

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Program Year 2017-2018 Consolidated Annual Performance and Evaluation Report (CAPER) describes the results of activities completed by and through the City of Taylor Community Development Block Grant (CDBG) Program to accomplish the outcomes identified in the PY 2017-2018 Annual Action Plan for the period of July 01, 2017 to June 30, 2018. This is the second reporting year of the 2016-2020 Five Year Consolidated Plan. The following are notable highlights from Program Year 2017-2018:

The City of Taylor expended \$589,027.05 of which \$166,432.49 in program income on eligible CDBG Activities undertaken during Program Year 2017-18. The City utilized \$66,023.00 of these funds to subsidize non-profit agencies such as Fish and Loaves , Senior Alliance and City programs such as the Taylor Teen Center , salaries for Taylor's Northwest pools and Recreation center in the provision of Public Service Programs that provided assistance to the City's low and low-moderate income individuals and households.

The city's greatest need and therefore its highest funding priority continued to be invested in public facility improvements of the Senior Center's Atrium improvements in the amount of \$148,792.00 and infrastructure project such as Pardee Road Sidewalk in the amount of \$5909.06 from 2014 funds for a total amount of \$154,701.06. The City also invested \$135,097.10 in park improvements from 2014- 2016 funds for the community to enjoy the parks in an eligible census tracks all over the City.

The Home Repair Program is designed to provide emergency and other repairs of homes owned by low-to-moderate-income residents of Taylor. The City has completed 9 homes rehabilitation. The 9 homes were completed using funding in the amount of \$143,216.90 for which was allocated from 2015-2016 program year but expenditures made this PY 2017-2018.

Lastly, the city expended \$44,483.99 on Administrative Activities to operate the CDBG Program out of the City's Department of Community 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.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Enhance Quality of Living Environment	Non-Housing Community Development	CDBG: \$133636	Other	Other	33000	0	0.00%	33000	0	0.00%
Improve Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$169,448.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	10000	66.67%	10000	10000	100.00%
Improve the Affordability of Housing	Affordable Housing	CDBG: \$255,791.00	Homeowner Housing Rehabilitated	Household Housing Unit	30	21	70.00%	13	9	69.23%

Parks and Recreational Facilities	Non-Housing Community Development	CDBG: \$212,320.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	10000	66.67%	10000	10000	100.00%
Provide and Expand Public Services	Non-Housing Community Development	CDBG: \$101,023.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12000	10903	90.86%	5000	10903	218.06%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Taylor has addressed and identified specific objectives outlined in the action plan as well as in the 2016-2020 consolidated plan. Infrastructure, housing rehabilitation and public facility improvements have been very successful activities and have taken priority from other activities based on the needs of the Community.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	6,960
Black or African American	3,010
Asian	0
American Indian or American Native	42
Native Hawaiian or Other Pacific Islander	0
Total	10,012
Hispanic	212
Not Hispanic	9,800

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Taylor and its nonprofit partners serve the people of need in the community. The above composition reflects the racial population in the City of Taylor, which is predominantly White, and African Americans. More outreach was made to American Indians and American Native. The City through the use of CDBG funds continue to service the needs to its community residents.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,056,776	589,027
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other	176,875	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Taylor	15	15	These areas target the social services provided by the nonprofit providers who service the community
Taylor LMA Census Tracts	85	85	These areas have the greatest need for improvements to the infrastructure , parks and housing.

Table 4 – Identify the geographic distribution and location of investments

Narrative

While City of Taylor has established 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 Taylor intends to dedicate 100% of its CDBG allocation to housing, infrastructure 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. The City uses general funds to leverage services that are needed outside the eligible census tracts.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

During the reporting period, the following funds from the U.S. Department of Housing and Urban Development (HUD) were made available to the City's Community Development Department to assist low/moderate income areas within the City. The City's 2017-2018 Community Development Block Group Program entitlement amount is \$421,777.

In addition, the City of Taylor received additional awards that are not covered under this plan. The following awards were made to the City of Taylor:

HOME

The City of Taylor is a member of the Wayne County HOME consortium and is using HOME funds available to the City to leverage with the NSP program to develop Pinewood Condominiums. The 4 units were constructed and were completed in the FY 2016-2017 and 3 units were sold in FY 2017-2018.

