

Five Year Consolidated Plan for Program Years 2024 - 2028

Macomb County HOME Consortium
Macomb County, MI

DRAFT
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For submission to the U.S. Department of Housing and Urban Development



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Executive Summary



ES-05 Executive Summary

INTRODUCTION

Macomb County, MI has completed the planning process for the 2024/2025-2028/2029 Five-Year Consolidated Plan (Consolidated Plan) as required by the U.S. Department of Housing and Urban Development (HUD). The 2024-2028 Consolidated Plan will be effective for the period of 7/1/2024 - 6/30/2029. The purpose of the Consolidated Plan is to identify goals, objectives, and strategies for addressing housing and community development priority needs, including those of the homeless and other special needs populations. The Consolidated Plan guides the use of County resources to address these priority needs over a five-year period. Over the past five-year period, the County received an average annual allocation of approximately \$1.85 million in Community Development Block Grant (CDBG) funds, \$1.75 million in HOME Investment Partnerships (HOME) funds. This amount totaled approximately \$9,200,000 in CDBG funding and \$8,700,000 in HOME funding from HUD over the previous five-years. This amount does not include the additional allocations that the County previously received in response to the Coronavirus pandemic. The County anticipates a similar five-year allocation for this Consolidated Plan cycle.

The Urban County of Macomb CDBG program is comprised of 20 local units of government including the Villages of Armada, New Haven, and Romeo; the Townships of Armada, Bruce, Chesterfield, Harrison, Lenox, Macomb, Ray, Richmond, Shelby, and Washington; and the Cities of Center Line, Eastpointe, Fraser, Mount Clemens, New Baltimore, Richmond, and Utica. The Consortium is comprised of the Urban County of Macomb, the Charter Township of Clinton, and the Cities of Roseville and Sterling Heights. As the sole recipient of ESG funds in Macomb County, the County has agreed to redirect those funds to the State of Michigan to manage. Per statutory requirements, ESG funds will be used to address homeless needs; however, the County will not manage the ESG allocation since they will be administered by the State of Michigan.

The Consolidated Plan is developed in a manner specified by HUD, and the County has followed the prescribed format in completing the plan. The Consolidated Plan was developed using HUD and U.S. Census data for demographics and housing, focus group meetings, input from public meetings, Board of Commissioners meetings, paper and online survey, and past program performance. During the planning process, the County conducted public meetings with citizens and stakeholders, meetings and consultation with non-profit groups, a public hearing, and final approval by the Board of Commissioners. The purpose of this process was to receive citizen input on the current housing and community development needs of the County to ensure that this Five-Year Consolidated Plan is a citizen-driven plan.

There are seven (7) major areas of focus in the Consolidated Plan: Affordable Housing, Public Facilities and Infrastructure, Homeless Services, Human Services, Economic Development, Prevention of Slums and Blight, and Planning/Grant Management. The Consolidated Plan process requires Macomb County to identify priority needs for each area and prepare an Annual Action Plan to address the priority needs. For every priority need, there are goals, objectives and strategies established to measure progress. Citizen input was critical in developing the goals, objectives, and strategies of this Consolidated Plan.

This Consolidated Plan not only presents goals to address the priority needs of the County, but also to address the following statutory goals established by Federal law:

Decent Housing:

- Assist homeless persons to obtain affordable housing.
- Assist persons at risk of becoming homeless.
- Retain affordable housing stock.
- Increase the availability of affordable housing in standard condition to low- and moderate-income families, particularly to economically disadvantaged persons (and without discrimination on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, disability, gender identity or sexual orientation).
- Increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence.
- Provide affordable housing that is accessible to job opportunities.

A Suitable Living Environment:

- Improve the safety and livability of neighborhoods.
- Increase access to quality public and private facilities and services.

Expanded Economic Opportunities:

- Job creation and retention for low-income persons.
- Availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices.
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing.

SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN NEEDS ASSESSMENT OVERVIEW

The Five-Year Consolidated Plan identifies seven goals, along with corresponding objectives to address Macomb County housing and community development needs. These goals are summarized as follows:

Goal 1: Make Available Appropriate Housing

Description: Improve availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households throughout Macomb County.

Goal 2: Improve Public Facilities and Infrastructure

Description: Enhance the living environment of persons of low and moderate income and special needs populations through public improvement activities.

Goal 3: Address the Needs of Homeless & At-Risk Families

Description: Support the needs of homeless populations and populations at-risk of homelessness.

Goal 4: Provide and Expand Human Services

Description: Expand the accessibility and coordination of social services to Macomb County low and moderate-income and special needs populations.

Goal 5: Foster Economic Development

Description: Support programs that create economic opportunities for low and moderate-income persons or within the designated low and moderate-income areas.

Goal 6: Aid in the Prevention of Slums and Blight

Description: Improve the living conditions for Macomb County citizens, especially those in low- and moderate-income areas.

Goal 7: Expand Planning, Grant Management, and Capacity

Description: Support the administration of CDBG and HOME grant programs.

EVALUATION OF PAST PERFORMANCE

The previous five years have shown significant progress in the County's efforts to implement HUD entitlement programs. The County complies with HUD regulations and continues to deliver housing and community development services in an efficient manner. The Planning and Economic Development Department (PED) is a Macomb County Department which works to improve the quality of life for County residents through expanded social/public services opportunities. PED oversees implementing the HUD programs. PED also supports an array of community development services programs that provide the foundation needed to aid in promoting homeownership and/or sustainable neighborhoods:

- Homeowner Housing Rehabilitation
- Housing Replacement
- Homeless Supportive Services (Veterans)

- Park Improvements
- Public Services
- Blight Removal
- Infrastructure Improvements

Additionally, the County has previously funded projects and activities through the CDBG and HOME as follows:

- Public Facility and Infrastructure Improvements
- Affordable Housing Redevelopment/Rehabilitation
- Homeless Prevention, Services, and Shelters
- Tenant-Based Rental Assistance
- Blight Removal
- Business Assistance

The County has been successful in implementing these programs in the past and anticipates the continuation of such programs in the future subject to the availability of funding. The County will use CDBG and HOME funds to make these programs successful and to meet the goals and priority needs identified in the Consolidated Plan.

SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

Macomb County, Michigan, is the lead agency responsible for overseeing the development of the Consolidated Plan and Annual Action Plan. PED is the internal department that is responsible for the day-to-day administration of CDBG and HOME funds. However, PED does work with the County Commission, the Urban County Participants, County Departments, Consortium members, in addition to residents, contractors, and non-profit sub-recipients to develop a meaningful document.

The citizen participation process for the Consolidated Plan followed the requirements listed in Macomb County's Citizen Participation Plan (CPP). The CPP requires one public hearing and two (2) additional focus group meetings with housing, social service, and health agencies, concerning the Plan and other basic program requirements. These requirements were met, and additional efforts were made to broaden public participation in development of the Plan. The summary of the process is as follows:

- Three public focus group workshops (public services, housing, and Urban County needs). The location was selected for its accessibility to low-income persons and service providers.
- Online and printed surveys were distributed for additional community needs input.
- Sterling Heights, Clinton Township, and Roseville each held meetings and public hearings to obtain input for the Plan
- Macomb County's public hearing for the Consolidated Plan and 2024 Annual Action Plan was held on April 4, 2024, at the Macomb County Planning and Economic Development. Notice of the public hearing was posted in the Macomb Daily on March 19, 2024. The notice was also emailed and mailed to stakeholders and made available by the Consortium members.
- The 30-day public comment period for the 2024-2028 Consolidated Plan and the 2024 Annual Action Plan is scheduled for April 15, 2024 - May 15, 2024. Notice of the public comment period was published in the Macomb Daily on April 15, 2024. The notice was also made available through the members of the Consortium, posted on the County's website and on social media, emailed and direct mailed to various stakeholders that were invited to participate in the focus groups, posted by PHAs to encourage participation by residents of public housing and posted by the Macomb County Continuum of Care to encourage participation of the homeless or those that are nearly homeless.
- The Consolidated Plan is scheduled to be presented to the Macomb County Board of Commissioners on May 16, 2024.

As part of these efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan. Details of these efforts can be found in **Table 4**.

SUMMARY OF PUBLIC COMMENTS

Although there are many issues that the public felt were important, there are a few items that were stressed throughout the public meetings as being of the highest priority as identified in the priority needs section in the Strategic Plan of this report. Based on input and data received through an extensive citizen participation process, the following summarizes the public comments:

- Increase Supply of Affordable Housing
- Special Needs Housing (including senior, those at risk of homelessness, veterans, etc.)

- Expand Access to Housing Programs and Rental Assistance
- Homeless Shelter Development
- Public Facilities Improvements
- Senior/Elderly Facilities and Services
- Road Resurfacing/Construction
- Business Assistance
- Elimination of Slum and Blight

SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

All comments received by Macomb County were considered and are, generally or specifically, addressed by the Strategic Plan and/or Annual Action Plan. Documentation of all comments received is included as an appendix (PDF format) to the Five-Year Consolidated Plan submittal.

SUMMARY

The Five-Year Consolidated Plan for years 2024/2025-2028/2029 identifies goals, objectives, and strategies to address the County's housing and community development priority needs. These needs were identified through an extensive citizen participation process that involved neighborhood residents, service providers and other community partners. The Consolidated Plan guides the County's use of HUD resources through seven goals. Over the next five years, Macomb County will continue to deliver housing and community development services through housing programs, public works, as well as through partnerships with an array of public service providers.

The Process



PR-05 Lead & Responsible Agencies

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.

TABLE 1: RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
Lead Agency	Macomb County, Michigan	
CDBG Administrator	Macomb County, Michigan	Macomb County Planning and Economic Development Department
HOME Administrator	Macomb County, Michigan	Macomb County Planning and Economic Development Department

Table 1 – Responsible Agencies

NARRATIVE

Macomb County, Michigan, Planning and Economic Development Department (PED) is the lead agency responsible for overseeing the development of the Consolidated Plan and Annual Action Plan. PED is the internal department that is responsible for the day-to-day administration of CDBG and HOME funding. However, the PED department does work with the office of the County Executive, Macomb County Board of Commissioners, residents, sub-recipients, and various stakeholders to develop a meaningful document.

The development of the Consolidated Plan and Annual Action Plan was based on the previous Consolidated Plan and numerous other studies, plans, and reports that have been prepared in recent years. Some of the primary documents included the County's previous Consolidated Plan, Point-in-Time (PIT) Counts, and Housing Inventory Counts (HIC), among others.

To maximize citizen participation, staff along with the County's procured consultant (Wade Trim Associates) conducted outreach through a series of public notices, surveys, meetings, and hearings. As

part of these efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan.

Macomb County (County) is an Urban County which is comprised of 20 local units of government. Each Urban County participant is responsible for their own grant award with oversight and monitoring conducted by Macomb County.

Inaugurated in 1982 in the CDBG program, the County became a HOME participating jurisdiction (PJ) in 1992 and formed the Macomb HOME Consortium (MHC) in 2006, together with Roseville, Sterling Heights, and Clinton Township. The members of the MHC have well-established and successful housing and community development histories. Each municipality is chartered under State and local law to receive and administer grant funds. Each has worked in concert with other municipalities and with non-housing municipal partners to extend program efficiency, scope, and reach. Partnerships extend to housing developers, public housing commissions, service providers, homeless advocates, and profit and non-profit organizations. Any actions undertaken occur by staff, acting at the directive of their legislative bodies and executive officers.

CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

Inquiries, comments, or complaints concerning the Plan, any amendments, or performance reports, can be conveyed by contacting County staff at:

Macomb County Planning and Economic Development Department

1 South Main Street 7th Floor

Mount Clemens, MI 48034

Telephone: (586) 466-6256

Email: stephanie.burgess@macombgov.org

Business hours: 8:00 a.m. to 4:00 p.m., Monday through Friday

<https://www.macombgov.org/departments/planning-and-economic-development/neighborhood-and-housing-development>

Written complaints may also be made to the Detroit Field Office of the U.S. Department of Housing and Urban Development (HUD) at the following address:

U.S. Department of Housing and Urban Development

Detroit Field Office

McNamara Federal Building

477 Michigan Avenue Floors 16 & 17

Detroit, MI 48226

Phone: (313) 226-7900

Fax: (313) 226-6899

Business hours: 8:00 a.m. to 4:30 p.m., Monday through Friday

<https://www.hud.gov/states/michigan/offices>

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PR-10 Consultation

INTRODUCTION

Macomb County, as Lead Agency of the Macomb HOME Consortium (MHC), consulted with other government, non-profit, low-income persons, and private agencies to develop the 2024/2025-2028/2029 Consolidated Plan. Consultation included public hearings, focus groups, MHC team meetings, surveys, and direct solicitation/outreach, internet research, and a presentation to the Macomb County Board of Commissioners.

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

PED maintains an email list of agencies/and or individuals that are kept updated on Community Development funding, collaboration, and other opportunities. PED works closely with service providers and other County departments to better connect with County residents through their established network of neighborhood groups and local leaders. The County also promoted advertisement of the Community Survey through the County's website and social media, with a documented 101-person outreach. Macomb County advertised and held three focus groups during the outreach process for the 2024/2025-2028/2029 Consolidated Plan. The focus groups specifically addressed housing needs, public services, and Urban County needs.

Public and assisted housing providers, health agencies, mental health agencies, local governments, service organizations and the public were invited to attend. Invitations were sent via email, direct mailing, published in the local newspaper, posted on social media, and followed up with direct phone calls. While the focus groups were well attended, there was a lack of participation by the public housing providers. To encourage their participation, the County sent a survey via email and direct mailing to all six public housing authorities that are located in the jurisdiction of the MHC. The questions contained in the survey were specific to the public housing sections of the Consolidated Plan. The answers provided to the survey questions were used to respond to corresponding sections of this Plan.

Institutional coordination of the Consolidated Plan establishes a unified vision for community development. The County uses a collaborative process to shape various programs into effective, coordinated strategies. This process also facilitates the opportunity for planning and citizen participation to take place in a comprehensive context, attempting to reduce duplication of effort at the local level. The County will implement this Consolidated Plan in coordination with public, private, and non-profit

agencies. Non-profit agencies may include, but are not limited to, service providers and Community Housing Development Organizations (CHDOs). Private sector partners may include, but are not limited to, local financial institutions, developers, and local businesses. The County works closely with its partners to design programs that address identified needs.

Table 2 outlines the types of agencies and organizations consulted during the development of the Macomb County Consolidated Plan and Annual Action Plan. Organizations consulted included various service providers, CHDOs, County Departments, and the County Commission, among others.

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

The County coordinated with Macomb Community Action, the lead agency for the Continuum of Care through its most recent PIT survey and invitation to public meetings. This consultation was pivotal in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan. Through the public participation process, the County conducted several meetings to gain input from the public. Invitations were sent to the Macomb County Continuum of Care in addition to several agencies that provide services to the homeless population.

DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.

Macomb County receives an ESG allocation but has chosen to defer its allocation to the State of Michigan to administer and allocate as needed. By deferring the allocation, the State of Michigan can better leverage large sums of funding, including the County's allocation, to ensure that the ESG funds make the most positive impact possible.

TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Turning Point	Services – Victims of Domestic Violence	Housing Need Assessment Homelessness Strategy Homeless Needs – Families with Children Non-Homeless Special Needs Anti-Poverty Strategy	Formal and informal consultation occurred with housing, social service agencies and local governments during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. Also noted, valuable insights were obtained and incorporated into this Plan.
Sterling Heights	Other government – Local	Housing Need Assessment Priority Needs and Goals	As a member of the Macomb HOME Consortium, the City of Sterling Heights participates in the selection of activities for HOME funding. The City was also involved in selecting the Goals and the Priority Needs for the Consolidated Plan.
Roseville	Other government – Local	Housing Need Assessment Priority Needs and Goals	As a member of the Macomb HOME Consortium, the City of Roseville participates in the selection of activities for HOME funding. The City was also involved in selecting the Goals and the Priority Needs for the Consolidated Plan.
Clinton Township	Other government – Local	Housing Need Assessment Priority Needs and Goals	As a member of the Macomb HOME Consortium, Clinton Township participates in the selection of activities for HOME funding. The City was also involved in selecting the Goals and the Priority Needs for the Consolidated Plan.
Sterling Heights Housing Commission	PHA	Public Housing Needs	The PHA was invited to attend the focus groups to provide input related to the needs of the occupants of public housing. All PHAs that are in the jurisdiction of the Macomb HOME Consortium were also

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			provided a survey for the purpose of providing input for the Consolidated Plan.
Clinton Township Housing Commission	PHA	Public Housing Needs	The PHA was invited to attend the focus groups to provide input related to the needs of the occupants of public housing. All PHAs that are in the jurisdiction of the Macomb HOME Consortium were also provided a survey for the purpose of providing input for the Consolidated Plan.
Roseville Housing Commission	PHA	Public Housing Needs	The PHA was invited to attend the focus groups to provide input related to the needs of the occupants of public housing. All PHAs that are in the jurisdiction of the Macomb HOME Consortium were also provided a survey for the purpose of providing input for the Consolidated Plan.
New Haven Housing Commission	PHA	Public Housing Needs	The PHA was invited to attend the focus groups to provide input related to the needs of the occupants of public housing. All PHAs that are in the jurisdiction of the Macomb HOME Consortium were also provided a survey for the purpose of providing input for the Consolidated Plan.
Eastpointe Housing Commission	PHA	Public Housing Needs	The PHA was invited to attend the focus groups to provide input related to the needs of the occupants of public housing. All PHAs that are in the jurisdiction of the Macomb HOME Consortium were also provided a survey for the purpose of providing input for the Consolidated Plan.
Mount Clemens Housing Commission	PHA	Public Housing Needs	The PHA was invited to attend the focus groups to provide input related to the needs of

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			the occupants of public housing. All PHAs that are in the jurisdiction of the Macomb HOME Consortium were also provided a survey for the purpose of providing input for the Consolidated Plan.
Macomb Community Action	Continuum of Care	Homelessness Strategy Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth	As the CoC, Macomb Community Action was consulted to determine the needs of the homeless for input into the Consolidated Plan.
Macomb County Habitat for Humanity	Housing	Housing Needs Assessment	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Community Housing Network, Inc.	Housing Services – Persons with Disabilities	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Armada Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Village of Armada	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Bruce Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
City of Center Line	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Chesterfield Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			discussions. Valuable insights were obtained and incorporated into this Plan.
City of Eastpointe	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
City of Fraser	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Harrison Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Lenox Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			were obtained and incorporated into this Plan.
Macomb Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
City of New Baltimore	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Village of New Haven	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Ray Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Richmond	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Richmond Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Village of Romeo	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Shelby Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
City of Utica	Other government –	Priority Needs and Goals	Formal and informal consultation occurred with

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Local		this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Washington Township	Other government – Local	Priority Needs and Goals	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Macomb County Planning and Economic Development Department	Grantee Other government – Local	Economic Development	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Hearts for Homes	Housing Services – Housing Services – Children Services – Homeless	Housing Needs Assessment Homelessness Strategy Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Unaccompanied Youth	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
United Community Family Services (UCFS) Caldean American Ladies of Charity	Services – Children Services – Elderly Persons	Public Service Needs	Formal and informal consultation occurred with this agency during the development of the

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
(CALC)	Services – Education Services – Employment Services – Refugees		Consolidated Plan. This invites to focus group workshops, public hearings, and informal, ad-hoc discussions.
Care House	Services – Children Services – Victims Child Welfare Agency	Public Service Needs	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Fair Housing Center of Metro Detroit	Services – Fair Housing	Housing Needs Assessment Fair Housing Needs	Formal and informal consultation occurred with this agency during the development of the Consolidated Plan. This included focus group workshops, public hearings, and informal, ad-hoc discussions. Valuable insights were obtained and incorporated into this Plan.
Michigan Department of Health and Human Services	Other government – State	Lead-Based Paint Strategy	Internet search for data related to lead-based paint exposure and remediation for Macomb County.
Federal Communication Commission	Other government – Federal	Broadband Internet Needs	Internet search for data related to the broadband internet needs for Macomb County.
Macomb County Public Works	Other Government – County	Management of flood prone areas, public land or water resources in Macomb County	Macomb County Public Works is responsible for the management of flood prone areas, public land or water resources in Macomb County. Consultation with this agency took place to satisfy HUD's consultation requirements for development of the Macomb

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			HOME Consortium's Consolidated Plan.
Macomb County Emergency Management	Other Government - County	Emergency Management Agency	Macomb County Emergency Management coordinates all of the emergency management efforts in Macomb County. This agency was consulted to satisfy HUD's consultation requirements for development of the Macomb HOME Consortium's Consolidated Plan.
Macomb County Health and Community Services	Other Government - County	Housing Need Assessment	Health and Community Services attended focus group meetings and helps promote community well-being and assure the basic human needs of county residents are met.
Perfecting Community Development Corporation	Services – Housing Services – Children Services – Elderly Persons Services – Homeless Services - Employment	Housing Need Assessment	Perfecting CDC attended focus group meetings and helps economic growth, provide quality education, offer transitional housing for women & men and provide recreational activities for youth.
Samaritan House	Services – Housing Services - Homeless	Housing Need Assessment Non-Homeless Special Needs Homelessness Strategy	Samaritan House attended focus group meeting and provides food services, homeless services, housing services, health services and a variety of other services.
Interfaith Volunteer Caregivers	Services – Elderly Persons Services – Housing Services – Persons with Disabilities	Housing Need Assessment Non-Homeless Special Needs Homelessness Strategy	Interfaith Volunteer Caregivers attended focus group meeting and provides a variety of services to older and disabled adults.

