018 held by the Community Improvement Commission attended by committee members, elected officials, employees and residents	Discussed 2018/2019 CDBG budget and priorities. Comments were made in support of the Neighborhood Watch portion of the Lincoln Park Community Policing. The City Manager reaffirmed the plan involving community policing and code enforcement.	All comments received were considered into the development of the plan.	
3	Public Meeting	Non-targeted/broad community	March 19, 2018 Council Meeting, elected officials, employees and residents	Discussed the 2018/2019 CDBG proposed budget with an estimated allocation of \$711,680.	All comments received were considered into the development of the plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/broad community	An advertisement with the News Herald, <a href="http://Thenewsherald.com">Thenewsherald.com</a> for the public review of the action plan was advertised on July 4, 2018 for 30 days until August 5, 2018 to provide public comments from the non-targeted/ broad community.	No Comments received	If comments were received then, the comments would have been considered into the Action Plan.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	791,431	40,000	0	831,431	0	Funds to address the needs of the community.
Other	public - federal	Housing	147,928	0	0	147,928	0	HOME Consortia Participating Member portion of funds. To be used for HOME eligible activities such as housing rehabilitation and housing construction

Table 5 - Expected Resources – Priority Table

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

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG funds to leverage appropriate Federal, State and private resources, including but not limited to those listed below:

**Federal Resources**

HOME Funds through a consortium with lead agency the Charter County of Wayne. Matching funds will be used collectively with other consortium members.

**State Resources**

- Eligible grants for eligible activities

**Private Resources**

- Private Contributions

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

The city's greatest need and therefore its highest funding priority in the amount of \$454,944 will be used for Streets and Sewer Lead Rehab & Replacement in the low to low-moderate income areas of the city.

**Discussion**

Lincoln Park receives a HOME constoria allocation of \$147,928 for FY18/19 which will use some of the allocation for housing rehabilitation.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Facilities and Infrastructure	2016	2020	Non-Housing Community Development	Lincoln Park LMA Census Tracts	Water / Sewer Improvements Street Improvements	CDBG: \$454,944	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1008 Persons Assisted
2	Enhance Public Safety	2016	2020	Non-Housing Community Development	City-Wide	Community Policing and Crime Awareness	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 11000 Persons Assisted
3	Provide and Expand Public Services	2016	2020	Non-Housing Community Development	City-Wide	Public Services Senior Services Battered and Abused Spouses Mental Health Services	CDBG: \$33,201	Public service activities other than Low/Moderate Income Housing Benefit: 4436 Persons Assisted
4	Enhance Quality of Living Environment	2016	2020	Non-Housing Community Development	City-Wide	Administration and Planning	CDBG: \$158,286	Other: 1008 Other
5	Improve the Affordability of Housing	2016	2020	Affordable Housing	Lincoln Park LMA Census Tracts	Rehab Single - Family Residence	CDBG: \$50,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Sustainable Neighborhoods	2016	2020	Affordable Housing	Lincoln Park LMA Census Tracts	Clearance and Demolition	CDBG: \$30,000	Buildings Demolished: 3 Buildings

Table 6 – Goals Summary

### Goal Descriptions

1	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	
2	Goal Name	Enhance Public Safety
	Goal Description	
3	Goal Name	Provide and Expand Public Services
	Goal Description	
4	Goal Name	Enhance Quality of Living Environment
	Goal Description	
5	Goal Name	Improve the Affordability of Housing
	Goal Description	
6	Goal Name	Sustainable Neighborhoods
	Goal Description	



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The City approved the projects and funding for each activity on March 19, 2018.

#	Project Name

Table 7 – Project Information

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

The primary obstacles to meeting the underserved needs of low and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG funds through the 2018-2019 Action Plan in projects that provide grants to low- and moderate-income homeowners for home improvements and projects that provide public and neighborhood services to low- and moderate-income people.

The City is allocating 100 percent of its CDBG funds for program year 2018-2019 to projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in projects concerning Neighborhood Services and Public Facilities and Infrastructure Improvements are limited to the low-and moderate income Areas while other projects and activities benefit low- and moderate-income limited clientele and are available citywide.

**AP-38 Project Summary**  
**Project Summary Information**

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

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

While Lincoln Park is not officially establishing Geographic Priority Areas in the 2016 to 2020 plan, the CDBG program will operate on a citywide basis but will concentrate in low and moderate income Census tracts and block groups of the City. The City of Lincoln Park intends to dedicate 100% of its CDBG allocation to housing and public services that provide assistance to the low and low-moderate income persons and households on citywide bases. All infrastructure improvements utilizing CDBG funds will take place in the low to low-moderate income census block groups.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Lincoln Park LMA Census Tracts	80
City-Wide	20

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

These areas have the greatest need for improvements to the infrastructure and housing.

### **Discussion**

Based on the Strategic Plan Summary within the Annual Action Plan, the City is allocating 100 percent of its CDBG funds for program year 2018-2019 to projects and activities that benefit low- and moderate-income people.



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

### **Introduction**

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

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

### **Discussion**

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

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

The City will continue to support non-profit agencies, homeless providers, and special needs groups in their goal to meet the underserved persons of the community. The City will continue to communicate with these groups to assist in the coordination of services and to provide technical assistance when needed. The primary obstacle to meeting underserved needs of the low and moderate income populations continues to be the lack of sufficient funding. Organizations serving these populations have seen funding decrease while the demand for services increases. The City's Program Year 2018/2019 CDBG allocation represents the city's only viable funding source available to meet the needs of its underserved residents. To address this obstacle the city intends to commit 100% of its CDBG allocation entirely to meeting the needs of our underserved residents. Other than that, the City has experienced dramatic reductions in its operating budget due to staggering losses in property value and state revenue sharing. As a result, the City is not in a financial position to provide much more than limited CDBG funding. To the greatest extent possible the city will maximize these limited resources by attempting to leverage its funds and to seek new sources of funding.