The principal obstacle to meeting underserved needs is lack of staff, funding and resources. This is a universal obstacle, not unique to the City of Taylor. To combat this problem the City encourages volunteerism and donations of goods and services. Approximately, ten years ago the City along with other public and private organizations and concerned citizens developed the Downriver Community Team (DCT). The express goal of the DCT is to enhance coordination among service providers, elimination of duplication of services, and a resolution to gaps in service delivery. This effort has been very successful. Many services are provided at one location for the benefit of residents. The DCT meets regularly to facilitate its goals. The City has worked to develop a volunteer corps that works specifically on its food distribution program, but is available for other efforts as well. Over the past 6 years the City has worked with a group of churches in an effort to build their capacity to apply for funding, in order to provide programs to complement existing programs. This group has obtained non-profit status and is known as Fish and Loaves. Finally, with the help of the City, Gleaners has established a food pantry within the City of Taylor.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	13	9
Number of households supported through Acquisition of Existing Units	0	0
Total	13	9

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Taylor is committed to meeting its goal in improving housing and providing downpayment assistance to first homebuyers. Although there were nine (9) rehabilitation projects completed, through more outreach from the City informing residents of the homeowner rehabilitation program, the City hopes to continue providing the services to eligible homeowners. The problems encountered are finding eligible homeowners with the required documentation to make them eligible and providing an eligible activity to match their needs. Each year the City’s goals improve and will continue to foster

these relations with the homeowners to provide a better service and to help homeowners solve the most pressing issues that are keeping them away from not able to utilize the CDBG funds to meet their needs.

Discuss how these outcomes will impact future annual action plans.

The City is aware of the issues and are working with other organizations to incorporate in future action plans to address the housing needs. The City is optimistic through its combined efforts with its partners in completing in the process of homeowner rehabilitation projects. As long as there is a need for affordable housing, the City will continue to allocate its funding to address and help alleviate the housing issues that many City of Taylor residents face.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	2	0
Moderate-income	4	0
Total	9	0

Table 7 – Number of Households Served

Narrative Information

The City of Taylor will continue to serve its community and provide the opportunities for residents who are extremely low income to Moderate income with help to rehabilitate of existing units and others who qualify to purchase affordable housing.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Out-Wayne County Homeless Services Coalition ("The Coalition") serves as the areas Continuum of Care (CoC). The CoC has been working collaboratively since 1996 to provide services to homeless or near homeless individuals and families. The City of Taylor is an active participant of The Coalition.

The Out-Wayne County Homeless Services Coalition developed a Ten Year Plan to End Homelessness. The plan is based on the unique needs of homeless and near homeless persons and families in the 43 communities that comprise Out-Wayne County. The vision of the Out-Wayne County Ten Year Plan to End Homelessness is all Out-Wayne County residents will be in stable living environments and adequately supported in maintaining their housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The following goals are taken directly from the Ten Year Plan and are incorporated in 2017-2018 Annual Action Plan.

Goal 1: Reverse policies that perpetuate homelessness, and enact policies that create incentives for businesses, agencies, and local governments to work together to sustain all residents in stable housing.

Goal 2: Create awareness of homelessness as an issue that affects everyone in the community, and which everyone in the community has a stake in resolving.

Goal 3: Increase funding for housing and services by engaging political leaders in a deeper understanding of the economic consequences to our communities of not addressing the needs of the homeless comprehensively.

Goal 4: Strategically engage new partners in applying a "Fair Share" housing philosophy in Out-Wayne County communities.

Goal 5: Work with the business community and governmental leaders to create job opportunities that will both increase the wage-earning power of those at risk of homelessness and bolster local economies.

Goal 6: Expand participation in the Out-Wayne County Homeless Coalition as a networking body to coordinate all of the community's resources toward the common goal of ending homelessness.

Goal 7: Increase access to the basic education and life-skills training people need in order to maintain a job and safe living environment.

Goal 8: Provide services through a wrap around, "total solution" approach, linking all of the resources needed to help resolve homelessness.

Goal 9: Eliminate rules, policies, and access barriers that obstruct rather than support people's efforts to become independent and secure.

Goal 10: Improve access to mental health and substance abuse services.

Goal 11: Work toward establishing an ongoing source of flexible funding that can be applied to meet the unique, identified needs of the Out-Wayne County area.

Goal 12: Create a workable plan to address the needs of homeless youth comprehensively.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Public Housing Authority in the City of Taylor is the THC. According to the most recent PHA 5-Year and Annual Plan, public housing in the City of Taylor consists of one development comprised of 102 units for the elderly. Residents of the development have formed a resident council that meets regularly, provides input to the housing commission, and undertakes numerous activities in a semi-autonomous manner. Public Housing Comprehensive Grant (PHCG) assistance is principally sought for physical improvements to the development and is not used in conjunction with other Comprehensive Plan activities.