Table 2 – Agencies, groups, organizations who participated

IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING

Macomb County consulted with the lead agency for the CoC, local and county PHAs, affordable housing providers, various social service providers, including broadband service providers (indirect consultation through reports), County departments, and civic leaders. Additionally, the public, including but not limited to low- and moderate-income residents, and other entities impacted by housing and community development activities, were noticed of community meetings by email, website, and public hearing by newspaper advertisements.

DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(L))

Macomb County coordinated with other public entities, including adjacent units of general local government and the State in development of the 2024/2025-2028/2029 Consolidated Plan. The HOME Consortium members of Sterling Heights, Clinton Township, and Roseville met frequently during the planning process and will continue to communicate as needed during the implementation phase. In addition, 20 Urban County participants and various State agencies received notice on the availability of the plan and their input and comments were encouraged. Many of the programs and activities that will be carried out by the County during the program years will involve coordination with several agencies and organizations.

At a minimum, implicit in these goals is the County's commitment to providing coordinated community, housing, and supportive services to its lower income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts shown in **Table 3**. Macomb County will continue to encourage building partnerships between governments, lenders, builders, developers, real estate professionals, and advocates for low-income persons. Macomb County will continue to work with the building industry, banking industry, real estate industry, social service providers and other community groups to promote the development of affordable housing and related housing services.

TABLE 3: OTHER CONSULTATIONS & COORDINATION

Organization/Agency	Lead Organization	How do the goals of this Strategic Plan overlap with the goals of each plan?
Continuum of Care	Macomb Community Action	Homelessness
Macomb County Community Health Improvement Plan	Macomb County Health Department	Anti-Poverty Strategy & Needs Assessment
Macomb Community Action Community Needs Assessment	Macomb Community Action	Housing and Homelessness
2023 Macomb County Analysis of Impediments to Fair Housing	Planning and Economic Development	Housing
Tr-County Region Broadband Assessment	Planning and Economic Development/The Michigan Moonshot	Market Analysis

Table 3 – Other Consultations & Coordination

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PR-15 Citizen Participation

SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

The development of the Consolidated Plan requires extensive citizen participation. For the 2024/2025-2028/2029 Consolidated Plan, Macomb County underwent an in-depth citizen participation process. HUD requires local jurisdictions to provide for citizen participation which encourages the development of the Consolidated Plan in cooperation with residents from every walk of life. HUD believes it is important to obtain the views of residents who live in low- and moderate- income areas, as well as service providers who deliver services to low-income and special needs residents.

The following section describes the public participation process that was completed for Macomb County in preparation of the 2024/2025-2028/2029 Consolidated Plan Document (CPD). In addition, Macomb County has considered the results of the Macomb County Analysis of Impediments to Fair Housing Choice public process. A summary of the public participation process is shown in **Table 4**.

Housing Services Needs Assessment Meeting

On January 17, 2024, Macomb County conducted a Housing Focus Group meeting at the Macomb County Administrative Office on Durham Road in central Macomb County. Approximately 11 participants attended the meeting, including representatives of various housing providers in Macomb County, as well as participating cities. These housing providers and developers included Macomb Habitat and Community Housing Network. Representatives of Clinton Township, Sterling Heights, and Roseville were also in attendance. Although there are many needs and concerns that participants felt are important, the priority housing-specific needs were identified as follows:

- Homeless Prevention
- Senior Housing Services
- Aging in place
- Ramps
- Home repairs
- Affordable housing
- Tenant-Based Rental Assistance (TBRA)/Financial Assistance
- Shelters/Beds/Warming Centers
- Housing Counseling/Renter Education

- Affordable Housing

A complete meeting summary is provided in the Appendix of this report.

Public Services Needs Assessment Meeting

On January 17, 2024, Macomb County conducted a Public Services Focus Group meeting at the Macomb County Administrative Office on Durham Road in central Macomb County. Approximately 13 participants attended the meeting, including representatives of various public service providers in Macomb County, as well as participating cities. These housing providers and developers included Samaritan House, Hearts for Homes, Turning Point, Care House, Interfaith Volunteer Caregivers, and Community Housing Network. Representatives of Sterling Heights, Roseville, and Clinton Township were also in attendance.

Although there are many needs and concerns that participants felt are important, the priority public services-specific needs were identified as follows:

- Childcare Services
- Transportation Services
- Senior Services
- Food Insecurity

A complete meeting summary is provided in the Appendix of this report.

Urban County Needs Assessment Meeting

On January 25, 2024, Macomb County conducted an Urban County Focus Group meeting at the Macomb County Administrative Office on Durham Road in central Macomb County. All Urban County participants were invited to this meeting and approximately 6 participants attended the meeting, including representatives of the City of New Baltimore, the City of Richmond, Chesterfield Township, Macomb Township, Bruce Township, and Shelby Township.

Although there are many needs and concerns that participants felt are important, the priority urban county-specific needs were identified as follows:

- ADA Ramps

- Senior Services
- Senior Center Improvements
- Facility ADA Improvements
- Road/Sidewalk Improvements

A complete meeting summary is provided in the Appendix of this report.

Needs Assessment Survey

Macomb County, along with HOME Consortium members (Sterling Heights, Clinton Township, and Roseville) conducted a Needs Assessment Survey during January and February 2024 to collect input and comments related to the Five-Year Consolidated Plan.

The survey was intended to collect information regarding housing and community development needs and priorities both now and in the future, and to gauge familiarity with the HUD-funded programs administered by Macomb County. The Needs Assessment Survey included 11 questions in ranking, multiple-choice, and open-ended question formats.

The online survey was publicly noticed and made available on the County's website on January 3, 2024, and kept open until February 18, 2024. Meeting attendees were also encouraged to invite friends and neighbors to take the survey. Links to the survey were also printed on all handouts distributed at the public meetings. Printed copies of the survey were also made available.

The online survey was made available from January 3, 2024, through February 16, 2024. The survey was closed, and results were tallied during the week of February 19, 2024. In total, 103 surveys were returned at the end of survey period.

Although there are many needs and concerns that participants felt are important, the top priorities identified in the survey were identified as follows:

- Addressing Homelessness
- Mental Health Services
- Affordable Housing
- Youth program and services
- Road Repair
- Senior Services

- Services for those with disabilities

A complete survey summary is provided in the Appendix of this report.

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TABLE 4: CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL if applicable
Public Meeting – Housing Service Needs	Non-targeted/broad community; Residents of Public and Assisted Housing	January 17, 2024. 11 participants attended the meeting, including representatives of various housing providers in Macomb County, as well as participating cities. These housing providers and developers included Macomb Habitat and Community Housing Network. Representatives of Clinton Township, Sterling Heights, and Roseville were also in attendance.	Homeless Prevention, Senior Housing Services, Aging in place, Tenant-Based Rental Assistance (TBRA)/Financial Assistance, Shelters/Beds/Warming Centers, Housing Counseling/Renter Education, Affordable Housing A complete meeting summary is provided in the Appendix of this report.	All comments were received and considered in the development of the Consolidated Plan.	

TABLE 4: CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL if applicable
Public Meeting – Public Service Needs	Non-targeted/broad community	January 17, 2024. Approximately 13 participants attended the meeting, including representatives of various public service providers in Macomb County, as well as participating cities. These housing providers and developers included Samaritan House, Hearts for Homes, Turning Point, Care House, Interfaith Volunteer Caregivers, and Community Housing Network. Representatives of Sterling Heights, Roseville, and Clinton Township were also in attendance.	Childcare Services, Transportation Services, Senior Services, Food Insecurity A complete meeting summary is provided in the Appendix of this report.	All comments were received and considered in the development of the Consolidated Plan.	

TABLE 4: CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL if applicable
Public Meeting – Urban County	Non-targeted/broad community	January 25, 2024. All Urban County participants were invited to this meeting and approximately 6 participants attended the meeting, including representatives of the City of New Baltimore, the City of Richmond, Chesterfield Township, Macomb Township, Bruce Township, and Shelby Township	ADA Ramps, Senior Services, Senior Center Improvements, Facility ADA Improvements A complete meeting summary is provided in the Appendix of this report.	All comments were received and considered in the development of the Consolidated Plan.	
Internet Outreach	Non-targeted/broad community	The needs assessment survey was made available from January 3, 2024, through February 16, 2024. The survey was closed, and results were tallied during the week of February 19, 2024. In total, 103 surveys were returned at the end of survey period.	Addressing Homelessness, Mental Health Services, Affordable Housing, Youth program and services, Road Repair, Senior Services, Services for those with disabilities A complete survey summary is provided in the Appendix of this report.	All comments were received and considered in the development of the Consolidated Plan.	
Public Hearing	Non-targeted/broad community	April 4, 2024: No attendees.	None received.	N/A	

TABLE 4: CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL if applicable
Newspaper Ad – 30 Day Comment Period	Non-targeted/broad community	April 15, 2024- May 15, 2024	TBD	TBD	
Public Meeting	Non-targeted/broad community	May 16, 2024	Approval by the Board of County Commissioners		

Table 4 – Citizen Participation Outreach

SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL-SETTING

Comments and concerns raised during the citizen participation process and outreach were taken into consideration when developing the Consolidated Plan’s goals, objectives, and strategies. The Consolidated Plan is a collaborative process that involves interviews with stakeholders and meetings with the public to determine areas of need. As part of this process, the County sought to identify the priority needs and strategies to address those needs. Priority needs were identified based on available housing data, public input, service provider meetings, community surveys, and past program performance. In addition, PED staff consulted with various County Departments to identify priority needs and develop corresponding strategies. Complete summaries and minutes of the meetings are included in the Appendix to this document.

Needs Assessment



NA-05 Overview

NEEDS ASSESSMENT OVERVIEW

The Needs Assessment section of the Consolidated Plan identifies Macomb County’s community-wide housing and community development needs. Data from the Comprehensive Housing Affordability Strategy (CHAS) database and the U.S. Census Bureau’s American Community Survey (ACS) database are referenced in this section. Additionally, this section is supported with data from the local Public Housing Authority and other documentation from Macomb County and its partners.

The Needs Assessment section evaluates the demand for housing and community development assistance by the following income groups based on Area Median Income (AMI):

- Extremely Low-Income (60% of the Section 8 Very low-income Limits)
- Very low-income (30%-50% AMI)
- Low-Income (50%-80% AMI)

AMI is based on the 2024 HUD Income Limits Documentation System, which is outlined in **Table 5(A)**.

TABLE 5(A): 2024 HUD INCOME LIMITS

FY 2024 Income Limit Area	Median Income	FY 2024 Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Detroit-Warren-Livonia, MI HUD Metro FMR Area	\$95,900	Extremely Low (*)	\$20,150	\$23,000	25,900	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720
		Very Low (50%)	\$33,600	\$38,400	\$43,200	\$47,950	\$51,800	\$55,650	\$59,500	\$63,300
		Low (80%)	\$53,700	\$61,400	\$69,050	\$76,700	\$82,850	\$89,000	\$95,150	\$101,250

2024 HUD Income Limits Documentation System (Accessed April 2024); *Calculated as 30/50ths (60%) of the Section 8 very low-income limits

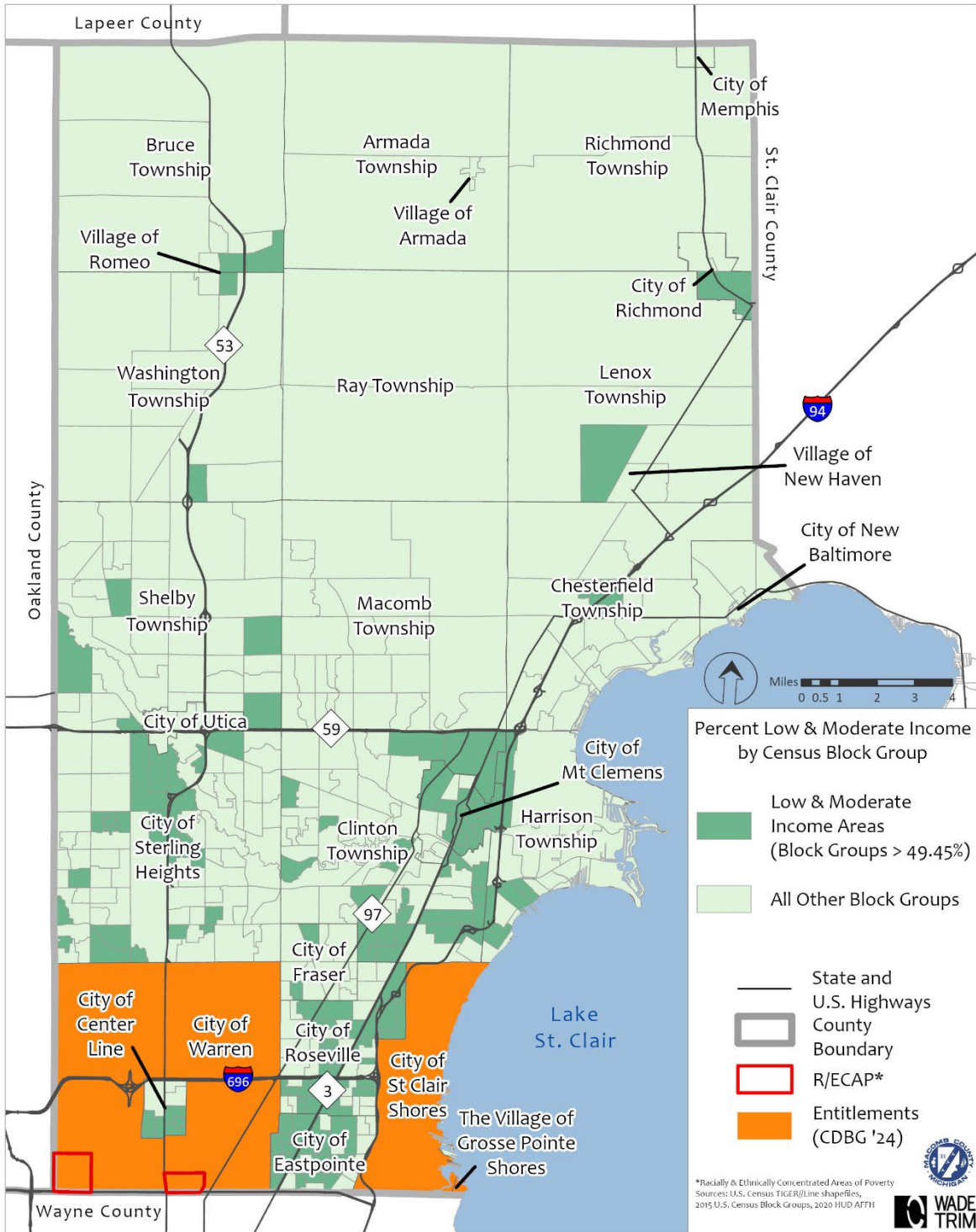
Table 5(A) – 2024 HUD Income Limits

For Macomb County, the threshold for a block group to be considered low- or moderate-income is 49.45%, according to FY2023 Low- and Moderate-Income Data. This makes the County an Exception Grantee. **Map 1** is based on the 2011- 2015 American Community Survey data where 49.45% or more of the population within a Census Block Group falls within the low- or moderate- income limit categories.

According to HUD FY2023 Low- and Moderate-Income Summary Data (LMISD), there are approximately 116,750 persons of low- or moderate- income within the jurisdiction as whole, which represents 30.89% of Macomb County's estimated population (377,910), according to the FY2023 LMISD Exception Grantee data.

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MAP 1 – LOW- AND MODERATE-INCOME AREAS BY CENSUS BLOCK GROUP



**Low & Moderate Income Areas
Macomb County, MI (Urban County)**

February 2024

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NA-10 Housing Needs Assessment

SUMMARY OF HOUSING NEEDS

The data in the Housing Needs Assessment subsection provides the estimated number and type of households in need of housing assistance by income level, tenure type (owner or renter), household type, and housing problem (cost burdened, severely cost burdened, substandard housing, overcrowding, or geographic concentration of racial/ethnic groups). This section also integrates the needs identified during consultation and public outreach and describes the characteristics of Macomb County's households and housing stock. Data depicted below is for the Macomb HOME Consortium only unless otherwise specified. The Macomb HOME Consortium excludes the Cities of Warren and St. Clair Shores.

The Housing Needs Assessment includes the following sections:

1. Summary of Housing Needs
2. Demographics
3. Number of Households
4. Housing Problems 1
5. Housing Problems 2
6. Cost Burden > 30%
7. Cost Burden > 50%
8. Crowding Table (More than One Person Per Room)
9. Additional Housing Needs Narrative

Demographics

Table 5(B) displays the population, number of households, and median income for the base year and most recent year, and the percentage of change over time. This data shows a slight increase in population from 647,207 people in the year 2010 to 681,209 people estimated by the 2018-2022 ACS. Concurrently, the number of households increased only about 9.6% from 248,601 households in the year 2010 to 272,473 households estimated by the 2018-2022 ACS. Median income experienced a dramatic increase of 36.8% from \$53,996 in the year 2010 to \$73,876 estimated by the 2018-2022 ACS. This significant shift in estimated incomes may be reflective of the inflation experienced by households across the United States after the COVID-19 pandemic.

TABLE 5(B): HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

	Base Year	Most Recent Year		Percent Change
	2010	2020	2018-2022 ACS	
Population	647,207	683,256	681,209	5.3%
Households	248,601	271,004	272,473	9.6%
Median Income*	\$53,996	Not Available	\$73,876	36.8%

Data Source: 2006-2010 ACS and 2016-2020 ACS (Households & Median Income) 2010 Census, 2020 Census; 2018-2022 ACS

* Includes data on cities of Warren and St. Clair Shores

Table 5(B) – Housing Needs Assessment Demographics

NUMBER OF HOUSEHOLDS AND TYPES

Table 6 shows the number and type of households by HUD Adjusted Median Family Income (HAMFI). The default data source is the 2013-2017 CHAS database, developed by HUD. The highest number of households is in the greater than 100% HAMFI group with 136,090 households. The second highest is the >50-80% HAMFI group (42,935). Over 25,000 households (25,845) or approximately 9.9% of all households in Macomb County earn below 30% of HAMFI. This is an improvement from the previous consolidated plan, which estimated that about 10.5% of all households in Macomb County earned below 30% of HAMFI.

Small family households are households that have a family with two to four members. The highest number of small family households is within the >100% HAMFI group (73,835). The second-highest number of small family households is within the >50-80% HAMFI group (14,050). Over 8,000 households (8,134) or approximately 7.1% of small family households in Macomb County earn below 30% of HAMFI. Large family households are households that have a family of five or more members. Again, the highest number of large family households is within the >100% HAMFI group (13,000). The second-highest number of large family households is within the >50-80% HAMFI group (2,968). There are 1,649 households, or approximately 7.5% of large family households, in Macomb County that earn below 30% of HAMFI.

Table 6 also provides data on households that contain at least one person considered to be elderly. The data suggest that among income groups, the largest number of households with a person 62-74 years of age is within the >100% HAMFI income group (28,248). The largest number of households with a person 75 years or older is also within the >100% HAMFI income group (8,839). About 5,744 households contain at least one person 62 years or older and earn below 30% of HAMFI. In total, 90,184 households contain

at least one person 62 years of age or older, which represents an increase of 12.1% in elderly population since estimates from 2013-2017 CHAS data.

Finally, data provided **Table 6** shows the number of households with one or more children 6 years old or younger. Among the household income groups identified, the highest number of households with children 6 years or younger is within the 100% HAMFI income category (12,485). The second highest number of households with children 6 years old or younger is within the >50-80% HAMFI group (6,085). Approximately 3,830 households have at least one child 6 years old or younger and earn below 30% of HAMFI. In total, 29,981 households have at least one child 6 years old or younger.