#### **Actions planned to foster and maintain affordable housing**

Wayne County is the lead agency and will be facilitating the HOME Program for all members of the consortia. For the 2018-19 fiscal year, Lincoln Park is receiving \$147,928 to be used for Housing Rehabilitation and/or new construction. With these funds, the city projects it will be able to assist another 7 households with no-interest deferred loans to rehab their current home or to construct a new home.

#### **Actions planned to reduce lead-based paint hazards**

The City has adopted and continues to use a policy of addressing lead-based paint hazards first when doing any type of rehabilitation work in a home. The Office of Community Planning and Development operates a Home Rehabilitation Loan Program through which it loans money to qualified homeowners and rental property owners to use in renovating housing units. As a part of that activity, the City pays for and conducts testing of the homes to determine the presence of lead-based paint hazards. All homes acquired for rehabilitation through the City's Housing Stock Improvement Program goes through the lead abatement process as well. Due to limited funds, the City cannot get to enough of the housing each year. The City prioritizes lead mitigation to homes with small children. The City also works with the State of Michigan and the Wayne County Lead Safe program for lead mitigation efforts. ETC Environmental Services of Romulus, MI performs the testing. If the city discovers lead based paint hazards, loan funding

is made available to ameliorate the hazards. The City makes available a variety of publications that explain the dangers of lead in the home and what can be done to prevent and/or deal with those hazards. The City encourages local contractors to get trained and become certified as lead contractors in order to increase options for local residents. The CPD Staff periodically attends training provided by HUD and others to stay current with this issue and deal with it effectively.

### **Actions planned to reduce the number of poverty-level families**

In 2010, the poverty threshold in the Continental United States for a family of four was \$22,190.

The poverty status of persons for which poverty status is determined in Lincoln Park from 2008-2010 census estimates is as follows. Families living below the federal poverty level represented 14.6% of total families in the city. Families with children living below the federal poverty level represented 20.8% of total families in the city. Of families headed by a married couple, 7.5% lived below the poverty level. A more significant problem is represented by the fact that 31% of female-headed households with no male present in the City live below the poverty level. Of persons under the age 18, 23.3% live below the poverty level. Those aged 65 and older fared even better as only 6.8% of that group live at or below the poverty level.

In order to break the cycle of poverty, retaining existing jobs and expanding business opportunities in such a way as to provide more quality jobs for the members of the community must be a priority. The public sector can assist with training and equipping citizens for new jobs and should continue to do so. Lincoln Park will concentrate its limited resources for poverty reduction by renovating the infrastructure that benefits residents and businesses, which will make private investment in Lincoln Park more attractive. Crime reduction through community policing and the provision of low interest loans to existing businesses has the potential to increase business retention and show to outside investors that Lincoln Park is able to provide mutually beneficial services to the private sector and residents. Public-

Private partnerships will be a fact of collaboration in Lincoln Park for years to come.

### **Actions planned to develop institutional structure**

Non-profit entities such as:

- First Step: Western and Downriver Wayne County Project on Domestic and Sexual Violence
- Out Wayne County Homeless Services Coalition
- Citizens Patrol Watch
- Lions Club
- SEMCOG,
- Michigan Community Development Directors Association,
- Downriver Community Conference,
- Michigan Suburbs Alliance,
- Wayne Metro Community Services Agency,
- The Senior Alliance,
- The Guidance Center;

The City will also work closely with:

- State of Michigan,
- Michigan State Housing Development Authority,
- Wayne County, Neighboring Cities of Detroit, Ecorse, Wyandotte, Southgate, Allen Park, and Melvindale.

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

To enhance coordination between agencies the City will take the following actions:

Provide all persons participating in the Residential Rehabilitation Loan Program with brochures, which help explain and warn about the dangers of lead in the home.

Every home in the Residential Rehabilitation Program, the Housing Stock Improvement Program and the Wayne County HOME Consortium, of which the City is a member, is tested for lead based paint and if found it is encapsulated or removed.

Lincoln Park also promotes and participates in the Wayne County Department of Public Health "Lead-Safe Wayne County" program which provides additional HUD funding to help residents make their

homes Lead Safe.

The City will continue to work with the Lincoln Park Public Housing Authority relative to issues such as homelessness, special needs housing and housing for the elderly.

For the coming year, the City will fund and continue to refer requests for assistance to the social service agencies that are advocates for homelessness, domestic violence, senior citizens and mental health, such as First Step Domestic Violence, The Senior Alliance, and The Guidance Center.

Copies of this document will be mailed to representatives of the six communities that surround Lincoln Park; Allen Park, Southgate, Ecorse, Wyandotte, Melvindale and Detroit. Detroit is a direct entitlement community just as is Lincoln Park, while the other five communities participate in the CDBG Program through Wayne County. This Plan is sent to these other cities in an effort to coordinate with them on any projects or programs they may be undertaking.

A copy of this Plan will be sent to the Southeast Michigan Council of Government (SEMCOG) for their review and possible comments.

## **Discussion**

## Program Specific Requirements

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

#### Introduction

In the implementation of programs and activities under the 2018-2019 Annual Action Plan, the City of Lincoln will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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

## Discussion