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

As of December 2013, the THC operates 980 Housing Choice Voucher Units. THC has been successful in keeping its 102 one-bedroom apartments for the Public Housing occupancy at 100%. However, this leaves little opportunity for families who are seeking assistance. Currently, Housing Choice Voucher waiting list, which was opened December 2013, has more than 1000 names and will not reopen for several years. There are 51 names on the Waiting list for the Public Housing.

All programs in the 2017-2018 Action Plan have been made available to public housing residents and address those common needs experienced by low-income persons, including public housing residents. In addition, public housing residents were encouraged to participate in the Action Plan development process and its implementation.

Actions taken to provide assistance to troubled PHAs

The PHA is not troubled however it is always looking for financial assistance to help its' residents and people on the waiting list.

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

The City has procured subrecipients to provide public service that can assist individuals and families with emergency shelters and eventually transition into transitional housing. Public Service provider First Step has been instrumental in assisting women who have been abused into shelters and transitioning them into housing and employment. All the social services groups have come together to assist in the areas where the struggling individual needs are.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City has procured subrecipients to provide public service in education and skills as well as homebuyer counseling to help families that are in transitional housing to become homeowners. The City through its HOME allocation does provide downpayment assistance to first time homebuyers and housing units that have been rehabbed and newly constructed.

CR-30 - Public Housing 91.220(h); 91.320(j)

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income for housing. Families who pay more than 30 percent of their income for housing are considered cost burdened, and may have difficulty affording necessities such as food, clothing, transportation, and medical care. Unfortunately, this percent has not changed much in the recent year.

According to Habitat for Humanity, more than 30 million U.S. households face one or more of the following housing problems:

Cost burdens: paying an excessively large percentage of income on housing costs. More than 13 million households pay more than 50 percent of their income for housing.

Overcrowding: the number of people living in the house is greater than the total number of rooms in the house. About 6.1 million households live in overcrowded conditions.

Physical inadequacy: severe physical deficiencies, such as having no hot water, no electricity, no toilet, no bathtub or shower. One out of every seven poor families lives in severely physically inadequate housing.

The lack of affordable housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their families.

The City of Taylor, therefore, continues to promote opportunities for affordable home ownership and preservation by leveraging its HOME program to provide new housing through new construction and rehabilitation on older houses.

The City has worked with public service providers like the Wayne Metro CAA, The Information Center and the Fair Housing Center of Metro Detroit to make affordable housing more readily available to low and moderate-income individuals

Through the HOME program the City has given down payment assistance to low and moderate-income individuals to become homeowners. This program offers down payment assistance to income eligible citizens and allows them to purchase a completely updated and energy efficient home at an affordable rate.

According to the 2010 U.S. Census Bureau, the City has a population of 63,131 and is a middle class

community, which has seen an increase in poverty, foreclosures and homelessness over recent years.

Based on requests from local families in the community there is an increase in basic needs such as food, financial assistance, utility bills and needs for clothing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One obstacle to meeting underserved needs is a lack of resources. The City has reviewed alternative sources of funds to help address the needs of City residents.

The City has the infrastructure in place with the number of nonprofit organizations and government agencies that can meet the need of residents of Taylor but the dollars to fund all of these programs is not there. A majority of the federal dollars are going to City projects, which will provide a greater overall benefit to the community and help the City maintain some level of quality of life for our residents. These include demolition of blighting properties that negatively affect the neighborhood, around them and improving local neighborhood City parks. Efforts were made to submit grant applications to Federal, state, and local agencies. Specific grant applications could include economic development grants, demolition of City owned commercial structures, infrastructure improvements, and neighborhood revitalization.

The City has formed strong partnerships with service providers that assist low and moderate-income residents, seniors, and those with special needs. The City continues supporting these agencies with both funding and administrative assistance as deemed appropriate.

The City has identified, throughout the 2016-2020 Consolidated and Action Plan, a number of strategies that will be used to address obstacles and activities to meeting underserved needs in the community and has implemented such strategies. To that end, the City will continue to narrow the gap in services provided to citizens with special needs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Many houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips and dust can pose serious health hazards if not taken care of properly. The City of Taylor takes an active role in the prevention of childhood lead poisoning through housing-based approaches. According to the 2007-2011 American Community Survey, approximately 83.8% of all housing units in the City were built in 1978 or before. According to the same dataset, approximately 88.4% of owner-occupied units in the City were built in 1979 or before. Also, 77.2% of renter-occupied units were built in the same timeframe. As the City's housing stock is aging the Housing Rehabilitation Program administered through the Community and Economic Development Department is becoming more important.