TABLE 6: TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	25,845	28,860	42,935	27,700	136,090
Small Family Households *	8,134	8,634	14,050	10,005	73,835
Large Family Households *	1,649	2,043	2,968	2,449	13,000
Household contains at least one person 62-74 years of age	5,744	6,410	11,134	7,153	28,248
Household contains at least one person age 75 or older	3,990	6,466	8,237	3,963	8,839
Households with one or more children 6 years old or younger *	3,830	4,123	6,085	3,458	12,485

* The highest income category for these family types is >80% HAMFI

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

Table 6 – Total Households Table

HOUSING NEEDS SUMMARY TABLES FOR SEVERAL TYPES OF HOUSING PROBLEMS

Housing Problems 1

Table 7 displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI) according to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities

- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

As shown in **Table 7**, among the “housing problem” categories, households within Macomb County are most commonly impacted by severe housing cost burden (greater than 50% of income) and housing cost burden (greater than 30% of income).

The first housing problem, substandard housing, is defined as a household without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. There are 895 renter households and 479 owner households that live in substandard housing.

The second housing problem identified is households living in overcrowded conditions. There are two forms of overcrowding defined by HUD and identified in **Table 7**:

1. Severely overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
2. Overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms

As shown in **Table 7**, 1,654 renter households are experiencing some form of overcrowding while 1,262 owner-occupied households are experiencing some form of overcrowding.

Another housing problem identified is cost burden. Cost burden is a fraction of a household’s total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Cost burden is broken into two categories based on severity:

- Severe housing cost burden greater than 50% of income
- Housing cost burden greater than 30% of income

As shown in **Table 7**, approximately 9,150 renter households within the 0-30% AMI group are experiencing severe cost burden (>50% of income). In total, among all income groups, 14,555 renters

have a cost burden greater than 30% of income and 17,409 owners have a cost burden greater than 30% of income. Approximately 14,500 owner households (14,464) have a cost burden greater than 50% of income and about 14,503 renter households have a cost burden greater than 50% of income.

Overall, 11,146 households in Macomb County are experiencing a cost burden >30%-50% of income and 8,565 households are experiencing a cost burden greater than 50% of income. Owners appear to be more affected by the cost of housing within the Macomb County. Of the 40,919 households experiencing a cost burden of some kind, 9,046 (22.1%) are renters and 31,873 (77.9%) are owners. The final category is “zero/negative income (and none of the above problems”. Zero/Negative income is defined as household whose net income is zero or in the negative. Approximately 1,007 renter households and 1,177 owner households are experiencing zero/negative income.

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TABLE 7: HOUSING PROBLEMS TABLE (HOUSEHOLDS WITH ONE OF THE LISTED NEEDS)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	325	160	295	115	895	42	190	207	40	479
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	220	65	85	79	449	4	89	44	29	166
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	440	343	294	128	1,205	175	270	484	167	1,096
Housing cost burden greater than 50% of income (and none of the above problems)	9,150	4,235	958	160	14,503	7,193	4,330	2,512	429	14,464
Housing cost burden > 30%-50% of income (and none of the above problems)	1,159	6,078	6,013	1,305	14,555	1,853	5,068	7,149	3,339	17,409
Zero/negative Income (and none of the above problems)	1,007	0	0	0	1,007	1,177	0	0	0	1,177

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

Table 7 – Housing Problems Table

Housing Problems 2

Table 8 displays the number of households with no housing problems, one or more housing problems, and negative income by tenure and HUD Area Median Income (AMI). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data reveals in **Table 8**, renters in the 0-30% AMI group experience the highest occurrence of one or more of the four housing problems when compared to other income groups. Approximately 10,130 renter households in the 0-30% AMI group have one or more of the four housing problems. In slight contrast, a total of 3,588 renter households below 30% AMI experience some form of housing problem. Additionally, 1,007 renter households and 1,177 owner households within the 0-30% AMI group have negative income but none of the other four identified housing problems.

TABLE 8: HOUSING PROBLEMS 2 (HOUSEHOLDS WITH ONE OR MORE SEVERE HOUSING PROBLEMS: LACKS KITCHEN OR COMPLETE PLUMBING, SEVERE OVERCROWDING, SEVERE COST BURDEN)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	10,130	4,795	1,619	488	17,032	7,408	4,885	3,243	648	16,184
Having none of four housing problems	3,588	8,173	13,149	7,944	32,854	2,524	11,029	24,935	18,625	57,113
Household has negative income, but none of the other housing problems	1,007	0	0	0	1,007	1,177	0	0	0	1,177

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

Table 8 – Housing Problems 2

Cost Burden > 30% and > 50%

Tables 9 and 10 display the number of households with housing cost burdens greater than 30% of income and greater than 50% of income, respectively, by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Households are broken into four categories:

- Small related – Family households with two to four related members
- Large related – Family households with five or more related members
- Elderly – A household whose head, spouse, or sole member is a person who is at least 62 years of age
- Other – All other households

As shown in **Table 9**, “Elderly” households are experiencing the highest degree of housing cost burden greater than 30% of income. 6,793 “Elderly” households have a cost burden greater than 30% of income. Elderly with an AMI of 30% or less are mostly owners (3,982).

“Small Related” households are also experiencing a high degree of housing cost burden greater than 30% of income. Approximately 6,827 “Small Related” households have a cost burden greater than 30% of income. Most of these are renters (4,352). Other households with a cost burden greater than 30% of income include 5,285. Comparatively, “Large Related” households have the lowest degree of cost burden (1,473).

For renter households, the 0-30% AMI Income group has the most households (11,220) with a cost burden greater than 30% of income. Among owner households, the >50 - 80% AMI group also has the most households (9,804) with a cost burden greater than 30% of income.

TABLE 9: COST BURDEN > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	4,352	3,868	2,386	10,606	2,475	2,726	3,426	8,627
Large Related	759	827	275	1,861	714	724	1,035	2,473
Elderly	2,811	2,692	2,145	7,648	3,982	4,599	3,840	12,421
Other	3,298	3,374	2,338	9,010	1,987	1,582	1,503	5,072
Total need by income	11,220	10,761	7,144	29,125	9,158	9,631	9,804	28,593

Source: HUD IDIS Output, January 2023: 2013-2017 CHAS

Table 9 – Cost Burden > 30%

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As shown in **Table 10**, when compared to other types of households, more “Elderly” households are experiencing severe cost burden greater than 50% of income. Approximately 9,841 “Elderly” households experience a cost burden greater than 50% of income. Most of these are owners (5,664). Additionally, 10,082 “Small Related” households and 7,397 “Other” households have a cost burden greater than 50% of income. Comparatively, 2,222 “Large Related” households have the lowest degree of cost burden. For renter households, the 0% - 30% AMI income group has the most households (9,954) with a cost burden greater than 50% of income. Among owner households, the 0-30% AMI group has the most households (7,280) with a cost burden greater than 50% of income.

TABLE 10: COST BURDEN > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	3,913	1,519	178	5,610	2,105	1,468	899	4,472
Large Related	734	214	25	973	609	395	245	1,249
Elderly	2,253	1,264	660	4,177	2,968	1,768	928	5,664
Other	3,054	1,314	199	4,567	1,598	778	454	2,830
Total need by income	9,954	4,311	1,062	15,327	7,280	4,409	2,526	14,215

Source: HUD IDIS Output, January 2023: 2013-2017 CHAS

Table 10 – Cost Burden > 50%

Crowding

Table 11 displays the number of households that are overcrowded, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. The data is displayed by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As shown in **Table 11**, overcrowding is most prevalent in single family, renter households. Approximately 1,340 single family renter households experience overcrowding compared to only 896 single family owner households. When accounting for income, very low-income (0-30% AMI) renter households and moderate-income owner households (50-80% AMI) experience the highest number of crowded households, with 675 and 358 households respectively.

TABLE 11: CROWDING INFORMATION (MORE THAN ONE PERSON PER ROOM)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	545	383	310	102	1,340	144	214	383	155	896
Multiple, unrelated family households	90	30	60	40	220	35	144	149	39	367
Other, non-family households	40	15	14	64	133	0	0	0	0	0
Total need by income	675	428	384	206	1,693	179	358	532	194	1,263

Source: HUD IDIS Output, January 2023: 2013-2017 CHAS

Table 11 – Crowding Information

DESCRIBE THE NUMBER AND TYPE OF SINGLE PERSON HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE.

A significant housing cost burden is associated with an increased risk of homelessness. Non-homeless elderly owner and small-related renter households have a significant cost burden when compared to other household types. Additionally, there are a number of “Other” households which may be comprised of single persons in Macomb County. According to the 2013-2017 CHAS, 9,010 renter households and 5,072 owner households in the 30% experience cost burden for the other category. Other household in the 50% or less cost burden for renters are 4,567 household and 2,830 owner households.

According to a recent homeless census, or annual point-in-time (PIT) survey conducted on January 30, 2023, there were 344 homeless persons counted within the Continuum of Care of which 196 were in households with only adults shown in **Table 25(A)**.

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE WHO ARE DISABLED OR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT AND STALKING.

According to the 2018-2022 ACS 5-Year Estimates (the most recent dataset for which disability status is available), approximately 91,726 people or 13.5% of the population in Macomb County is estimated to have a disability. While about 6.7% of the population between 18 and 64 years of age are disabled (45,430), almost one third (34.5%) of persons 65 years and over are disabled (40,231). These elderly populations are also likely to live on reduced income and experience housing cost burden.

The Michigan Incident Crime Reporting annually provides a report on domestic violence and other crimes by county. The number of victims is for the Macomb County including the City of Warren and City

of St. Clair Shores. In 2020, the report shows Macomb County have 5,023 victims of domestic violence incidents. In 2021 there were 5,471 victims of domestic violence in Macomb County. Updated in 2022, there were 5,512 domestic violence incidents reported. Macomb County continues to see an increase in domestic violence from 2020 to 2022 based on the Michigan Incident Crime Reporting.

WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

By far, the most common housing problem in Macomb County is cost burden, for both renter and owner households. In Macomb County, substandard housing (lacking complete plumbing or kitchen facilities) is similarly a problem for both owner and renter households. Overcrowded housing (1.01-1.5 people per room) is more problematic for renter households as is severely overcrowded housing (more than 1.5 people per room).

ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?

Households earning less than 80% AMI are experiencing higher rates of housing problems than households with higher incomes. More renters are experiencing cost burden than owners, though the proportion is similar amongst the two groups. Small, related households and Other household types experience the most cost burdens where cost burdens are greater than both 30% and 50% of income. Substandard and overcrowded housing is more common among renters earning less than 30% AMI and owners earning between 50% AMI and 80% AMI. Single family households are more affected by crowding than households with multiple, unrelated members or other non-family households.

DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT ARE AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED 91.205(C)/91.305(C)). ALSO DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE

Those at imminent risk of homelessness or nearing termination of assistance need additional resources similar to those of already homeless individuals, including other housing assistance and references from non-profits and housing providers, self-sufficiency training and case management, access to healthcare and mental health counseling, job training, and legal guidance.

IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES.

HUD definition of individuals or families at risk of homelessness include those falling into the 0-30% AMI household income bracket, who are lacking support resources to prevent them from moving into an emergency shelter and meet one additional condition, such as living in a motel, being at risk of termination of current housing within 21 days or having moved twice during a period of 60 days for economic reasons. There are a total of 25,845 households in the 0-30% HAMFI category shown in **Table 6**. In **Table 8**, households within the 0-30% AMI group that experience at least one of the housing problems include 17,538 households. There is no additional data readily available to determine for at-risk populations.

SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS.

A recent homeless census for Macomb County, or annual point-in-time (PIT) survey, was conducted on January 30, 2023, for Macomb County Continuum of Care (CoC). The total number of homeless people in Macomb County officially reported during the annual PIT survey was 344. When non-typical homeless responses from street survey, jail, and school data are considered, the total number of homeless or persons at risk of becoming homeless may be higher. Of the 344 homeless persons officially counted within the CoC, 199 persons were in households with only adults, 2 were in households with only children, and 118 were in households with at least one adult and one child. There was not data collected regarding the number of veterans, unaccompanied children, or persons with HIV.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Over 8% were chronically homeless. Data is not available for those that are chronically homeless in Macomb County alone; however, these numbers do include data for the cities of Warren and St. Clair Shores.

DISCUSSION

The population and number of households living in Macomb County has increased only slightly over the last decade. The median income has increased during this period significantly during this same period. Over a third (37.3%) of the County's households earn less than 80% HAMFI and approximately 9.8% of the County's households earn less than 30% HAMFI. Low- and moderate- income populations continue

to experience higher rates of housing problems, such as housing cost burden and overcrowding. As a result, these populations have an increased risk of homelessness.

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NA-15 Disproportionately Greater Need: Housing Problems

INTRODUCTION

A disproportionately greater need exists when the members of a racial or ethnic group at a certain income level experience housing problems at a greater rate (10 percentage points higher or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Again, as defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

The Disproportionately Greater Needs: Housing Problems section covers the following:

- Introduction
- Disproportionately Greater Need—Housing Problems 0-30% Area Median Income (AMI)
- Disproportionately Greater Need—Housing Problems 30-50% AMI
- Disproportionately Greater Need—Housing Problems 50-80% AMI
- Disproportionately Greater Need—Housing Problems 80-100% AMI
- Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100%

AMI). The default data source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0% - 30% OF AREA MEDIAN INCOME

Of all the income levels within Macomb County, households within the 0-30% AMI category have the highest percentage of households with one or more of four housing problems. Approximately 79.5% of households in this income category have housing problems.

As shown in **Table 12**, when considering race, nearly 78.8%, of White households and 83% of Black/African American households in the 0-30% AMI income group have one or more of four housing problems. Almost eighty percent (79.3%) of Asian households and 100% of American Indian/Alaska Native households in the 0-30% AMI income group have one or more of four housing problems. There is no reported pacific islander with 0-30% AMI income group. When considering ethnicity and this income category, 65.5% of Hispanic households have one or more of four housing problems. Compared to the County as a whole, American Indian/Alaska Native households earning 0-30% AMI have a disproportionate need for assistance.

TABLE 12: DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	20,559	79.5%	3,112	12.0%	2,184	8.4%	25,855
White	15,568	78.8%	2,563	13.0%	1,629	8.2%	19,760
Black / African American	4,004	83.0%	434	9.0%	389	8.1%	4,827
Asian	344	79.3%	80	18.4%	10	2.3%	434
American Indian, Alaska Native	89	100%	0	-	0	-	89
Pacific Islander	0	-	0	-	0	-	0
Hispanic	186	65.5%	43	15.1%	55	19.4%	284

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Table 12 – Disproportionally Greater Need 0 - 30% AMI

30% - 50% OF AREA MEDIAN INCOME

Of all the income levels within Macomb County, households within the 30-50% AMI category have the second-highest percentage of households with one or more of four housing problems. Approximately 72.1% of households in this income category have housing problems.

As shown in **Table 13**, when considering race, 69% of White households, 87.2% of Black/African American households, and 76.9% Asian households in the 30-50% AMI income group have one or more of four housing problems. Additionally, 100% Pacific Islander households in the 30-50% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 83.3% of Hispanic households have one or more of four housing problems.

The data shows that Black/African American, Asian, and Pacific Islander households earning 30-50% AMI have a disproportionate need for assistance. There were no recorded households with a negative income, but no housing problems.

TABLE 13: DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	20,808	72.1%	8,049	27.9%	0	0.0%	28,857
White	15,798	69.0%	7,108	31.0%	0	0.0%	22,906
Black / African American	3,214	87.2%	470	12.8%	0	0.0%	3,684
Asian	479	76.9%	144	23.1%	0	0.0%	623
American Indian, Alaska Native	110	69.2%	49	30.8%	0	0.0%	159
Pacific Islander	15	100.0%	0	0.0%	0	0.0%	15
Hispanic	784	83.3%	157	16.7%	0	0.0%	941

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 13 – Disproportionally Greater Need 30 - 50% AMI

50% - 80% OF AREA MEDIAN INCOME

Of all the income levels within Macomb County, households within the 50%-80% AMI category have the third-highest percentage of households with one or more of four housing problems. Approximately 42% of households in this income category have housing problems.

As shown in **Table 14**, when considering race, 40.4% of White households and 49.5% of Black/African American households in the 50-80% AMI income group have one or more of four housing problems. Two groups that are more impacted are American Indian/Alaska Native households 90% and Pacific Islander households is 100% in the 50-80% AMI income group that have one or more of housing problems. When considering ethnicity and this income category, 40% of Hispanic households have one or more of four housing problems. There were no report households with negative income, but no housing problems. The data show that American Indian/Alaska Native and Pacific Islander households earning 50-80% AMI have a disproportionate need for assistance.

TABLE 14: DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	18,033	42.0%	24,903	58.0%	0	0%	42,936
White	14,243	40.4%	21,008	59.6%	0	0%	35,251
Black / African American	2,580	49.5%	2,634	50.5%	0	0%	5,214
Asian	398	47.9%	433	52.1%	0	0%	831
American Indian, Alaska Native	72	90.0%	8	10.0%	0	0%	80
Pacific Islander	20	100.0%	0	0.0%	0	0%	20
Hispanic	372	40.0%	559	60.0%	0	0%	931

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

Table 14 – Disproportionally Greater Need 50 - 80% AMI

80% - 100% OF AREA MEDIAN INCOME

Of all the income levels within Macomb County, households within the 80%-100% AMI category have the lowest percentage of households with one or more of four housing problems. Approximately 20% of households in this income category have housing problems.

As shown in **Table 15**, when considering race, 20% of White households and 25.3% of Black/African American households in the 80-100% AMI income group have one or more of four housing problems. Additionally, 30.8% of Asian households and American Indian/Alaska Native 6.3% in the 80-100% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 19.6% of Hispanic households have one or more of four housing problems.

The data show that Black/African American and Asian households earning 80-100% AMI have a disproportionate need for assistance.

TABLE 15: DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	5,784	20.9%	21,944	79.1%	0	0%	27,728
White	4,653	20.1%	18,449	79.9%	0	0%	23,102
Black / African American	759	25.3%	2,245	74.7%	0	0%	3,004
Asian	129	30.8%	290	69.2%	0	0%	419
American Indian, Alaska Native	4	6.3%	60	93.8%	0	0%	64
Pacific Islander	0	0.0%	115	100.0%	0	0%	115
Hispanic	138	19.6%	565	80.4%	0	0%	703

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Table 15 – Disproportionally Greater Need 80 - 100% AMI

DISCUSSION

Of all households in the 0-30% AMI group, 79.5% have one or more of four housing problems. The data show that American Indian, Alaska Native have a disproportionate need for assistance (100%) regarding

one or more of four housing problems. It is important to note this accounts for a total of 89 households within Macomb County.

Of all households in the 30-50% AMI group, 72.1% have one or more of four housing problems. In terms of disproportionate need, the data show that Black/African Americans (87.2%), Pacific Islanders (100% or 15 households), and Hispanic (83.3%) households in the 30-50% AMI group have a disproportionate need for assistance regarding one or more of four housing problems.

Of all households in the 50-80% AMI group, 42% have one or more of four housing problems. In terms of disproportionate need, the data show American Indian, Alaska Native (90%) and Pacific Islander (100%) households in the 50-80% AMI group have a disproportionate need for assistance, respectively, regarding one or more of four housing problems. It is important to note this accounts for a total of 92 households within Macomb County.

Of all households in the 80-100% AMI group, 20.9% have one or more of four housing problems. In terms of disproportionate need, the data show that Asian households in the 80-100% AMI group have a disproportionate need for assistance (30.8%) respectively have one or more of four housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems

INTRODUCTION

As noted in the previous section, a disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points higher or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Severely overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with severe cost burden of more than 50 percent of income

This section includes:

1. Introduction
2. Disproportionately Greater Need—Severe Housing Problems 0-30% AMI
3. Disproportionately Greater Need—Severe Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Severe Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Severe Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The Default Data Source is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

0% - 30% OF AREA MEDIAN INCOME

Of all the income levels within the Macomb County, households within the 0-30% AMI category have the highest percentage of households with severe housing problems. Approximately 60.55% of households in this income category have severe housing problems.

As shown in **Table 16**, when considering race, 66.6% of White households, 74% of Black/African American households in the 0-30% AMI income group have severe housing problems. Additionally, 66.4% of Asian households and 84.3% of American Indian/Alaska Native households in the 0-30% AMI income group have severe housing problems. When considering ethnicity and this income category, 54.7% of Hispanic households have severe housing problems. However, the data show that there are not any households earning 0-30% AMI that have a disproportionate need for assistance.

TABLE 16: SEVERE HOUSING PROBLEMS 0 - 30% AMI

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	17,538	67.9%	6,112	23.7%	2,184	8.5%	25,834
White	13,158	66.6%	4,966	25.1%	1,629	8.2%	19,753
Black / African American	3,573	74.0%	864	17.9%	389	8.1%	4,826
Asian	284	66.4%	134	31.3%	10	2.3%	428
American Indian, Alaska Native	75	84.3%	14	15.7%	0	0.0%	89
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	156	54.7%	74	26.0%	55	19.3%	285

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

Table 16 – Severe Housing Problems 0 - 30% AMI

30% - 50% OF AREA MEDIAN INCOME

Of all the income levels within the Macomb County, households within the 30-50% AMI category have the second-highest percentage of households with severe housing problems. Approximately 40.32% of households in this income category have severe housing problems.

As shown in **Table 17**, when considering race, 31.1% of White households and 43.3% of Black/African American households in the 30-50% AMI income group have severe housing problems. Additionally, 55.5% Asian households and 6.3% American Indian/Alaska Native households in the 30-50% AMI income group have severe housing problems. When considering ethnicity and this income category, 47.4% of Hispanic households have severe housing problems. The data show that Pacific Islander households earning 30-50% AMI have a disproportionate need for assistance. There were no identified households has a negative income, but no housing problems.

Asian households within the 30-50% AMI with one or more severe housing problems.

TABLE 17: SEVERE HOUSING PROBLEMS 30 - 50% AMI

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	9,680	33.5%	19,202	66.5%	0	0%	28,882
White	7,129	31.1%	15,777	68.9%	0	0%	22,906
Black / African American	1,598	43.3%	2,090	56.7%	0	0%	3,688
Asian	349	55.5%	280	44.5%	0	0%	629
American Indian, Alaska Native	10	6.3%	148	93.7%	0	0%	158
Pacific Islander	0	0.0%	15	100.0%	0	0%	15
Hispanic	443	47.4%	492	52.6%	0	0%	935

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 17 – Severe Housing Problems 30 - 50% AMI

50% - 80% OF AREA MEDIAN INCOME

Of all the income levels within Macomb County, households within the 50%-80% AMI category have the third-highest percentage of households with severe housing problems. Approximately 11.3% of households in this income category have severe housing problems.

As shown in **Table 18**, when considering race, about 11.9% of White households and 6.5% of Black/African American households in the 50-80% AMI income group have severe housing problems. Additionally, about 18% of Asian households, 17.5% American Indian/Alaska Native households, and 100% of Pacific Islander households in the 50-80% AMI income group have severe housing problems. When considering ethnicity and this income category, nearly 8.3% of Hispanic households have severe housing problems. The data show that Pacific Islander household groups in the 50-80% AMI income group have a disproportionate need for assistance.

TABLE 18: SEVERE HOUSING PROBLEMS 50 - 80% AMI

Housing Problems	Has one or more of four severe housing problems		Has none of the four severe housing problems		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	4,862	11.3%	38,084	88.7%	0	0%	42,946
White	4,197	11.9%	31,034	88.1%	0	0%	35,231
Black / African American	335	6.5%	4,850	93.5%	0	0%	5,185
Asian	149	18.0%	678	82.0%	0	0%	827
American Indian, Alaska Native	14	17.5%	66	82.5%	0	0%	80
Pacific Islander	20	100.0%	0	0.0%	0	0%	20
Hispanic	77	8.3%	853	91.7%	0	0%	930

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

Table 18 – Severe Housing Problems 50 - 80% AMI

80% - 100% OF AREA MEDIAN INCOME

Of all the income levels within Macomb County, households within the 80%-100% AMI category have the lowest percentage of households with severe housing problems. Approximately 4.1% of households in this income category have severe housing problems.

As shown in **Table 19**, when considering race, 4.1% of White households and 3.8% of Black/African American households in the 80-100% AMI income group have severe housing problems. Additionally, about 4.4% Asian households, 6.3% American Indian/Alaska Native households have severe housing problems. When considering ethnicity and this income category, 14% of Hispanic households have severe housing problems. The data show that there are not any households earning 80-100% AMI with a disproportionate need for assistance.

TABLE 19: SEVERE HOUSING PROBLEMS 80 - 100% AMI

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,136	4.1%	26,569	95.9%	0	0%	27,705
White	947	4.1%	22,134	95.9%	0	0%	23,081
Black / African American	114	3.8%	2,900	96.2%	0	0%	3,014
Asian	19	4.4%	410	95.6%	0	0%	429
American Indian, Alaska Native	4	6.3%	60	93.8%	0	0%	64
Pacific Islander	0	0.0%	115	100.0%	0	0%	115
Hispanic	8	1.1%	690	98.9%	0	0%	698

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

Table 19 – Severe Housing Problems 80 - 100% AMI

DISCUSSION

Of all households in the 0-30% AMI group, 67.9% have severe housing problems. In terms of disproportionate need, the data show American Indian/Alaska Native household (84.3%) groups in the 0-30% AMI group have a disproportionate need for assistance. It is important to note this accounts for 75 households.

Of all households in the 30-50% AMI group, 33.5% have severe housing problems. In terms of disproportionate need, the data show that Black/African American (43.3%), Asian (55.5%), and Hispanic (47.4%) households in the 30-50% AMI group have a disproportionate need for assistance have one or more severe housing problems.

Of all households in the 50-80% AMI group, 11.3% have severe housing problems. In terms of disproportionate need, the data show that Pacific Islander household groups in the 50-80% AMI group have a disproportionate need for assistance (100%). This accounts for 20 households within Macomb County.

Of all households in the 80-100% AMI group, 4.1% have severe housing problems. In terms of disproportionate need, the data show that there are not any racial or ethnic household groups in the 80-100% AMI group have a disproportionate need for assistance.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Again, a disproportionately greater need exists when the members of a racial or ethnic group at a certain income level experience housing problems at a greater rate (10 percentage points higher or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

This section includes:

1. Introduction
2. Disproportionately Greater Need—Housing Cost Burden
3. Discussion

Table 20 displays cost burden information for the Macomb County and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. The default data source for this data is the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data in **Table 20** suggests, a large number of households (37,770) are cost burdened within their current housing situation, whereas a smaller number are severely cost burdened (30,540). The following cost burden percentages are for cost burden and severe cost burden combined. White households have the highest number of cost burdened households (53,508). Black/African American households have the second-highest number of cost burdened households (10,444) and Hispanic households have the third-highest number of cost burdened households (1,466).

A small number of Asian, Pacific Islander, and American Indian/Alaska Native households are also cost burdened. Of the households that are cost burdened, nearly half (44.7%) are severely cost burdened. Overall, there are 68,310 households that are either cost burdened or severely cost burdened within Macomb County.

TABLE 20: GREATER NEED: HOUSING COST BURDENS AMI

Housing Cost Burden	No Cost Burden (<=30%)		Cost Burden (30-50%)		Severe Cost Burden (>50%)		No / Negative Income		Total Households
	Total	%	Total	%	Total	%	Total	%	
Jurisdiction as a whole	190,914	73.0%	37,770	14.4%	30,540	11.7%	2,233	0.9%	261,457
White	165,240	75.0%	30,023	13.6%	23,485	10.7%	1,664	0.8%	220,412
Black / African American	14,605	57.4%	5,230	20.6%	5,214	20.5%	389	1.5%	25,438
Asian	4,864	77.2%	689	10.9%	730	11.6%	20	0.3%	6,303
American Indian, Alaska Native	312	52.8%	190	32.1%	89	15.1%	0	0.0%	591
Pacific Islander	145	90.6%	15	9.4%	0	0.0%	0	0.0%	160
Hispanic	3,554	70.0%	904	17.8%	562	11.1%	55	1.1%	5,075

Source: HUD IDIS Output, January 2024: 2013-2017 CHAS

Table 20 – Greater Need: Housing Cost Burdens AMI**DISCUSSION**

Within Macomb County, 73% of households do not presently experience cost burden, while 14.4% experience cost burden (30-50%), nearly 11.7% experience severe cost burden (>50%), and nearly 1% have no/negative income. Overall, 26.1% of households are either cost burdened or severely cost burdened. American Indian/Alaska Native households experiences a cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole (32.1%). No particular household group experiences severe cost burden at disproportionate rate from the jurisdiction as a whole. No race or ethnicity experiences no/negative income at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion

INCOME CATEGORIES IN WHICH A RACIAL OR ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED

As indicated in the previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to their income group as a whole. As detailed below, these include the Black/African American, Asian, American Indian/Alaska Native, Pacific Islander, and Hispanic groups.

The Black/African American group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30-50% AMI group (87.2% versus 72.1% as a whole)
- Severe housing problems in 30 – 50% AMI group (43.1% versus 33.5% as a whole)
- Severe housing problems in the 30-50% AMI group (43.3% versus 33.5% as a whole)

The Asian group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 80-100% AMI group (30.8% versus 20.9% as a whole). According to the data, this would account for a total of 129 households.
- Severe housing problems in the 30-50% AMI group (55.5% versus 33.5% as a whole)

The American Indian/Alaska Native group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30% AMI group (100% versus 79.5% as a whole). According to the data, this would account for a total of 89 households.
- Housing cost burden for 30-50% AMI group (32.1% versus 14.4% as a whole). According to the data, this would account for a total of 190 households.
- Housing problems in the 50-80% AMI group (90% versus 42% as a whole). According to the data, this would account for a total of 72 households.
- Severe housing problems in the 0-30% AMI group (84.3% versus 67.9% as a whole). According to the data, this accounts for 75 households.

The Pacific Islander group experiences a disproportionately greater need in terms of the following:

- Housing cost burden for 0-30% AMI group (90.6% versus 73% as a whole). According to the data, this accounts for a total of 145 households.
- Housing problems in the 30-50% AMI group (100% versus 72.1% as a whole). According to the data, this accounts for a total of 15 households.
- Housing problems in the 50-80% AMI group (100% versus 42% as a whole). According to the data, this would account for a total of 20 households.
- Severe housing problems in the 50-80% AMI group (100% versus 11.3% as a whole). According to the data, this accounts for 20 households.

The Hispanic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30-50% AMI group (83.3% versus 72.1% as a whole)
- Severe housing problems in the 30-50% AMI group (47.4% versus 33.5% as a whole)

NEEDS NOT PREVIOUSLY IDENTIFIED

Based on input and data received through the citizen participation process, the greatest housing needs are:

- Affordable housing supply of all types (single or multi-family) for low- and moderate-income households and special needs persons
- Rehabilitation and repair of owner- and renter-occupied housing units
- Homeowner and renter assistance programs
- Fair housing outreach and enforcement

ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

One-hundred and ninety-eight (198) block groups (of the County's 627 block groups) have a population that is majority low- and moderate-income (49.45% LMI or greater). These block groups are distributed throughout the County. According to HUD FY2023 Low- and Moderate-Income Summary Data (LMISD), there are approximately 116,750 persons of low- or moderate- income within the jurisdiction as whole, which represents 30.89% of Macomb County's estimated population (377,910), according to the FY2023 LMISD.

NA-35 Public Housing

INTRODUCTION

The Consolidated Plan must provide a concise summary of the needs of public housing residents. Information is collected through consultations with the public housing agency or agencies located within the jurisdiction's boundaries. The Public Housing Needs Assessment contains the following subsections:

- Introduction
- Totals in Use
- Characteristics of Residents
- Race of Residents
- Ethnicity of Residents
- Additional Narrative

Macomb County does not administer a Public Housing Authority (PHA). However, several communities within the jurisdiction of the Macomb HOME Consortium including Clinton Township, Eastpointe, Roseville, New Haven, Mount Clemens, and Sterling Heights operate public and assisted housing. Local Public Housing Commissions receive funding through HUD's Comprehensive Grant Program for renovations and improvements to family and elderly developments. The Commissions document the use of funds by submitting an Annual Statement and a 5-Year Agency Plan to HUD and are also required to apply for Certificates of Consistency with the Consolidated Plan at each submittal point. It is difficult for the County and PHAs to collaborate, apart from sharing information and supporting each other's projects. It is virtually impossible, given limited funding, for example, to address all public housing concerns.

Macomb County provides timely response Certificate of Consistency requests, invites PHA's to consult on the development, amendments to and performance of the Con Plan and provides referrals. The members of the Consortium invited all PHA's that operate in the jurisdiction of the Macomb HOME Consortium to attend the workshops for the Consolidated Plan, but none attended. To encourage greater participation, each of the six PHA's were sent a survey, and each provided a response. The information provided through the surveys was incorporated into the Plan.

Data in this section covers several types of housing programs and vouchers that are defined as follows:

- Certificate: The total number of Section 8 certificates administered by the Public Housing Authority (PHA).
- Mod-Rehab: The total number of units in developments that were funded under the moderate rehabilitation program administered locally by PHAs.
- Public Housing: The total number of units in developments operated by the PHAs within the jurisdiction.
- Total: The total number of Section 8 vouchers administered by the PHA (project based plus tenant based)
- Project Based: The total number of project-based Section 8 vouchers administered by the PHA
- Tenant Based: The total number of tenant-based Section 8 vouchers administered by the PHA.
- Special Purpose Veterans Affairs Supportive Housing: The HUD–Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA).
- Special Purpose Family Unification Program: Family Unification Program funding is allocated through a competitive process; therefore, not all PHAs administer the program.
- Special Purpose Disabled: In this context, disabled includes non-elderly disabled, mainstream 1-year, mainstream 5-year, and nursing home transition.

TOTALS IN USE

Table 21 displays the number of vouchers and units by public housing program type. According to the PIH Information Center (PIC), there are 871 public housing units, administered by the MCHA. Tenant-based vouchers are by far the most used program, with 516 vouchers currently in use. According to PIC, there are 0 project-based vouchers and no special purpose vouchers in use.

TABLE 21: PUBLIC HOUSING BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	871	516	0	516	0	0	0

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Source: Source: HUD IDIS Output, January 2024: Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 21 – Public Housing By Program Type

CHARACTERISTICS OF RESIDENTS

Table 22 displays the characteristics of public housing residents by public housing program type. In Macomb County, publicly assisted residents with higher incomes tend to utilize project-based vouchers, whereas residents with lower incomes tend to live in public housing. The average annual income for all assisted residents is not readily available.

Elderly program participants comprise nearly 37.4% of publicly assisted residents and a large number of publicly assisted families requesting accessibility features (100%). All families assisted are requesting accessibility features, as the number of families requesting accessibility features is larger to the total number of public housing units and vouchers in use. These data show that most families in need of housing assistance/vouchers are also disabled or in need of housing accessibility features. No HIV/AIDS participants or victims of domestic violence were counted.

TABLE 22: CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# Homeless at admission	0	0	0	3	0	3	0	0	0
# of Elderly Program Participants (>62)	0	0	455	64	0	64	0	0	0
# of Disabled Families	0	0	177	151	0	151	0	0	0
# of Families requesting accessibility features	0	0	871	516	0	516	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Source: HUD IDIS Output, January 2024: Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 22 – Characteristics of Public Housing Residents By program Type

RACE OF RESIDENTS

Table 23 displays the racial composition of residents for each public housing program. The data in **Table 23** show that the majority of public housing residents and voucher holders in Macomb County are White (about 50.8%). The second largest group using public housing are Black/African American (48.3%). Less than 1% of public housing and tenant-based vouchers are utilized by residents of another race.

TABLE 23: RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	489	216	0	216	0	0	0
Black/African American	0	0	375	295	0	295	0	0	0
Asian	0	0	4	2	0	2	0	0	0
American Indian/Alaska Native	0	0	1	3	0	3	0	0	0
Pacific Islander	0	0	2	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Source: HUD IDIS Output, January 2023: Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 23 – Race of Public Housing Residents By Program Type

ETHNICITY OF RESIDENTS

Table 24 displays the ethnic composition of residents for each assisted housing program. The ethnic groups defined as “Hispanic” utilize less than 1% of public housing units and tenant-based vouchers. The majority of publicly assisted residents do not identify as Hispanic.

TABLE 24: ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	2	3	0	3	0	0	0
Not Hispanic	0	0	869	513	0	513	0	0	0

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Source: HUD IDIS Output, January 2023: Public Information Center (PIC) Office of Public and Indian Housing (PIH)

Table 24 – Ethnicity of Public Housing Residents by Program Type

Section 504 Needs Assessment

NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS

Section 504 of the Rehabilitation Act of 1973 requires that 5% of all public housing units be accessible to persons with mobility impairments and another 2% be accessible to persons with sensory impairments. The Consortium worked with PHA’s to understand the needs of Macomb county residents for public housing assistance. Each of the PHA’s were asked to describe the needs of public housing tenant and applicants on the waiting list for accessible units. Following are the responses received from each of the PHA’s:

- **Clinton Township Housing Commission:** The PHA did not identify any needs for accessible units.
- **Eastpointe Housing Commission:** The PHA has 10 handicapped accessible units, which appears to be adequate. The EHC does not have many applicants on their waiting list for these units although it is a question on the application.
- **Mount Clemens Housing Commission:** The PHA responded there is a demand for more 504 compliant units.

- **New Haven Housing Commission:** The PHA did not identify any needs for accessible units.
- **Roseville Housing Commission:** The PHA reported that they have no requests for specific accommodations for tenants/applicants at this time.
- **Sterling Heights Housing Commission:** The PHA reported that Schoenherr Tower's 504 needs include grab bars in the bathrooms and walk-in showers/cut out tubs.

MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS

All publicly assisted residents need accessible units. Approximately 52% of public housing residents are elderly and 20% are disabled. Families identified as “Families with Disabilities” have an immediate need for public housing and tenant-based housing with improved accessibility. The number of disabled families assisted totals 177. In addition, 871 families (all of those assisted with public housing) are requesting accessibility features. These data show that most families in need of housing assistance are also disabled or in need of accessibility features. Additionally, 455 public housing residents are elderly (>62 years) and thus likely to need accessible units.

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE

For Macomb County, a resident’s race or ethnicity, income, and disability status are strong indicators for needing housing assistance through these various public housing programs. The average income for all public housing programs is typically very low, though exact data is not currently available. Tenants and voucher holders, as well as applicants on waiting lists, are typically cost burdened and many are elderly and/or disabled. Due to their limited income, their housing needs include affordability, availability of assistance, accessibility improvements for the elderly and/or disabled, and Fair Housing options.

DISCUSSION

Macomb County does not have a designated housing commission; however, there are several within its geography. Together, these entities are responsible for administering public housing and other publicly assisted housing programs within Macomb County. Most families in need of housing assistance are elderly or disabled, or otherwise in need of housing accessibility features.

NA-40 Homeless Needs Assessment

INTRODUCTION

There are four federally defined categories under which individuals and families may qualify as homeless:

1. Literally homeless;
2. Imminent risk of homelessness;
3. Homeless under other Federal statutes; and
4. Fleeing/attempting to flee domestic violence.

Meeting homelessness challenges in Macomb County is a collaborative effort comprising numerous individuals, agencies, and organizations. The lead agency for collecting homeless data, conducting homeless needs assessments, and developing community supported homelessness strategies is the Macomb County / MI-503. Most of the data utilized in this section of the Plan was gathered from the Macomb County / MI-503 and the HUD exchange. This data includes information from the City of Warren and City of St. Clair Shores.

As a part of the Consolidated Plan process, the County obtain data related to the homeless population in Macomb County. The Macomb Community Action, as the lead agency for the Continuum of Care (CoC) regularly conducts a homeless census where volunteers reach out to identify the homeless and have them complete a short survey to gather information about the number of homeless as well as the characteristics of this population. It should be noted that any homeless census is an undercount because it is impossible to locate every homeless person within a geography as broad as Macomb County.

HOMELESS NEEDS ASSESSMENT

A recent homeless census, or annual point-in-time (PIT) survey, was conducted on January 30, 2023. The results of this survey are summarized in **Table 25(A)**. The methodology used by the St. Clair Shores, Warren/Macomb County CoC (MI-503) included actual counts of homeless persons living on the streets and in shelters in Macomb County (the CoC region). The total number of homeless people in the CoC counties officially counted during the 2023 PIT survey was 319.

When non-typical homeless responses from street survey, jail, and school data are considered, the total number of homeless or persons at risk of becoming homeless may be higher. Of the 319 homeless persons officially counted within the CoC, 199 persons were in households with only adults, 2 were in

households with only children, and 118 were in households with at least one adult and one child. There was not data collected regarding the number of veterans, unaccompanied children, or persons with HIV. Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Over 8% were chronically homeless.