A rental housing inspection program was established in Taylor in 1999. It ensures that rental properties

are compliant with current codes and ordinances prior to occupancy. Originally, these programs focused on the quality and safety of building interiors, but over time and as compliance with local codes has improved, the focus is shifting toward exterior concerns including the conditions of driveways, parking and landscaping. The owner-occupied single-family homes throughout the City are in large part built prior to 1978. The City works to alleviate lead hazards on a case-by-case basis through the Home Repair Program. All Home Repair projects on homes built prior to 1978 are lead tested and abated.

The City's home rehabilitation coordinator has received HUD-approved training to recognize lead paint hazards and to remediate those hazards when they are present. Additionally, the City has contracted with an environmental services firm that provides lead testing to evaluate every home being considered for home repairs. A number of contractors on the City's home repair bid list have taken advantage of training to become certified lead paint contractors.

All homeowners who receive assistance through the Community Development Block Grant – Homeowner Repair Program receive an informational package regarding the dangers of lead based paint. The City of Taylor website also contains information pertaining to the dangers of lead based paint.

Additionally, at every home where the total project costs exceeds \$5,000 or more of Homeowner Repair Program funding, provided lead risk assessments and clearance tests are conducted. The City currently works with a qualified environmental testing contractor to conduct these tests.

The City continues to encourage appropriate staff and participating contractors to attend training and obtain certification in "Lead-Based Paint Safe Work Practices" for City construction and rehabilitation projects.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the City Data, in 2013 residents with income below the poverty level for in the City of Taylor are 10.8, which is a decrease from 2011 poverty rate of 20.3% for all residents. Servicing poverty-stricken people remains a high priority for the City through the CDBG Program.

Many City of Taylor programs are designed to reduce the number of poverty level households within the City through the provision of human services, the creation of economic opportunities and the improvement of physical conditions in low-income areas. The City of Taylor believes that poverty can be alleviated by improving the conditions in which people live and by simultaneously providing them with job training and education.

A key element of the anti-poverty strategy is the community's successful coordination with human service providers for the homeless and other special needs. A number of services are available to assist homeless, near homeless and special needs individuals and families. Better coordination of these services is vital to providing a seamless continuum of care to assist these individuals on the road to self-sufficiency.

Reducing poverty and assisting lower income families is an ongoing concern and can only be accomplished through broad based programs. Over a number of years, the City of Taylor has worked to build relationships with nonprofit agencies and other public sector offices with the goal of serving the low-income population of the City. The City will continue to work closely with Taylor families to improve family self-sufficiency and provide a safety net. Staff will work with social service agencies that provide free and low-cost food for low- income families.

Working relationships have been established with local churches and with local businesses to ensure a safety net for residents in need.

The City will seek to achieve its goal of reducing the number of families that are below the poverty line. The Community Development Department will work with area agencies to ensure that programs and policies are in place to assist in achieving this goal. Together, these efforts will enable a low-income family the opportunity to access needed assistance to improve their economic and emotional environment.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City has a strong institutional structure in place necessary to carry out its housing and community development strategies. The Community Development Department will administer the CDBG, and NSP Programs. The Community Development Department is also very involved in the administration of our subrecipient agreements and has a good working relationship with our nonprofit service providers. Prior to receiving funding from the City, each organization must attend a training session and the City is very clear on the responsibilities of the administration of the grant. Staff will assist these organizations to help ensure that the grant is properly executed and the program reaches the intended beneficiaries.

In conjunction with the policy of the City of Taylor, all housing and community development programs include an extensive, year-end performance review and audit. This review has to determine, based upon goals and objectives stated at program initiation, the success of the program. Activities will be quantitatively measured against program performance, compliance with overall program goals and requirements will be determined, and citizen input regarding program performance will be sought. The 2017-2018 Action Plan along with the 2016-2020 Consolidated Plan aided in the assurance of meeting program objectives. It further assisted in the planning of long-term program goals, objectives and activities.