TABLE 25(A): HOMELESS NEEDS ASSESSMENT

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	118	0	N/A	N/A	N/A	N/A
Persons in Households with Only Children	2	0	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	166	33	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	26	2	N/A	N/A	N/A	N/A
Chronically Homeless Families	0	0	N/A	N/A	N/A	N/A
Veterans	N/A	N/A	N/A	N/A	N/A	N/A
Unaccompanied Child	N/A	N/A	N/A	N/A	N/A	N/A
Persons with HIV	N/A	N/A	N/A	N/A	N/A	N/A

Source: Point-in-Time Count for Macomb Continuum of Care, January 2023; N/A – No data available.

Table 25(A) – Homeless Needs Assessment

HOMELESS POPULATION TYPES INCLUDING CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)

Chronically Homeless

HUD defines a person as chronically homeless if they have been homeless for one year or longer or have had four or more episodes of homelessness within the past three years and have a disabling condition. National studies have found that when all costs are factored in, chronically homeless persons account

for approximately half of the total expenditures for homeless services. In Macomb County, the percentage of chronically homeless persons is lower. Of the homeless persons counted during the 2023 PIT, 8% of those surveyed, or 28 individuals, met the HUD definition of chronically homeless.

Families

Of the 319 homeless persons officially counted, 118 or nearly 37% were in households with at least one adult and one child. Persons in families, specifically, comprised over one third of the overall homeless population counted by the Macomb County CoC / MI-503. There were 234 homeless households reported in Macomb County during the 2023 PIT survey. No families were classified as chronically homeless.

Veterans

No data regarding homeless veterans in the PIT survey.

Unaccompanied Youth

No data regarding unaccompanied youth who are homeless collected in the PIT survey.

Families in Need of Housing Assistance

Of the 319 homeless persons officially counted, 118 or nearly 37% were in households with at least one adult and one child. Persons in families, specifically, comprised over one third of the overall homeless population counted by the Macomb County CoC / MI-503. There were 234 homeless households reported in Macomb County during the 2023 PIT survey. No families were classified as chronically homeless. Similarly, in 2017, there were 270 homeless persons and 22 homeless families reported in the CoC.

NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP

Homelessness is not unique to a particular gender, race, or ethnicity. **Table 25(B)** provides demographic data regarding the homeless population in Macomb County Continuum of Care. Approximately 46% of those surveyed were females and 54% of those surveyed were males. According to the 2023 data, the most reported races were Black or African American, representing 59% of the homeless surveyed, and White, representing about 32% of the homeless surveyed. Less than 4% reported as another race or more than one race. Of the homeless surveyed, nearly 2% reported as Hispanic/Latino.

TABLE 25(B): HOMELESSNESS BY RACIAL AND ETHNIC GROUP

Race	Sheltered	Unsheltered
White	88	15
Black or African American	172	17
Asian	8	1
American Indian or Alaska Native	2	0
Pacific Islander	3	0
Multi-Racial	13	0
Ethnicity	Sheltered	Unsheltered
Hispanic	6	0
Not Hispanic	280	33

Source: Point-in-Time Count for Macomb County Continuum of Care, January 30, 2023; N/A – No data available.

Table 25(B) – Homelessness by Racial and Ethnic Group**Table 26 – RESERVED****Table 27 – RESERVED****NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS**

The number of homeless people counted during the annual PIT survey in Macomb County Continuum of Care in 2023 was 319. Of the total homeless persons officially counted in the Continuum of Care region, 28 were chronically homeless individuals.

Collected by the HUD 2023 CoC program for the St. Clair Shores, Warren/Macomb County CoC, the PIT survey taken on January 30, 2023, shows information regarding unaccompanied youth, those with HIV/AIDS, and veterans. A total of 14 unaccompanied youth were in emergency shelter/transitional housing while one was unsheltered (i.e., a total of 15 unaccompanied youth). For youth between 18-24 years of age, 12 were in emergency shelter/transitional housing and one was unsheltered. A total of 3 individuals were reported to have HIV/AIDS and 3 were veterans.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Approximately 8% were chronically homeless.

Collected by the HUD 2023 CoC program for the St. Clair Shores, Warren/Macomb County CoC, the PIT taken on January 30, 2023, show information regarding serious mental illness, substance abuse disorder, or victims of domestic violence were taken. A total of 16 were sheltered with serious mental illness while one was unsheltered. Those with substance abuse included 4 individuals. A total of 54 individuals identified as victims of domestic violence.

DISCUSSION

Based on the January 30, 2023, PIT survey, the homeless population within the Continuum of Care is approximately 319 individuals. This number is higher than the number reported for in 2017 of 270 homeless individuals. Many of those surveyed had been victims of domestic violence. Several organizations in Macomb County provide temporary, transitional, and permanent supportive housing, and other basic assistance, for area families facing homelessness.

DRAFT

NA-45 Non-Homeless Special Needs Assessment

INTRODUCTION

A broad category that applies to any population that is presumed to be low- to moderate-income and in need of public services, non-homeless special needs include those of the mentally ill, developmentally disabled, at-risk youth, elderly, and other groups such as persons with HIV/AIDS. These special needs are often addressed by non-profit agencies, usually in coordination with the Macomb County excluding City of Warren and City of St. Clair Shores. Unless otherwise stated those jurisdictions have been reviewed from the data provided. Understanding the characteristics of its special needs populations will help the County to better evaluate public facilities and services directed toward such needs.

CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS

Elderly & Frail Elderly

According to HUD’s Comprehensive Housing Affordability Strategy (CHAS), HUD defines “elderly” as individuals over the age of 62 and “frail elderly” as individuals over the age of 75.

According to the 2018-2022 ACS 5-Year Estimates, 13.6% of Macomb County’s population are individuals over the age of 75. Due to age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life.

According to 2018-2022 ACS 5-Year Estimates, 26% of individuals between 65 and 74 years of age are disabled (18,033); whereas 47.2% of individuals over the age of 75 are disabled (22,198).

At-Risk Youth and Young Adults

Youth for this report are consider everyone below the age of 18. Approximately 143,476 children live in Macomb County. According to the 2018-2022 ACS 5-Year Estimates, 21.1% of Macomb County’s population is less than 18 years of age. Of the population, less than 18 years of age, approximately 21% children are living in poverty (141,783).

Physically & Developmentally Disabled

According to the 2018-2022 ACS 5-Year Estimates, disabilities are categorized into six types: hearing difficulty, vision difficulty, cognitive ability, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to the 2018-2022 ACS 5-Year Estimates, approximately 91,726 or 13.6% of people in Macomb County are estimated to have a disability. While most disabled persons within

Macomb County (approx. 22,198 people) are 75 years and over, the highest proportion of disabled persons are between the ages of 64 to 74 (18,033) and 75 years and over (22,198).

Mental Illness & Substance Abuse

The Department of Housing and Urban Development, in the Comprehensive Housing Affordability Strategy (CHAS) manual, defines severe mental illness as a persistent mental or emotional impairment that significantly limits a person's ability to live independently.

According to the national statistics, approximately one percent of the adult population meets the definition of severely mentally ill. According to the 2018-2022 American Community Survey, Macomb County has an estimated 537,733 adult population (over 18 years of age) of approximately persons. One percent of this population is 6,812 persons.

According to the Substance Abuse and Mental Health Services Administration (SAMHSA) 2016-2018 National Survey of Substance Abuse Treatment Services (<https://www.samhsa.gov/data/data-we-collect/samhda-substance-abuse-and-mental-health-data-archive>), 4.4% of the persons have had a serious mental illness age 18 or older includes the entire Macomb County. The state average for those with a substance use disorder the age of 12 or older is 8.8% of the population based on 2021 preliminary survey results. Since Macomb County is estimated to have an adult population (age 18 or older) of 681,209 persons, an estimated 29,973 individuals in Macomb County may have substance abuse problems.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

The Michigan Incident Crime Reporting annually provides a report on domestic violence and other crimes by county. The number of victims is for the Macomb County including the City of Warren and City of St. Clair Shores. In 2020, the report shows Macomb County have 5,023 victims of domestic violence incidents. In 2021 there were 5,471 victims of domestic violence in Macomb County. Updated in 2022, there were 5,512 domestic violence incidents reported. Macomb County continues to see an increase in domestic violence from 2020 to 2022 based on the Michigan Incident Crime Reporting.

HOUSING AND SUPPORTIVE SERVICE NEEDS AND DETERMINATION

Elderly & Frail Elderly

The elderly and frail elderly typically need assistance with housing rehabilitation and home maintenance. Additionally, the elderly may need facilities and programming, such as those provided at senior centers.

The elderly are also susceptible to financial difficulties as well as to health problems, including those caused by poor nutrition. Service provider organizations are critical in determining and meeting elderly and frail elderly service needs.

At-Risk Youth and Young Adults

Macomb County offers several programs for youth and young adults, including Healthy Kids Healthy Futures program, Childcare Coalition, early childhood education programs, Juvenile Justice Center, and Macomb County Head Start. Currently, there are several agencies within Macomb County that provide programming for low- and moderate-income children, specifically, which generally support programs related to crisis stabilization, family strengthening and support, maternal and child health, youth development, prevention and redirection, and school readiness. Supportive service needs for youth and young adults are determined by such agencies and related youth service providers.

Physically and Developmentally Disabled

Accessibility improvements and other supportive services, such as employment assistance, are typical needs of this population. Currently, there are several agencies within Macomb County that provide services for people with disabilities including, but not limited to, Community Housing Network, Inc. Supportive service needs for the disabled are determined by such service providers.

Mental Illness & Substance Abuse

Healthcare and mental health counseling are typical needs of this population. Currently there are several agencies in Macomb County that offer services to the mentally ill and substance abusers, including, but not limited to, Community Housing Network, Inc., and Macomb County Community Mental Health, among others. Supportive service needs for the mentally ill and substance abusers are determined by such service providers.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Family safety, advocacy, and housing for both adults and children are typical needs of this population. Currently there are several organizations in Macomb County that offer services to victims of domestic violence, dating violence, sexual assault and stalking including, but not limited to, Care House, among others. Supportive assistance needs for victims of domestic violence are determined by such service providers.

PUBLIC SIZE AND CHARACTERISTICS OF POPULATION WITH HIV / AIDS

The U.S. Center for Disease Control and Prevention (CDC) estimates that over one million adults and adolescents are living with HIV in the U.S., including those not yet diagnosed and those who have already progressed to AIDS. According to the Michigan Department of Health and Human Services, HIV Care Continuum Report in 2022, it is estimated 20,239 individuals to have HIV. It is further estimated that 14.1% are unaware of their status. According to the report Macomb County including the City of Warren and City of St. Clair Shores have 1,309 individuals estimated to have HIV.

Persons who are HIV positive do not, simply by virtue of having the HIV antibody, require special housing. The State of Michigan Housing Opportunities for Persons with AIDS (HOPWA) does not offer services to Macomb County. Currently, there are several programs and housing providers for persons living with HIV/AIDS in Macomb County including, but not limited to, the Oakland Livingston Human Services Agency (OLHSA), among other regional networks.

DISCUSSION

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low- to moderate-income and in need of public services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups. Services to address these needs are often provided by non-profit agencies, usually in coordination with the Macomb County; however, many of these agencies are overburdened and continue to need funding assistance for service delivery.

NA-50 Non-Housing Community Development Needs

PUBLIC FACILITIES NEEDS

The members of the Macomb HOME Consortium have a need to keep existing public facilities operating at a desirable level and create new public facilities to address gaps in the current system. To the extent possible and permitted by funding restrictions the Consortium recognizes the need modernizing existing and creating new public facilities including:

- Parks & Recreation
- Senior Centers
- Center for the Homeless
- Parking
- Removal of architectural barriers in existing public facilities
- Community Centers
- Community Gardens
- Non-motorized Transportation Paths
- Public Safety

PUBLIC FACILITIES NEED DETERMINATION

Public facility needs were determined by meeting with community leaders and stakeholders in a series of public forums, focus groups, and formal and informal consultation. The issues identified were determined by the members of the Consortium to be relevant to current funding priorities.

PUBLIC IMPROVEMENTS NEEDS

The members of the Macomb HOME Consortium have a need to keep existing infrastructure operating at a desirable level. However, the Consortium recognizes that while there is a need to maintain existing infrastructure, there is also a need for new public improvements. To the extent possible and permitted by funding restrictions the Consortium recognizes the need for the following public improvements:

- Road Repair/Reconstruction
- Sidewalks
- Street Improvements
- Water/Sewer Improvements
- Flood Drainage Improvements

- Tree Planting
- Solid Waste Disposal Improvements
- Other Capital Projects

PUBLIC IMPROVEMENTS NEED DETERMINATION

Public improvement needs were determined by meeting with community leaders and stakeholders in a series of public forums, focus groups, and formal and informal consultation. The issues identified were determined by the members of the Consortium to be relevant to current funding priorities.

PUBLIC SERVICES NEEDS

The members of the Macomb HOME Consortium have a need to keep existing public service programs operating at desirable levels and fund new public service programs that are necessary to fill gaps. To the extent possible and permitted by funding restrictions the Consortium recognizes the need for the following public services:

- Supportive services and programs for residents in need including, but not limited to, seniors, victims of domestic violence, families with children, abused children, severely disabled adults, homeless, and those at risk of becoming homeless
- Homeless services including homelessness prevention, rapid rehousing, emergency shelter, and transitional housing programs
- Transportation
- Housing programs for non-homeless including but not limited to rent assistance including security deposits and tenant based rental assistance, and housing counseling
- Crime Awareness and Prevention
- Food Banks
- Job Training & Education
- Literacy Programs
- Youth Programs
- Substance Abuse
- Fair Housing Activities
- Mental Health Services
- Childcare Services
- Security Deposits

- Neighborhood Cleanups

PUBLIC SERVICES NEED DETERMINATION

Public service needs were determined by meeting with community leaders and stakeholders through a community survey, and public meetings. These needs were also identified through previous plans and their respective public participation processes. The issues identified were determined by the members of the Consortium to be relevant to current funding priorities. The Consortium members are dedicated to providing the maximum level of funding allowed to public services. However, public service funding is currently capped by federal regulations at 15%.

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Market Analysis



MA-05 Overview

HOUSING MARKET ANALYSIS OVERVIEW

The purpose of the Market Analysis is to provide a clear picture of the environment in which Macomb County must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with a default data set based on the most recent data available. The Macomb HOME Consortium excludes the Cities of Warren and St. Clair Shores. Additional data has been obtained from various sources, including more current American Community Survey (ACS) estimates and local data from Macomb County. This section covers the following broad topics:

- *General Characteristics of the Housing Market*: The general characteristics of the County's housing market, including supply, demand, and condition and cost of housing, are described in the following sections: Number of Housing Units (MA-10); Cost of Housing (MA-15); and, Condition of Housing (MA-20).
- *Lead-based Paint Hazards*: The Condition of Housing (MA-10) section provides an estimate of the number of housing units within Macomb County that are occupied by low-income families or moderate-income families that contain lead-based paint hazards.
- *Public and Assisted Housing*: A description and identification of the public housing developments and public housing units in Macomb County is provided in the Public and Assisted Housing (MA-25) section. This narrative details the physical condition of such units, the restoration and revitalization needs, Section 504 needs, and the public housing agency's strategy for improving the management and operation of public housing and the living conditions of low- and moderate-income families in public housing.
- *Assisted Housing*: The information collected in the Number of Housing Units (MA-10) section describes the number and targeting (income level and type of family served) of units currently assisted by local, state, or federally funded programs and an assessment of whether any such

units are expected to be lost from the assisted housing inventory for any reason, such as expiration of Section 8 contracts.

- *Facilities, Housing, and Services for Homeless Persons*: A brief inventory of facilities, housing, and services that meet the needs of homeless persons within the County is provided in the Homeless Facilities and Services (MA-30) section. A particular emphasis is given to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory includes services directly targeted to homeless persons, as well as mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.
- *Special Need Facilities and Services*: The Special Needs Facilities and Services (MA-35) section describes the housing stock available to serve persons with disabilities and other low-income persons with special needs, including persons with HIV/AIDS and their families. The section further describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- *Barriers to Affordable Housing*: This section (MA-40) provides an assessment of the regulatory barriers to affordable housing that exist within Macomb County. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
- *Non-Housing Community Development Assets*: This section (MA-45) provides an inventory of the economic activities and opportunities within Macomb County. It identifies the topics of business by sector, labor force, occupations by sector, travel time, educational attainment, and earnings.
- *Broadband Needs of Housing*: This section (MA-60) describes the need for broadband connections for low- and moderate-income households and neighborhoods. It also identified whether additional competition is needed to encourage affordable rates.
- *Hazard Mitigation*: This section (MA-65) identifies the jurisdictions increased natural hazard risks and vulnerabilities as a result of climate change.

MA-10 Number of Housing Units – 91.210(a) & (b) (2)

INTRODUCTION

The total number of housing units in Macomb County increased significantly during the past decade. The County had a total of 267,396 housing units at the time of the 2006-2010 ACS and 282,486 housing units at the time of the 2020 U.S. Census. Between 2010 and 2020 U.S. Census, the total number of housing units in the County grew by about 5.6%. According to data provided in the 2018-2022 ACS, there are currently an estimated total of 283,480 housing units located within Macomb County, a .35% increase since 2020.

TABLE 28: ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

Property Type	Number	%
1-unit detached structure	186,669	65.8%
1-unit, attached structure	30,298	10.7%
2-4 units	11,613	4.1%
5-19 units	29,736	10.5%
20 or more units	13,792	4.9%
Mobile Home, boat, RV, van, etc.	11,372	4.0%
Total	283,480	100%

Data Source: 2018-2022 ACS

Table 28 – All residential properties by number of units

As shown in **Table 28**, data from the 2018-2022 ACS show that over 185,000 or more than 65% of all residential properties within Macomb County are single units. Single-unit properties are either detached structures (186,669 or 65.8%) or attached structures (30,298 or 10.7%). Residential properties are further categorized into properties within 2-4 unit structures (11,613 or 4.1%), properties within 5-19 unit structures (29,736 or 10.5%), and properties within 20 or more unit structures (13,792 or 4.9%). These categories comprise over 96% of the County’s housing stock. The remaining 4% of residential properties in the County are classified as mobile home, boat, RV, van, etc. (11,372), making up a significant number of homes within the County.

TABLE 29: UNIT SIZE BY TENURE

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,587	1.3%	3,176	4.6%
1 bedroom	22,083	8.1%	19,701	28.6%
2 or 3 bedrooms	190,767	70%	43,287	62.7%
4 or more bedrooms	56,036	20.6%	2,830	4.1%
Total	272,473	100%	68,994	100%

Data Source: 2018-2022 ACS

Table 29 – Unit Size by Tenure

As shown in **Table 29**, there are an estimated 272,473 total occupied housing units within the County. Of this total, 203,479 or 74.7% are owner-occupied and 68,994 or 25.3% are renter-occupied. Of all owner-occupied units, most contain 2 or 3 bedrooms (70%). Only a small number of owner-occupied units have 1 bedroom (8.1%) or are without bedrooms (1.3%). Of all renter-occupied units, most contain 2 or 3 bedrooms (62.7%). In contrast to owner-occupied units, a significant percentage of renter-occupied units have 1 bedroom (28.6%) and renter-occupied units are without bedrooms (4.6%).

DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.

As was noted earlier in Section NA-35, the Planning and Economic Development Department (PED) supports the administration of housing programs for low-income persons. The operations of the are funded through annual appropriations provided by the U.S. Department of Housing and Urban Development (HUD).

The jurisdiction of the Macomb HOME Consortium is served by the following Public Housing Authorities (PHA):

- Clinton Township Housing Commission
- Eastpointe Housing Commission
- Mount Clemens Housing Commission
- New Haven Housing Commission
- Roseville Housing Commission
- Sterling Heights Housing Commission

According to the Office of Public and Indian Housing (PIH) Public Information Center (PIC), the following number and type of voucher units are available within Macomb County (see also **Table 38**):

- 871 total public housing units available and 516 tenant based rental vouchers
- Approximately 52% of public housing residents are elderly and 20% are disabled
- 871 families (all of those assisted with public housing) are requesting accessibility features

PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS.

The County is unaware of any expiring Section 8 contracts. There is no plan to lose affordable housing inventory.

DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?

A shortage of affordable housing may exist for very-low and low-income households in Macomb County. While affordability is a concern for any tenure, more owner-occupied units are considered affordable than renter-occupied units. Public comment suggests a lack of available, quality, and affordable housing units.

DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING

Generally, the County has a diverse distribution of housing types. Most housing units in the County are within detached single-unit structures shown in **Table 28**. About 19.4% of all housing units are within structures with 5 or more units, indicating a fair amount of multi-unit apartment and townhome buildings. Four percent (4%) of housing units in the County consist of mobile homes, boats, RVs, vans, etc., which are generally more affordable housing types for low- and moderate-income residents who may not be able to afford a single-family home. Only 14.8% of all housing units are within attached single-unit structures or 2-4 unit structures, indicating a lack of townhome, duplex, and triplex types.

Although the distribution of specific housing types suggests a reasonably diverse selection of housing for low- and moderate-income residents, affordability of these units is a major concern. As indicated in the Needs Assessment, cost burden and severe cost burden is a problem for a high percentage of low- and moderate-income residents. Public comment along with data analysis suggests the need for additional affordable multi-family units, senior units, and veteran units located along urban corridors, near job centers, and in the proximity to other community amenities and assets.

In terms of housing unit size, the predominant unit size for both owners and renters is 2 or more bedrooms, with few smaller units available (see **Table 28** and **Table 29**). It is important to note that according to the 2018-2022 ACS, larger units (4 or more bedrooms) in Macomb County tend to be occupied by owners while smaller units (one bedrooms) tend to be occupied by renters. These trends may indicate a lack of larger units available for rental or point to affordability concerns as unit size increases.

DISCUSSION

The number of housing units in the County has increased over the long-term. However, a shortage of affordable housing may exist for very-low and low-income households in Macomb County. While there is a significant amount of housing units in the County that consist of mobile homes, boats, RVs, vans, etc., which tend to be more affordable, most housing units within the County are within either single-unit detached or attached structures.

Over the life of the Consolidated Plan, in addition to assisting renters seeking to locate affordable housing, the members of the Macomb HOME Consortium will implement programs to assist existing homeowners and those aspiring to become homeowners. Home maintenance and chore services, acquisition and repair, and new construction on a limited scale will be offered.

Programs to assist homeowners may include:

1. Housing rehabilitation
2. Home maintenance and chore services
3. New construction
4. Down-payment assistance

Rental assistance may include:

1. Acquisition and (if necessary), repair
2. Housing Choice Vouchers and tenant-based rental assistance to prevent homelessness
3. Development of new, or rehabilitation of substandard existing, rental units

MA-15 Housing Market Analysis: Cost of Housing – 91.210(a)

INTRODUCTION

This section provides an overall picture of housing costs within Macomb County. Specifically, the section describes housing cost trends, rent trends, fair market rents, and affordability.

TABLE 30: COST OF HOUSING

	Base Year: 2017	Most Recent Year: 2022	% Change
Median Home Value*	\$146,700	\$216,200	47%
Median Contract Rent*	\$761	\$944	24%

Data Source: 2013-2017 ACS (Base Year: 2015), 2018-2022 ACS (Most Recent Year: 2022)

** Includes data on cities of Warren and St. Clair Shores*

Table 30: Cost of Housing

TABLE 31: RENT PAID

Rent Paid	Number	%
Less than \$500	5,991	8.7%
\$500-999	31,990	46.4%
\$1,000-1,499	22,402	32.5%
\$1,500-1,999	3,963	5.7%
\$2,000 or more	2,425	3.5%
No rent paid	2,223	3.2%
Total	68,994	100%

Data Source: 2018-2022 ACS

Table 31 – Rent Paid

The costs of housing trends for Macomb County are displayed in **Table 30**. According to the 2018-2022 ACS, the current median home value for owner occupied homes for Macomb County is estimated to be \$216,200. This figure represents a 47% increase from the 2013-2017 U.S. Census median home value of \$146,700. Additionally, as of April 3, 2024, Zillow lists the median home value for Macomb County as \$246,868.

Between the 2013-2017 ACS and the 2018-2022 ACS, the estimated median contract rent within the County increased by 24%, from \$761 to \$944. The distribution of estimated rents paid within Macomb County is detailed in **Table 31**. Of all 68,994 rental units within the County excluding the City of Warren and City of St. Clair Shores, almost half (46.4%) have a rent between \$500 and \$999. The second largest portion pay between \$1,000 to 1,499 in rent at 32.5%. Few rental units have a rent less than \$500 (8.7%). Approximately 12.5% of rental units have rent over \$1,499.

TABLE 32: HOUSING AFFORDABILITY

% Units affordable to Households	Renter	Owner
30% HAMFI	4,303	No Data
50% HAMFI	13,480	15,430
80% HAMFI	41,357	44,550
100% HAMFI	No Data	67,506
Total	59,140	127,486

Data Source: 2013-2017 CHAS

Table 32 – Housing Affordability

The overall housing affordability within Macomb County is detailed in **Table 32**. According to HUD, a unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. The table, based on 2013-2017 CHAS data, first divides households into four income ranges: less than or equal to 30% HUD Adjusted Median Family Income (HAMFI), less than or equal to 50% HAMFI, less than or equal to 80% HAMFI, and less than or equal to 100% HAMFI. The table also separates housing units into either rental units or owner units.

For households with incomes less than or equal to 30% HAMFI, a total of 4,303 available rental units are considered to be affordable, while no data is available for owner units. For households with incomes less than or equal to 50% HAMFI, a total of 13,480 affordable rental units are available, while 15,430 affordable owner units are available. For households with incomes less than or equal to 80% HAMFI, a total of 441,357 affordable rental units are available, while 44,550 affordable owner units are available. Finally, for households with incomes less than or equal to 100% HAMFI, a total of 67,506 affordable owner units are available, while no data is provided for affordable rental units.

As noted previously in **Table 29**, an estimated 68,994 renter-occupied housing units are located within Macomb County (2018-2022 ACS). Of this total, only about 6.2% of renter-occupied housing units are affordable to the lowest income households (less or equal to 30% AMFI) and 19.7% are affordable to households earning less than or equal to 50% AMFI. A much larger percentage (59.9%) of renter-occupied housing units are affordable to households earning less than or equal to 80% AMFI.

An estimated 203,479 owner-occupied housing units are located within Macomb County (see **Table 29**). Of this total, 7.6% are affordable to households earning less than or equal to 50% HAMFI, 21.9% are affordable to households earning less than or equal to 80% HAMFI, and 33.2% are affordable to households earning less than or equal to 100% HAMFI.

TABLE 33: MONTHLY RENT

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$920	\$1,019	\$1,291	\$1,595	\$1,719
High HOME Rent	\$621	\$753	\$967	\$1,261	\$1,371
Low HOME Rent	\$621	\$716	\$858	\$992	\$1,107

Data Source: HUD FY 2024 FMR for Detroit-Warren-Livonia MSA: HOME Rents

Table 33 – Monthly Rent

Table 33 shows HUD Fair Market Rents and HUD HOME Rents within Macomb County. Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g., public housing). High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower. Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% AMI.

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

A comparison of the total number of households at the various income levels (see **Table 6**) and the total number of affordable housing units available for the various income levels (see **Table 32**) can reveal surpluses or shortages of affordable housing.

There are 25,845 very low-income households earning 0-30% HAMFI in Macomb County. Because only 4,303 affordable rental units are identified in the CHAS database, and an undetermined number of owner units are available, a significant shortage of affordable units likely exist within the County for very low-income households. A total of 28,860 households in the County earn 30-50% HAMFI. According to the CHAS database, 13,480 rental-units and 15,430 owner-units (a total of 28,910 units) are available and affordable to low-income households. A total of 42,935 households in the County earn 50-80% HAMFI. There are approximately 41,357, affordable rental units and 44,550 affordable owner-units (a total of 85,907 units) available and affordable to moderate-income households, according to the CHAS database.

HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?

The estimated median home value within Macomb County increased from \$146,700 in 2013-2017 ACS to \$216,200 according to the 2018-2022 ACS, a 47% positive change. Over this same period, the County's contract rent increased by 24% from \$761 to \$944.

The County's median household income increased by about 37% between the 2006-2010 ACS and the 2018-2022 ACS, from \$53,996 to \$73,876; while median home values increased more dramatically (47% over that same period). The modest growth in incomes combined with the dramatic increase in home values means that the cost of housing is likely unaffordable for most. This, combined with the County's lack of diverse housing types, could undermine affordability.

HOW DO HOME RENTS / FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?

The County's current median contract rent is estimated to be \$944 (according to the 2018-2022 ACS). This median contract rent is lower than the Fair Market Rents for 1 bedroom, 2-4 bedrooms, but is higher than the Fair Market Rents for efficiency bedroom style. In terms of High HOME Rent, all bedroom times exceed the contracted rent median. The County's current median contract rent is lower than the Low HOME Rents for efficiency and 1- bedroom but is higher than the Low HOME Rents for all other unit sizes.

DISCUSSION

Within Macomb County, there is a potential shortage of units affordable to very-low and low-income households. While median household income has increased by about 37% since 2010, that increase has been outpaced by substantial increases in home values (47%); therefore, housing has become increasingly unaffordable over the past 10-20 years. Moreover, there appears to be a lack of diversity in the number and types of housing units available.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

INTRODUCTION

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

DEFINITIONS

The following definitions pertain to this section:

- “Standard condition” – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- “Substandard condition but suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation but is both structurally and financially feasible to rehabilitate.
- “Substandard condition not suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation and is not structurally or financially feasible to rehabilitate.

Additionally, the term “abandoned vacant unit” is defined by HUD as:

- A housing unit that has been foreclosed upon and vacant for at least 90 days.
- A housing unit where no mortgage or tax payments have been made by the property owner for at least 90 days.
- A housing unit where a code enforcement inspection has determined that the property is not habitable, and the owner has taken no corrective actions within 90 days of the notification of the deficiencies.

TABLE 34: CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	40,470	19.9%	30,327	44.0%
With two selected Conditions	1,021	0.5%	1,408	2.0%
With three selected Conditions	0	0.0%	123	0.2%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	161,988	79.6%	37,136	53.8%
Total	203,479	100%	68,994	100%

Data Source: 2018-2022 ACS

Table 34 – Condition of Units

Table 34 shows the condition of occupied housing units within Macomb County, with a breakdown of owner-occupied units and renter-occupied units. As defined by HUD, a housing “condition” includes the following:

- A housing unit that lacks complete plumbing facilities
- A housing unit that lacks complete kitchen facilities
- A housing unit with more than one person per room
- A housing unit with a cost burden greater than 30% of the occupant’s household income

According to 2018-2022 ACS data, the majority (79.6%) of owner-occupied housing units have no selected housing conditions. Of the remaining owner-occupied housing units, a significant number feature one housing condition (19.9%). Less than 1% have two housing conditions. No owner-occupied housing units have 3 or more housing conditions.

Of the estimated 68,994 renter-occupied housing units in the County, over half (53.8%) have no selected housing condition. The rental-occupied housing has a large portion with one housing condition (44%). There is a very small percentage with two housing conditions (2%) and three conditions (0.2%). No renter-occupied housing units have four housing conditions.

TABLE 35: YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	42,753	21.0%	10,870	15.8%
1980-1999	61,513	30.2%	21,435	31.1%
1950-1979	84,576	41.6%	30,933	44.8%
Before 1949	14,637	7.2%	5,756	8.3%
Total	203,479	100%	68,994	100%

Data Source: 2018-2022 ACS

Table 35 – Year Unit Built

The age of housing within Macomb County is detailed in **Table 35**, as supplied by the 2018 -2022 ACS. Of the 203,479 owner-occupied housing units, the majority (71.8%) were built between 1950 and 1999. The remaining 21% was built after 2000 and 7.2% before 1949. Of the 68,994 renter-occupied housing units, the majority were built between 1950 and 1999 (75.9%). Nearly 16% were built 2000 or later, and about 8.3% of renter-occupied units were built before 1950.

TABLE 36: RISK OF LEAD-BASED PAINT HAZARD

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	96,502	51%	40,508	57%
Housing Units built before 1980 with children present	17,245	9%	13,244	19%

Data Source: 2013-2017 ACS (Total Units); 2013-2017 CHAS (Units with Children present)

Table 36 – Risk of Lead-Based Paint Hazard

The risk of lead-based paint hazards within Macomb County is estimated in **Table 36**. Because the actual number of housing units in the County with lead-based paint is not available, an assumption must be made. For the purposes of this plan, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Therefore, the table shows the total number of owner-occupied and renter-occupied units that were built before 1980, as well as those built before 1980 with children present. The data for this table is from the 2013-2017 ACS and 2013-2017 CHAS.

As shown in **Table 36**, over 51% of owner-occupied housing units in the County were built prior to 1980, while about 9% were built before 1980 and have children present. For renter-occupied housing units, about 57% were built prior to 1980, while about 19% were built prior to 1980 and have children present. Although there is a high percentage of housing units built before 1980, signifying a higher risk of lead-

based paint, there is a relatively low percentage of older housing units with children present. A higher percentage of older housing units with children present are occupied by renters.

TABLE 37: VACANT UNITS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	6,340	4,667	11,007
Abandoned Vacant Units	N/A	N/A	N/A
Real-Estate Owned (REO) Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Data Source: 2018-2022 ACS (Vacant Units); RealtyTrac.com. Macomb County, MI. Date accessed: June 2023

Table 37 – Vacant Units

According to 2018-2022 ACS data, there are a total of 283,480 housing units within Macomb County (subtracting the Warren and St. Clair Shores). Of these, 11,007 or 3.9% are vacant. As defined in the American Community Survey, a housing unit is vacant if no one is living in it at the time of interview. Units occupied at the time of interview entirely by persons who are staying two months or less and who have a more permanent residence elsewhere are considered to be temporarily occupied and are classified as “vacant”. Based on 2018-2022 ACS data and assuming that 57.6% of the County’s occupied housing units were built before 1980 (215,831); at least 6,340 vacant housing units may be suitable for rehabilitation. There is no data available for abandoned units. The RealtyTrac.com foreclosure database accessed in April 2024 indicates that the county has 372 foreclosures, 74 bank owned properties, 275 headed for auction, and 1,014 properties for sale.

NEED FOR OWNER AND RENTAL REHABILITATION

In terms of housing quality, 19.9% of owner-occupied housing units in the County have at least one housing condition, while 44.0% of renter-occupied housing units have at least one housing condition (see **Table 34**). Relative to the age of housing, about 51% of the County’s owner-occupied units were built prior to 1980, while 57% of renter-occupied units were built prior to 1980 (see **Table 35**). Although the exact number of homes with lead-based paint is not known, it is assumed that housing units in the County built prior to 1980 have a higher risk of lead-based paint hazards. Generally, these statistics point toward the need for Macomb County to facilitate both owner and rental housing rehabilitation within its jurisdiction.

ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW- OR MODERATE-INCOME FAMILIES WITH LBP HAZARDS

Table 36 notes that, in Macomb County, 96,502 owner-occupied housing units were built prior to 1980 and 40,508 renter-occupied housing units were built prior to 1980. These units are assumed to have a higher risk of lead-based paint hazards.

As of the 2018-2022 ACS, there are an estimated 272,473 occupied housing units within Macomb County. Approximately 204,048 or 57.6% of these housing units are assumed to have a higher risk of lead-based paint hazards. According to 2013-2017 CHAS data, approximately 41,357 renters and 44,550 owner have low- or moderate-income households (earning less than or equal to 80% HAMFI) reside in Macomb County. Therefore, approximately 49,482 housing units occupied by low- and moderate-income families may have a higher risk of lead-based paint hazards.

DISCUSSION

In terms of housing conditions, a greater percentage of renter units have housing conditions than owner-occupied units. Over half (57.6%) of the County's owner-occupied housing units were built before 1980. Due to the combination of housing conditions and unit age, there is a need for Macomb County to facilitate both owner-occupied and rental-unit rehabilitations.

MA-25 Public and Assisted Housing – 91.210(b)

INTRODUCTION:

Public housing was established to provide decent and safe rental housing for income eligible families, the elderly and persons with disabilities. Macomb County does not administer a Public Housing Authority (PHA). However, six communities within the jurisdiction of the Macomb HOME Consortium operate public and assisted housing including: Clinton Township, Eastpointe, Mount Clemens, New Haven, Roseville, and Sterling Heights. Consultation was conducted with each of these commissions to assess the needs, conditions, and strategies for public housing during the 2019 to 2023 program years.

The members of the Consortium invited all PHA's that operate in the jurisdiction of the Macomb HOME Consortium to attend the workshops for the Consolidated Plan but none attended. To encourage greater participation, each of the six PHA's were sent a survey, and each provided a response. The information provided through the surveys was incorporated into the Plan.

TABLE 38: TOTALS NUMBER OF UNITS

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	N/A	N/A	892	543	N/A	N/A	0	0	0
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total			892	543			0	0	0

Data Source: PIC (PIH Information Center)

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 38 – Totals Number of Units

DESCRIBE THE SUPPLY OF PUBLIC HOUSING DEVELOPMENTS

DESCRIBE THE NUMBER AND PHYSICAL CONDITION OF PUBLIC HOUSING UNITS IN THE JURISDICTION, INCLUDING THOSE THAT ARE PARTICIPATING IN AN APPROVED PUBLIC HOUSING AGENCY PLAN

As described above, there are six public housing commissions that served the jurisdiction of the Macomb HOME Consortium: Clinton Township, Eastpointe, Mount Clemens, Roseville, and Sterling Heights. Each provide low rent public housing (LRPH) and all but two administer Section 8 Voucher Programs for an aggregate total of 892 units of LRPH and 543 Section 8 Vouchers.

Each of the PHA is evaluated by HUD through the Public Housing Assessment System. Following are the most recent scores for each PHA:

- **Clinton Township Housing Commission:** 100 units described by the PHAS with a score of 88 which is a “standard performer” designation.
- **Eastpointe Housing Commission:** 164 units described by the PHAS with a score of 89 which is a “standard performer” designation.
- **Mount Clemens Housing Commission:** 287 units described by the PHAS with a score of 59 which is a “troubled” designation.

- **New Haven Housing Commission:** 88 units described by the PHAS with a score of 95 which is a “high performer” designation.
- **Roseville Housing Commission:** 99 units described by the PHAS with a score of 76 which is a “standard performer” designation.
- **Sterling Heights Housing Commission:** 98 units described by the PHAS with a score of 79 which is a “standard performer” designation.

Average inspection score for each of the PHA's is provided in the following table. The source of the data can be found at :

https://www.hud.gov/program_offices/public_indian_housing/reac/products/prodphasintrule and <https://www.huduser.gov/portal/datasets/pis.html>

TABLE 39: PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Pinewoods, 30001 John Rivers Dr.	95
Clinton Village	88
Roseville Senior Apartments	76
Chester Berry Manor	89
Clemens Tower	59
Schoenherr Towers	79

Data Source: HUD Public Housing Property Physical Inspection Data for Researchers (Florida), version March 2021 and October 2023

Table 39 – Public Housing Condition

DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION

The Consortium worked with PHA’s to understand the needs of Macomb County residents for public housing assistance. Each of the PHA's were asked to describe the restoration and revitalization needs of the public housing units under their control. Following are the responses received from each of the PHAs:

- **Clinton Township Housing Commission:** PHA did not respond to this question.
- **Eastpointe Housing Commission:** PHA did not respond to this question.
- **Mount Clemens Housing Commission:** PHA did not respond to this question.

- **New Haven Housing Commission:** PHA did not respond to this question.
- **Roseville Housing Commission:** Most Public Housing buildings are 55+ years old. PHA has budget to cover necessary repairs at this time.
- **Sterling Heights Housing Commission:** Rehabilitation efforts involve repairing or replacing roofs, plumbing, electrical and mechanical systems, and other essential components to ensure the safety and habitability of the housing units. Upgrading facilities to meet current standards include installing energy-efficient appliances, improving accessibility for people with disabilities, and integrating technology for enhanced security and connectivity.

DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING

The Consortium worked with PHA's to understand the needs of Macomb county residents for public housing assistance. Each of the PHA's were asked to describe their strategy for improving the living environment of low- and moderate-income families residing in the public housing units under their control. Following are the responses received from each of the PHA's:

- **Clinton Township Housing Commission:** PHA did not respond to this question.
- **Eastpointe Housing Commission:** PHA did not respond to this question.
- **Mount Clemens Housing Commission:** PHA did not respond to this question.
- **New Haven Housing Commission:** PHA did not respond to this question.
- **Roseville Housing Commission:** Public Housing is for senior citizens 62+ in age then 50+ as a near elderly applicant. We rely on Capital Fund Grants every year from HUD to complete major.
- **Sterling Heights Housing Commission:** The restoration and revitalization needs of public housing requires a holistic approach that integrates physical improvements with social, economic, and environmental initiatives to create sustainable, thriving communities for all residents. Revitalization efforts will prioritize measures such as installing surveillance systems, enhancing lighting in common areas, and implementing community policing strategies to create a safer environment for residents. Creating vibrant and inclusive community spaces where residents can socialize, engage in recreational activities, and access essential services.