The Community Development Department continues to coordinate with various community groups to determine objectives and goals through the public participation process. These groups play a vital role in implementing the 5-Year Consolidated Plan and future Action Plans, annual CAPER, and any proposed Substantial Amendments. All stakeholders are welcomed and encouraged to participate in the implementation of 5-Year Consolidated Plan and future Action Plans, CAPER.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Taylor addresses the needs of public housing through its partnership with the Taylor Housing Commission (THC). According to City Data, in 2013 residents with income below the poverty level for are 10.8 of the City's population living in poverty. Mortgage foreclosure rates in the City of Taylor have increased drastically since 2007. The current economic conditions, loss of jobs, and continued decline in earned wages are some of the critical factors that are contributing to the increase in demand for affordable low-income housing.

The Public Housing Authority in the City of Taylor is the THC. According to the most recent PHA 5-Year and Annual Plan, public housing in the City of Taylor consists of one development comprised of 102 units for the elderly. Residents of the development have formed a resident council that meets regularly, provides input to the housing commission, and undertakes numerous activities in a semi-autonomous manner. Public Housing Comprehensive Grant (PHCG) assistance is principally sought for physical improvements to the development and is not used in conjunction with other Comprehensive Plan activities.

Taylor's housing values are relatively low in comparison to the county and nearby communities. In addition to declining prices, oversupply of housing units has resulted in prolonged vacancies.

According to the THC, the average tenant rent is \$242 per month. Approximately 54% of persons make between \$5,000 and \$10,000 per year. While the average annual household income is \$11,524. Approximately 52% of persons who receive a housing choice voucher have remained on the program for a period of five years or longer.

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Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The County is responsible for identifying the impediments to fair housing choice, however the City has taken some actions to overcome the impediments to fair housing choice. However, the City has implemented the following strategies to address Impediments to Fair Housing Choice:

- Adopt a Fair Housing Policy; one that conditions multiple-family housing permits upon compliance with the Fair Housing laws and enhances the City's commitment to inform, educate, and advocate Fair Housing.
- Investigate potential accessible design standards for single-family homes.
- Create promotional materials for distribution to realtors, lenders, homebuyers, renters, and landlords.
- Contract with the Fair Housing Center (FHC) to provide educational workshops for housing professionals in Taylor.
- Contract with FHC to provide training for all City employees.
- Clearly define process for handling fair housing complaints and promote procedures on city's website, at city hall, and during education sessions.

CR-40 - Monitoring 91.220 and 91.230

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

In accordance with the monitoring plan, the activities being carried out by the high risk sub-recipients have to be monitored. The City has prepared risk assessments of the sub-recipients and developed a monitoring plan based on the risk assessment. The types of monitoring will include desk monitoring, questionnaires or on-site monitoring if warranted. Technical assistance will be included with the monitoring. The voucher approval process incorporates an in-house review of every payment request and progress report.

An independent auditor, in accordance with Single Audit Act requirements, conducts an annual audit. Additionally, the City performs an in-house, year-end review of projects and expenditures. Audit reports that are completed by independent auditor are required annually from all CDBG sub-recipients.

The City maintains extensive records and reviews the Subrecipients on a regular basis.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Citizen Participation Plan describes the policies and procedures for involving citizens in critical planning issues related to the CDBG program. The Citizen Participation Plan can be found in the 2016-2020 Five-Year Consolidated Plan and at www.cityoftaylor.com.

The 2016-2020 Five-Year Consolidated Plan was developed by aligning community needs identified by citizens and non-profits directly involved in various city visioning and planning processes.

The 2017-2018 Annual Action Plan was made available for examination and comment for a 15-day period, September 10, 2017 through September 24, 2017, until 4 P.M. The City of Taylor City Council adopted the 2018-2019 Annual Action Plan in May of 2017.

CAPER-A publication notice was published to give notice to the general public to view a draft summary of the 2017-2018 Consolidated Annual Plan Evaluation to allow for the purpose of receiving suggestions, proposals and ideas from interested citizens concerning the proposed use of Federal Housing and Community Development Block Grant (CDBG) funds.

The City has made available to 2017-2018 Consolidated Annual Plan Evaluation was available for examination and comment for a 15 days period, September 10, 2018 through September 24, until 4:00 P.M. Copies of the documents were made available for review at the following locations:

- Community Development Department, 23555 Goddard, Taylor, MI 48180
- Taylor Community Library, 12303 Pardee Road, Taylor, MI
- City of Taylor website at, www.cityoftaylor.com

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Taylor continues to address the needs of the community and the activities chosen reflect these needs as states in the 2016-2020 Consolidated Plan. Currently, the City will not change its program objectives, but will continue to evaluate the community's needs and provide the services and activities needed to make a strong difference in the City and and Wayne County as a whole.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.