DISCUSSION:

Based on consultation with the PHA's, the following strategies should be considered as priorities for improving the living environment of low- and moderate-income families that live in public housing:

- **Housing:** Continuing to provide housing, and when possible, expand public housing supply by supporting efforts to increase funding to address the huge demand.
- **Incentives & Education:** Conduct outreach to specific populations in need, especially populations that may be underserved in the County like programs for homeless veterans and victims of domestic violence. Also expand efforts to educate landlords on the HVC program.
- **Upward Mobility:** Provide residents with supportive services to enable them to move out of public housing into a permanent residence, example programs include job training programs, employment placement programs, finance management, and housing assistance.
- **Staffing:** Funding for service coordinator positions that focus on providing services that allow senior to stay living independently longer instead of being moved into a nursing home.

MA-30 Homeless Facilities and Services – 91.210(c)

INTRODUCTION

Critical to the success of homeless services is the capacity to coordinate systems of care beyond sheltering, healthcare, mental health counseling, employment, etc. and the ability to follow a case through myriad providers to ensure that individual or family is transitioned out of homelessness.

Meeting homelessness challenges in Macomb County is a collaborative effort comprising numerous individuals, agencies, and organizations. The lead agency for collecting homeless data, conducting homeless needs assessments, and developing community supported homelessness strategies is Macomb Community Action.

TABLE 40: FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	78	-	43	115	N/A
Households with Only Adults	168	-	10	136	N/A
Chronically Homeless Households	N/A	-	N/A	74	N/A
Veterans	1	-	0	140	N/A
Unaccompanied Youth	6	-	2	0	N/A
Total	253	11	53	465	N/A

Data Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (St. Clair Shores, Warren/Macomb County COC). https://files.hudexchange.info/reports/published/CoC_HIC_CoC_MI-503-2023_MI_2023.pdf

* While no voucher/seasonal/overflow beds are specifically allocated to veterans, several organizations list veterans as a secondary target population.

Table 40 – Facilities and Housing Targeted to Homeless Households

DESCRIBE MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH, AND EMPLOYMENT SERVICES TO THE EXTENT THOSE SERVICES ARE USED TO COMPLEMENT SERVICES TARGETED TO HOMELESS PERSONS

The CoC promotes community-wide planning and strategic use of resources to prevent and end homelessness and improve coordination and integration of mainstream resources and other programs targeted to people experiencing homelessness. The Macomb County CoC is comprised of individuals from service providers such as, but not limited to veteran services, hospitals, HIV/AIDS assistance programs, public housing agencies, shelters, government agencies, head start/preschool programs, colleges and universities, victim services, school districts, landlord associations, workforce development programs, and mental health agencies. Agencies providing emergency shelter and housing assistance utilize mainstream resources to refer clients for further assistance that they can't provide.

LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS

There is a complex and functioning system of supportive services in Macomb County that aim to meet the needs of homeless persons and those at risk of homelessness. Below is a list of services based on type of services offered.

Permanent Supportive Housing facilities and services include:

- Community Homes, Inc.* - A non-profit corporation providing homes and services for adults with disabilities.
- Community Housing Network, Inc. - Helps people who are homeless or at risk of homelessness, those with disabilities, and others in need find and maintain decent, affordable housing.
- HUD VA Supportive Housing - Provides permanent supportive housing to veterans.

Street Outreach includes:

- PATH Program (administered through Community Housing Network)- Provides Street outreach and referrals to homeless persons living on the streets.

Transitional Housing facilities and services include:

- Abigayle Ministries* - Housing and assistance for single pregnant women, or single women with a newborn child under 3 months old.
- Amelia Agnes Transitional Home for Women – Their mission is to provide quality housing and support services to homeless women (with or without children).
- The Salvation Army* - Provides transitional housing for people recovering from substance abuse.
- Vets Returning Home* - Provides transitional housing for veterans. Veterans are connected with other wraparound services.
- Family Youth Interventions - Provides transitional housing to youth between the ages of 16 and 20 who are homeless or at risk of becoming homeless.

Emergency Shelter facilities and services include:

Macomb County Rotating Emergency Shelter Team (MCREST) - 90 Day Emergency Shelter rotating through over 80 churches in Macomb County to host homeless men, women and children.

- Salvation Army MATTS - 90 Day Emergency Shelter for men, women and children of all ages. Provides counseling, medical and casework to each client.
- Turning Point - An emergency shelter providing programs and resources that enable survivors of domestic violence, sexual assault, and homelessness to regain control of their lives.
- Family Youth Interventions - Runaway/Homeless Shelter for Youth - A licensed Child Caring Institution by the Michigan Department of Consumer and Industry Services.

Youth Targeted Programs:

- MISD - Education Project for Homeless Children & Youth - Educational assistance for homeless students and families.

Veteran Targeted Programs:

- Teaching and Training Innovations (TTI) - Supportive Services for Veteran Families (SSVF) - Provides case management, rental assistance and assistance with applying for VA benefits.

Rapid Rehousing & Homelessness Prevention Programs:

- Community Mental Health - Provides rental assistance to persons with mental health issues who have children.
- Perfecting Community Development Corporation - Provides homeless persons with rental assistance to obtain permanent housing.

*Indicates program or agency that does not participate in Macomb County CoC, but provides services to homeless persons or those at risk of becoming homeless.

MA-35 Special Needs Facilities and Services – 91.210(d)

INTRODUCTION

This section describes facilities and services that assist persons who are not homeless but require supportive housing and programs. These populations may include elderly and frail elderly, persons with disabilities, persons with alcohol or drug addictions, persons with HIV/AIDS, or other groups. Such facilities and services include units that are barrier-free and physically accessible, units with on-site supportive services such as case management, counseling and healthcare, and units that are affordable to persons on a fixed or limited income.

INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY, AND DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS

Elderly & Frail Elderly

The elderly, and particularly the frail elderly, require supportive housing, including units that are barrier-free and accessible to the disabled, units with on-site supportive services, and units that are affordable to persons on a fixed-income. The elderly population with housing needs continue to be an area of focus in Macomb County. CDBG funds may be used to provide assistance with maintenance so that the elderly can remain in their homes for as long as possible. Those with fixed incomes, such as the elderly and disabled, are particularly impacted by the rising costs of fuel, utilities, and food.

Persons with Disabilities (Mental, Physical, Developmental)

Disabled persons require barrier-free housing that is also affordable. Accessibility retrofits tend to be expensive and homes with such features tend to be higher in value. In contrast, income levels for the disabled (mentally, physically or developmentally) tend to be lower than median area income, resulting in affordability concerns. While new multi-family units are required to have accessibility for such populations, older units tend to be lacking such features. Moreover, persons with mental or developmental disabilities often require supportive housing that includes on-site services.

Persons with Alcohol or Drug Addictions

Persons with addictions may require temporary housing and treatment. This type of housing can include beds for extended stay and counseling rooms for on-site services. Additionally, there are several

organizations within Macomb County that provide substance abuse services. These include Macomb County Community Mental Health, among others.

Persons with HIV/AIDS

Persons living with HIV/AIDS face particular challenges with regard to supportive housing. Many are experiencing physical disability, loss of employment, and lack of income resulting in a need for more stable housing. The Urban County of Macomb is not a recipient of federal HOPWA (Housing for People with Aids) funds. HOPWA funds for Macomb County residents are received and managed by the City of Warren. The City has partnered with the Oakland Livingston Human Service Agency (OLHSA) to provide housing assistance. OLHSA is also the recipient of Ryan White funding which is used to provide medical care and other supportive services to person with HIV/AIDS who are uninsured or underinsured. Having HOPWA funding for housing related matters and Ryan White funding for medical care, OLHSA, is able to provide assistance to persons living with HIV/AIDS with the necessary supportive housing when they return from mental and physical health institutions.

Other Groups

Persons leaving a violent domestic situation are often homeless at first. The availability of emergency and transitional housing is critical to prevent their return to such a situation. Most of the needs for this group are related to shelter and counseling. Runaway youth require similar housing and counseling services. In Macomb County, such services are provided by numerous organizations.

DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING

Households with mental or physical health issues face barriers to safe, decent and affordable housing. Often, persons with mental or physical issues are discharged from institutions, but are then unable to find independent housing that they can afford or reasonably maintain. A number of homeless people have been discharged from institutions with no other housing options.

SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. 91.315(E)

Macomb County seeks to assist low-income households with their housing and community development needs, and the following FY 2024/2025 activities may also support persons with special needs. In an

effort to diminish the causes and effects of poverty, Macomb Community Action provides a network of comprehensive educational, economic and social services to Macomb County residents. Included are programs like Meals on Wheels, Dining Senior Style, Senior Citizen Chore Service and Home Injury Control; emergency assistance for food, rent and utilities; financial literacy; free preschool through Head Start; transportation services; home weatherization services; and homelessness prevention assistance. Prevention of homelessness is a priority whether the resident at risk of homelessness is in a special population or not. Macomb County will provide CDBG funds during the 2024 program year to non-profit organizations that provide prevention services.

FOR ENTITLEMENT/CONSORTIA GRANTEES: SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. (91.220(2))

See response, above (previous question and response).

MA-40 Barriers to Affordable Housing – 91.210(e)

DESCRIBE ANY NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT.

This section requires the jurisdiction to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

The creation and preservation of affordable housing options in Macomb County is affected by market conditions and public policies. Outreach to agencies identified the following barriers to affordable housing in the County:

- **Walkable Communities:** Programs including the Low-Income Housing Tax Credit (LIHTC) program emphasize and prioritize developing in population dense, "walkable" communities. Developers that have made an effort to create affordable housing in areas of need have been negatively impacted by the scoring requirement.
- **Perception of "Low-Income" or "Affordable" Housing:** This type of housing can create conflicts within the community in which support for the development is needed.

- Credit Requirements: Credit reports and background check requirements prevent people that need housing from getting approved.
- Income/Wealth Inequity: Policies that don't adequately require assets to be counted in the income calculation, resulting in people qualifying for assistance who may not have as great a need as someone with similar income but little to no assets.

In general, Macomb County will continue to work with non-profit housing developers and providers to increase the amount of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

INTRODUCTION

The Consolidated Plan provides a concise summary of the County's priority non-housing community development needs that are eligible for assistance. The following section describes the economic development needs of Macomb County. This section also provides data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

This section discusses the following topics:

- Business by Sector
- Labor Force
- Occupations by Sector
- Travel Time to Work
- Educational Attainment
- Median Earnings in the Past 12 Months
- Additional Narrative

ECONOMIC DEVELOPMENT MARKET ANALYSIS

TABLE 41: BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
			%	%	%
Agriculture, forestry, fishing and hunting, and mining	1,057	762	0.3%	0.2%	-0.1%
Construction	21,196	16,984	6.3%	5.2%	-1.1%
Manufacturing	72,326	65,244	21.5%	19.8%	-1.7%
Wholesale trade	6,403	11,637	1.9%	3.5%	1.6%
Retail trade	38,487	43,112	11.4%	13.1%	1.7%
Transportation and warehousing, and utilities	14,590	13,249	4.3%	4.0%	-0.3%
Information	3,460	2,998	1.0%	0.9%	-0.1%
Finance and insurance, and real estate and rental and leasing	20,049	9,574	6.0%	2.9%	-3.1%
Professional, scientific, and management, and administrative and waste management services	33,097	61,238	9.8%	18.6%	8.8%
Educational services, and health care and social assistance	68,926	62,126	20.5%	18.9%	-1.6%
Arts, entertainment, and recreation, and accommodation and food services	30,083	24,607	8.9%	7.5%	-1.4%
Other services, except public administration	14,474	9,545	4.3%	2.9%	-1.4%
Public administration	12,374	8,131	3.7%	2.5%	-1.2%
Total	336,522	329,207	100%	100%	-

Data Source: 2018-2022 ACS (Workers, Age 16 and Over), 2021 Longitudinal Employer-Household Dynamics (Jobs, All)

Table 41 – Business Activity

Information provided in **Table 41** identifies workers and jobs within Macomb County by sector. This information is divided into 13 sectors by number of workers, number of jobs and then calculations of the ratio of workers to jobs by business sector. According to the 2018-2022 ACS, there are 336,522 workers within all business sectors identified in Macomb County. The number of jobs within all sectors is estimated to be 329,207 according to the 2021 Longitudinal Employer-Household Dynamics data published by the U.S. Census Bureau.

The largest share of workers is within the Education and Health Care Services sector (21%). Workers in the Retail Trade sector and Professional, Scientific, and Management sector comprise 13% and 13% shares respectively. Workers in the Agriculture, Mining, Oil and Gas Extraction sector and Information sectors comprise the smallest percentage of workers (1% and 2%, respectively).

Regarding the share of jobs, the largest share of jobs is within manufacturing (19.8%), education services, healthcare, and social assistance (18.9%), and professional, scientific, and management, administrative and waste management services (18.6%). Those business sectors around 10% of the population include retail trade (13.1%) and arts, entertainment, recreation and accommodation and food services (7.5%). The remaining business sectors with around 5% of the workers are construction (5.2%), transportation, warehousing, and utilities (4%), wholesale trade (3.5%), finances, insurance, and real estate (2.9%), other services, except administration (2.9%), public administration (2.5%), information (0.9%), and agriculture, forestry, fishing/hunting, and mining (0.2%).

By comparing the share of workers to share of jobs, it can be determined within which sectors there are deficiencies to be addressed. The calculation of “jobs less workers” is the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector.

As **Table 41** shows, within Macomb County there are fewer jobs than workers within eight (8) business sectors: construction, manufacturing, transportation, warehousing, and utilities, finance, insurance, and real estate, education services, arts, entertainment, recreation, and food service, other services except public administration, and public administration. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset. In contrast, there may be more jobs than workers in three (3) business sectors: wholesale trade, retail trade, professional, scientific, management, administration & waste management services. These are estimates of sectors that may have more jobs than workers, though the data currently shows that there are fewer jobs than workers in Macomb County. The only sector with an oversupply of jobs is professional scientific management and administrative and waste management.

TABLE 42: LABOR FORCE

Total Population in the Civilian Labor Force*	356,712
Civilian Employed Population 16 years and over	356,121
Unemployment Rate**	5.7%
Unemployment Rate for Ages 16-24**	9.7%
Unemployment Rate for Ages 25-64**	3.8%

Data Source: 2018-2022 ACS

*Universe: population 16 years and over ** include Cities Warren and St. Clair Shores

Table 42 – Labor Force

Table 42 portrays the labor force within Macomb County. According to the 2018-2022 ACS, the total population within the County in the civilian labor force is 356,712. This number includes the number of civilian workers plus those actively seeking employment and does not include those who are not actively seeking employment.

The number of the civilian population 16 years and over who are employed totals 356,121. According to 2018-2022 ACS estimates, the County’s unemployment rate is approximately 5.7%. The unemployment rate for those between the ages of 16-24 is approximately 9.7% while for ages 25-65 the unemployment rate is approximately 3.8%.

TABLE 43: OCCUPATIONS BY SECTOR

Occupations by Sector	Number of People*	Median Earnings (\$) **
Management, business and financial	128,829	\$70,008
Service occupation	53,799	\$22,236
Sales and office	73,426	\$36,690
Natural Resources, construction, extraction, maintenance, and repair	25,188	\$53,342
Production, transportation, and material moving	55,280	\$39,362

Data Source: 2018-2022 ACS

*Universe: Civilian employed population 16 years and over with earnings (past 12 months) ** include Cities Warren and St. Clair Shores

Table 43 – Occupations by Sector

Table 43 displays occupations by Sector within Macomb County according to the 2018-2022 ACS. Management, business and financial occupations account for the largest number of occupations with 128,829 people. The next three occupation groups are sales and office (7,3426), production, transportation and material moving (55,280), and service occupations (53,799). Of these occupations,

median earnings are highest in the management, business, and financial occupations (\$70,008), whereas median earnings are lowest in sales and office (\$22,236).

TABLE 44: TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	215,127	62.9%
30-59 Minutes	105,738	30.9%
60 or More Minutes	21,122	6.2%
Total	341,987	100%

Data Source: 2018-2022 ACS

Table 44 – Travel Time

As shown in **Table 44**, for the population not working at home, the vast majority of Macomb County residents commute less than 30 minutes to work (62.9%). A notable percentage travel 30-59 minutes (30.9%) with a small percentage commuting more than one hour (6.2%). Approximately 80 percent of Macomb County workers drive to work alone and 8.1% carpool. According to 2018-2022 ACS estimates, for those who commute to work the average travel time is 27.2 minutes (less than 30 minutes) one-way for Macomb County including the cities of Warren and St. Clair Shores.

EDUCATION:

TABLE 45: EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 16 AND OLDER)

Educational Attainment*	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	15,438	1,620	12,138
High school graduate (includes equivalency)	63,954	4,278	25,412
Some college or Associate's degree	99,873	4,890	23,912
Bachelor's degree or higher	93,367	2,882	13,584

Data Source: 2018-2022 ACS *Universe: population 25 to 64 years (Civilian)

Table 45 – Educational Attainment by Employment Status

Table 45 displays educational attainment by employment status for the population 25 to 64 years of age. Within Macomb County, the highest numbers of employed are those with some college or an Associate’s degree (99,873) and those with a Bachelor’s degree or higher (93,367). In contrast, only 15,438 of the civilian employed population in the labor force never graduated from high school.

The highest numbers of unemployed are those with some college or a\Associate’s degree (4,890) and those with a high school degree (4,278).

TABLE 46: EDUCATIONAL ATTAINMENT BY AGE

	Age*				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	667	2,856	4,109	6,714	8,014
9th to 12th grade, no diploma	6,905	4,569	5,005	12,874	12,292
High school graduate, GED, or alternative	26,479	28,329	24,946	65,943	57,853
Some college, no degree	22,830	31,750	23,776	57,442	35,987
Associate's degree	5,055	13,844	10,271	31,171	14,093
Bachelor's degree	7,923	26,725	25,147	38,800	19,920
Graduate or professional degree	914	12,464	13,647	23,387	12,349

*Data Source: 2018-2022 ACS *Universe: population age 18 years and over*

Table 46 – Educational Attainment by Age

Table 46 shows Educational Attainment by Age. A small population over the age of 18 (9.2%) in Macomb County did not graduate from high school. Over half of adults (54.0%) graduated from high school or have some college education but no college degree. Combined, over 63% of the population 18 years or older (439,340 adults) do not have a college degree. An estimated 181,276 or 26.1% adults have an associate, bachelors, graduate or professional degree.

TABLE 47: EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months (\$)
Less than high school graduate	\$29,425
High school graduate (includes equivalency)	\$37,352
Some college or Associate's degree	\$45,588
Bachelor's degree	\$64,842
Graduate or professional degree	\$82,783

Data Source: 2018-2022 ACS Universe = population 25 years and over w/earnings 2021 inflation-adjusted dollars

Includes Cities Warren and St. Clair Shores

Table 47 – Educational Attainment – Median Earnings in the Past 12 Months

Table 47 identifies income over a 12-month period as it relates to educational attainment in Macomb County including the Cities of Warren and St. Clair Shores. The data shown is sourced from 2018-2022 ACS estimates. Greater educational attainment strongly correlates with increased income. In Macomb County, persons having a graduate or professional degree have an estimated median income of \$82,783

and persons having a Bachelor's degree have a median income of \$64,842. In contrast, persons with some college or an Associate's degree have a median of \$45,588. Similarly, those with a high school diploma or equivalency have a median income of \$37,352 and those without a high school diploma or equivalency have a median income of \$29,425. The greatest gains in median earnings are made for persons with a Bachelor's degree or a graduate degree (when compared to the next lowest level of education). Having a Bachelor's degree corresponds to an 120% increase in median earnings compared to having no high school diploma.

BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?

The major employment sectors in Macomb County are manufacturing, education services and health care etc., and retail trade. Combined, these four employment sectors represent over half (53.4%) of all available jobs in Macomb County.

DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY:

The data show that there may be more jobs than workers in three business sectors: wholesale trade, retail trade, professional, scientific, management, administration & waste management services. These are estimates of sectors that may have more jobs than workers, though the data currently shows that there are fewer jobs than workers in Macomb County. The only sector with an oversupply of jobs is professional scientific management and administrative and waste management. However, for sectors with an oversupply of jobs, workers from outside Macomb County may be meeting the needs of the local job market for these sectors.

Of the total population age 18 and older, only 26.1% have a bachelor's degree or higher. Since a large percentage of Macomb County's population lacks a college education, there may be a demand for adult basic education, workforce training and other education opportunities to better match the needs of employers with employees skilled in areas such as agriculture/mining, retail and wholesale trade, education, healthcare, arts/entertainment, and the hospitality industry. While some jobs in education or the arts may require a Bachelor's degree or higher, many jobs in the agriculture/mining, trade, healthcare, and hospitality sectors only require a high school diploma or equivalency, some college, or an Associate's degree. With that, there are a number of private and public educational institutions, as well as workforce training initiatives, available in Macomb County to address this need.

DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.

Roads are a critical element of any economic ecosystem. They need to be maintained and repaired in order to provide the safe, efficient, reliable and quick transportation for both goods and services. Over the past few years major investments have been made to key traffic routes upgrading and improving the roads. In 2016, more than \$43.0 million was invested to rebuild and replace Van Dyke Avenue (M-53) from 15 Mile Road to 18 Mile Road which forms the eastern border and is one of two major routes that runs through a 10 mile long, one-mile-wide industrial corridor. Not only was the roadway totally rebuilt but the latest in state-of-the-art sensors and autonomous equipment were installed as well. During 2017 and 2018 an additional \$36 Million was spent to rehabilitate, rebuild and widen multiple highways across the county to encourage and support economic growth.

In 2019, over \$41 million was slated for investing in upgrading and reconstructing Macomb County Roads. This includes both north-south routes as well as east-west corridors. In addition to this investment, Macomb County was awarded a \$90 Million grant from the Department of Transportation to completely reconstruct and modernize Mound Road from I-696 Interstate to Hall Road (M-59) in the northern half of the county. This nine mile stretch of highway is the western border of the industrial corridor and will contain bike/pedestrian walkways and overpasses, transit stops for the SMART Bus System as well as upgraded intelligent signalization systems and vehicle to vehicle connectivity. In total, this major project in Macomb County, called Innovate Mound, is a \$217 million investment on Mound Road. This roadway is one of the most important manufacturing and R&D corridors in Southeast Michigan and the vision is to build a better road, increase pedestrian friendliness and implement smart transportation technologies.

Private sector business investment continued to grow in 2019, following two record setting years in 2017 and 2018. Already nearly \$200.0 million of investments have been announced in the first quarter of 2019. Over the past two years the county has assisted numerous private firms with investments totally over \$869.1 million, which created 5,336 new jobs and helped retain 4,425 existing positions. The above numbers do not include the recent announcement by FCA to invest \$1.5 billion at the Warren truck plant to retool for the production its new Jeep Wagoneer and Grand Wagoneer. Plus, another \$400.0 million will be invested in the company's Warren Stamping Plant and the Sterling Stamping Plant. These investments will create 1,480 new jobs.

Also, GM's Cadillac Division relocated its headquarters from New York to Warren with 140 jobs and General Motors is spending over \$1.5 billion to upgrade and expand its Technical Center in Warren. In conjunction with GM's investment, the city of Warren recently announced a \$170 million public-private development named Warren Town Center. This was a mixed-use project that includes 500 apartments and lofts, a 200-room boutique hotel, 20,000 square feet of retail and dining space as well as a 300,000 square-foot grocery store.

HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?

Within eight (8) business sectors: construction, manufacturing, transportation, warehousing, and utilities, finance, insurance, and real estate, education services, arts, entertainment, recreation, and food service, other services except public administration, and public administration. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset.

In contrast, there may be more jobs than workers in three (3) business sectors: wholesale trade, retail trade, professional, scientific, management, administration & waste management services. These are estimates of sectors that may have more jobs than workers, though the data currently shows that there are fewer jobs than workers in Macomb County. The only sector with an oversupply of jobs is professional scientific management and administrative and waste management.

DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVES, INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.

As the economy continues to evolve to a more automated, digitally based workplace, the skills and requirements of the workforce are changing as well. To keep pace with the changing needs of employers, the state of Michigan through its Michigan Works agency has implemented the Going Pro Program over the past six years. The program provides competitive awards to employers to assist in training, developing and retaining current and new employees. It ensures employers have the talent they need to compete and grow and individuals have the skills for today's in-demand jobs improving their opportunities for growth and advancement within the company. The training must fill a talent need and can be classroom, on-the-job training or apprenticeship training. Classroom and on-the-job training can be funded up to \$1,500 per person and registered DOL apprenticeship can be receive up \$3,000 per person.

In 2018, Macomb County had 19 companies awarded grants totaling \$994,329 and in 2019 total awards equaled \$1,259,729 spread over 26 companies. Another major partner in the workforce and talent development is Macomb Community College through its Workforce and Continuing Education Center. This organization provides both standardized and customized training for employers for their entire team or select individuals. Each year, the organization helps businesses from small startups to Fortune 500 companies improve their performance and profitability through training and education that encompasses innovative industrial and technical as well as health and safety training and professional development.

Workforce and Continuing Education Group also administers the Michigan New Jobs Training Program for Macomb County. This program supports both existing and new companies in the area that create new jobs within the state. The employer funds the training for the new positions. Macomb community college then collects the workers' diverted income tax withholding and in turn reimburses the company for training expenses. Since the inception of the program two years ago, the program has assisted 11 companies fund over \$1.7 million in training for newly created positions. This group also assists companies with the set-up and execution of DOL registered apprenticeship programs. At the present time, there are 397 apprentices in registered programs across 30 companies. In unregistered Employee in Training programs there are 197 trainees at 36 companies.

Also, in 2018, Michigan Works provided 90 On-the Job-Training (OJT) grants to 47 companies in the county. These grants provided training to the companies with a value of \$345,000. These efforts will support the Consolidated Plan by providing employment opportunities to low-income persons.

DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)?

No.

IF SO, WHAT ECONOMIC DEVELOPMENT INITIATIVES ARE YOU UNDERTAKING THAT MAY BE COORDINATED WITH THE CONSOLIDATED PLAN? IF NOT, DESCRIBE OTHER LOCAL/REGIONAL PLANS OR INITIATIVES THAT IMPACT ECONOMIC GROWTH.

Macomb County participates in the Southeast Michigan Council of Governments (SEMCOG) Partnering for Prosperity - Economic Development Strategy for Southeast Michigan (February 2016). Three major initiatives include a community assets strategy, a business climate strategy and talent and innovation strategy. In addition to this regional strategy, Macomb County Planning and Economic Development

Department (PED) has created an Economic Development Action Plan (EDAP) to assist with implementation at the County level.

DISCUSSION

According to the 2017-2021 ACS, the Macomb County civilian labor force is comprised of approximately 459,603 people (including Warren and St. Clair Shores), of which approximately 95.7% are employed and 4.3% are unemployed. The largest labor (i.e., workers) sectors in Macomb County are manufacturing, education and healthcare; and professional, scientific, and management. More than half of workers are in these sectors.

Like in most communities, higher median earnings generally correlate with higher education. The highest median earnings in Macomb County are in occupations such as management, business, and financial, while the lowest median earnings are in service occupations.

Approximately 90.7% of Macomb County's adult population has a high school diploma or equivalent or higher, and only 26.1% of the County's population has a Bachelor's, graduate or professional degree. While there may be a need for workforce training, there are also several workforce training initiatives in Macomb County to meet this need.

Approximately 62.9% of Macomb County's population drives less than 30 minutes to get to work, and approximately 30.9% of Macomb County's population drives less than one hour to get to work. This means that most employees live within Macomb County or adjacent counties.

MA-50 Needs and Market Analysis Discussion

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

In the past five years, the County focused the majority of its CDBG-funded activities in eligible block groups (i.e., areas of low- and moderate-income concentration). Generally, these same areas are also disproportionately affected by housing problems, such as overcrowding, substandard conditions, or significant cost burden.

Reviewing CHAS data through the HUD CPD mapping tool does not reveal discernable patterns showing concentrations of multiple housing problems. Problems appear to be random across census tracts; however, it is fair to say that problems are generally more concentrated in the southern and eastern,

more urbanized areas of the County including Mount Clemens, Clinton Township, Eastpointe, Roseville, New Haven, and Sterling Heights. Because the patterns are inconsistent it is not possible to specifically define a concentration.

HUD recognizes a disproportionately greater need when one racial group experiences greater than 10% points more of a particular housing issue than the jurisdiction as a whole. The data provided in sections NA-20 and NA-25 reflected some instances of disproportionate need. However, the data did not reflect a consistent pattern.

Because of the age of Macomb County's housing stock, housing problems are distributed throughout the County's limits. Geographically, housing problems affecting extremely low-income households are widespread. The majority of extremely low-income households have some type of housing problem, regardless of their location. Housing problems affecting low-income households are also widespread, but only seven Census Tracts have a concentration of housing problems greater than 75% of low-income households.

ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

The lowest income areas of Macomb County are most affected by housing problems and in need of community investment. Unfortunately, these areas are widespread. One-hundred ninety-eight of the County's Block Groups have a low- and moderate-income population of 49.45% or greater. These block groups are distributed throughout the County.

An area of concentration is defined herein as an area where a certain group (racial, ethnic, or income) comprises a percentage of the population that is 10 percentage points higher than the jurisdiction as a whole. Macomb County has an overall minority population percentage of 24.8%. Black/African American populations makeup 12.5% of the County. Twelve Census Tracts meet this definition for race, most of which fall within the City of Eastpointe, according to HUD CPD Maps, Accessed March 2024. No Census Tracts are greater than 13.0% Hispanic according to HUD CPD Maps, Accessed March 2024. In contrast, Macomb County as a whole is 3.0% Hispanic. Although these concentrations exist, the data provided in the Market Analysis show that all residents of low- and moderate-income, regardless of race or ethnicity, may have significant housing needs.

WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?

Generally, a review of CHAS data through the HUD CPD mapping tool, reveals that the more urbanized areas referenced have higher percentages of renters and older housing stock.

ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?

No specific community assets were discussed during the plan outreach and analysis beyond county-wide or census tract comparisons was not conducted in preparation of this plan. Generally speaking, the Consortium received feedback that parks, senior centers, and community centers are valuable resources to low-income residents and neighborhoods. Areas that had these facilities are in need of maintenance, services and staffing, areas without these facilities will be considered for projects in the next planning cycle; although resources are limited.

The transportation system, roads, crossing, sidewalks, bikeways/paths, and transit system is another asset that was discussed at length in the preparation of this plan. The Consortium recognizes a need to support the preservation and expansion of transportation that serves low-income areas and neighborhoods.

Finally, public service providers are a great asset to low-income areas and neighborhoods. As stated in previous sections of the plan the Consortium will continue to work with these organizations to deliver high quality housing and public service programming to low-income residents.

ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?

The strategies align with the strategies previously outlined for public and assisted housing with a few additions and modifications including:

- **Housing:** Continuing to provide housing assistance, and when possible, expand affordable housing options by supporting efforts to increase funding to address the huge demand.
- **Target Incentives:** Prioritize programs that focus on specific populations in need, especially populations that may be underserved.
- **Upward Mobility:** Provide residents with supportive services to enable them to achieve independence and financial security.
- **Invest in Public Facilities and Improvements:** Provide safe recreational facilities for low-income families so that residents and their children can have a safe place to play.
- **Invest in Transportation:** Build and maintain equitable transportation systems and services that provide for the basic living needs of low-income residents and neighborhoods.

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)

DESCRIBE THE NEED FOR BROADBAND WIRING AND CONNECTIONS FOR HOUSEHOLDS. INCLUDING LOW- AND MODERATE-INCOME HOUSEHOLDS AND NEIGHBORHOODS.

According to the Federal Communications Commission (FCC) Fixed Broadband Deployment Map, accessed in June 2023, nearly all of the Macomb County has four or more fixed residential broadband providers throughout the County.

Although there are many broadband providers located throughout Macomb County, there still exists areas that are considered “underserved” according to the Michigan Public Services Commission. Furthermore, according to the March 2024 Tri-County Region Broadband Assessment, 14% of households in this highly populated area still report having no access to Internet. Among the tri-county region survey respondents without Internet access, 42% of surveyed households report that the most important contributor to their lack of access relates to the monthly cost of a home subscription being too expensive. Additionally, 31% of respondents reported that either a lack of availability at their home address or a lack of robust, modern speeds is the most important reason for not having Internet access. Currently, 79% of respondents with no Internet access are willing to pay between \$75 per month or lower for service, indicating a willingness to pay for Internet service at their properties if it was available at a reliable speed and within the suitable price range. In addition, 36% of respondents indicated they would adopt broadband only at maximum monthly costs of \$25, suggesting a need for lower price options. About 9% of respondents would be willing to pay \$75 per month or more, indicating that in some instances, respondents may be willing to pay a premium for service.

The lack of broadband infrastructure is especially prevalent in Northwest and Northcentral Macomb County which is generally less built out and a more rural character.

Another impediment to broadband access within low- and moderate-income households is the purchasing of equipment (computers, smartphones, tablets, and routers).

DESCRIBE THE NEED FOR INCREASED COMPETITION BY HAVING MORE THAN ONE BROADBAND INTERNET SERVICE PROVIDER SERVE THE JURISDICTION.

As stated above, according to the Federal Communications Commission (FCC) Fixed Broadband Deployment Map accessed in June of 2023, Macomb County has four or more fixed residential broadband providers throughout the City; therefore, there is already competition in the area. Some

areas have as many as 6 or more providers. There is a need for more broadband infrastructure in the northern half of Macomb County.

MA-65 Hazard Mitigation – 91.210(A)(5), 91.310(a)(3)

DESCRIBE THE JURISDICTION’S INCREASED NATURAL HAZARD RISKS ASSOCIATED WITH CLIMATE CHANGE.

According to most scientists, the impacts of climate change in Macomb County will include more summer heat waves and hot days and increased severe rain events. A preliminary Great Lakes Integrated Sciences Assessment describes the challenges including higher probability of heat waves and hot days each summer (heat-related illness and death, reduced air quality, reduced water quality, and longer growth periods for plants increasing pollen loads); more severe and more frequent wet weather events (flooding and rapid Great Lakes water depth changes); and infrastructure issues related to increased demands during wet weather and heat events (sewer overflows, electric grid reliability issues, and buckling of roadways).

DESCRIBE THE VULNERABILITY TO THESE RISKS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS ON AN ANALYSIS OF DATA, FINDINGS, AND METHODS.

The impacts of climate change in Michigan will affect households of all incomes; however, lower income households often have fewer options available to minimize the anticipated climatic impacts and often live in areas that are more susceptible to climate change. The Michigan Climate and Health Profile Report – 2015 identifies concerns facing urban and suburban populations in SE Michigan.

According to this report, Macomb County’s most vulnerable populations will be more likely to suffer from heat-related illnesses and death due to the urban heat island effect and a lack of access to air conditioning. Urban areas tend to have lower air quality and the anticipated higher temperatures will increase ozone and impact asthma rates. Low-income urban areas also often have lower urban forestry canopy rates, which leads to higher day and nighttime air temperature, and the lack of an urban canopy limits its beneficial greening impacts by limiting its capacity to reduce harmful carbon emissions, lower PM2.5 levels, and reduce ozone.

Michigan’s 2018 Air Quality Annual Report does track regionally the impacts of air quality, but the information is not granular enough to directly correlate to low- and moderate-income areas in Macomb County. The findings are nonetheless broadly applicable to Macomb County’s low- and moderate-income communities and neighborhoods.

Increased wet weather events that cause flooding may adversely impact Macomb County's more marginalized populations than other populations due to the higher incidence of no property and or renters' insurance among low-income populations and limited housing choice. Low-income populations often face higher physical and environmental barriers to alleviate extreme heat. During extended periods of high temperatures, Michigan's electric grid has been operating near capacity, and if the electrical grid fails, low- and moderate-income residents have fewer options to find air conditioning to escape these events. Wealthier residents often live-in single-family homes that do not retain heat as much as multi-unit apartment buildings, and if the power does go out, they have greater access to safe generators and may also temporarily relocate to a motel or hotel with operating air conditioning. Due to concerns regarding crime, low-income residents may not feel safe leaving windows and doors open for ventilation during extended periods of high heat too, especially overnight while sleeping. The 2015 Michigan Climate and Health Profile Report warns that lower income residents often face higher rates of respiratory illness and complications from their overall poorer general health, and warming air temperature may contribute to more respiratory conditions caused by increased ozone, pollen, and mold levels.

Strategic Plan



SP-05 Overview

STRATEGIC PLAN OVERVIEW

Macomb County is expected to receive an average of \$1.84 million in CDBG funding each year over the next five years. Macomb County will work with the 20 communities that participate in the County's Urban County CDBG program to fund eligible projects and services.

The cities of Roseville and Sterling Heights and the Charter Township of Clinton are all direct CDBG entitlements receiving an annual allocation. Each community administers its own CDBG program and will be responsible for submitting its own Annual Action Plan.

The Macomb HOME Consortium is expected to receive an average of \$1.74 million each year through the HOME Investment Partnerships Program (HOME). As the Lead Agency, Macomb County is responsible for administering HOME funds in compliance with the Macomb HOME Consortium's Interlocal Agreement.

The County developed its Strategic Plan based on analysis of data presented in this plan, past performance, and an extensive community participation and consultation process. Through these efforts, the County has identified the following goals to address priority needs: 1) Make Available Appropriate Housing; 2) Improve Public Facilities and Infrastructure; 3) Address the Needs of Homeless & At-Risk Families; 4) Provide and Expand Human Services; 5) Foster Economic Development; 6) Aid the Prevention of Slums and Blight; and 7) Expand Planning, Grant Management, and Capacity.

The Strategic Plan provides an overview of why Macomb County and the Macomb HOME Consortium may invest CDBG and HOME funds over the five-year period covered under this Plan. These federal funds will be used to address the following priority needs in the community. The County and members of the Macomb HOME Consortium will work with local units of government, housing agencies and public service providers to remove barriers to affordable housing, assist the homeless population, reduce the number of families experiencing poverty, and fund other efforts identified in this Strategic Plan.

Activities not specified as a priority need may be allowed based on public input and compliance with a National Objective and the goals outlined in this Plan.

Housing Needs

The Housing topic is focused on the physical state and tenure of housing in Macomb County and ways that federal and local resources can be used to address housing issues. Based on input and data received through the public involvement process, the highest priorities identified by the public are:

- Affordable Housing Units for Renters and Owners
- Housing Rehabilitation
- Housing Affordability (TBRA and DPA)
- Housing Financial Services and Counseling
- Senior Housing
- Blight Removal/Code Enforcement
- Fair Housing

Considering these priorities, the following goals are recommended to address housing needs:

Goal 1: Make Available Appropriate Housing

Improve availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households throughout Macomb County.

Goal 6: Aid the Prevention of Slums and Blight

Improve the living conditions for Macomb County citizens, especially those in low- and moderate-income areas.

Homelessness and Social/Public Services Needs

Meeting social and public service needs of Macomb County residents is a collaborative effort comprising numerous individuals, agencies, and organizations. There are many other non-profit agencies along with County Departments that provide an array of services to individuals and families throughout Macomb County. In developing priority Homelessness and Social/Public Service needs, Macomb County did research and outreach through the Continuum of Care (CoC) and many other social/public service

providers, as well as the citizens of Macomb County and stakeholders through public meetings, and survey instruments.

Based on input and the data received through the citizen participation process, the highest priorities identified are services such as:

- Public Services (Transportation Services, Youth Services, Mental Health, Substance Abuse, Homeless Services and Prevention, Employment Training, Senior Services, Special Needs, Crime Prevention, Food Bank Services, Childcare Services, Fair Housing, and Bridging the Digital Divide)
- Homeless Shelters
- Recreational Access and Services
- Transitional Housing
- Rapid Re-Housing

Considering these priorities, the following goals and objectives are recommended:

Goal 3: Address the Needs of Homeless & At-Risk Families

Support the needs of homeless populations and populations at-risk of homelessness.

Goal 4: Provide and Expand Human Services

Expand the accessibility and coordination of social services to Macomb County low and moderate-income and special needs populations.

Community Development/Public Improvement Needs

Community Development/Public Improvements is a broad category of spending that covers many types of public facilities and improvements such as roads, sewer improvements, water improvements, wastewater improvements, lighting, drainage, community centers, parks, and virtually any other public project that benefits low- and moderate-income neighborhoods.

Based on the needs assessment, input received through the citizen participation process, including public meetings, the following community development/public improvement needs were identified:

- Public Facilities and Infrastructure Improvements (Road Repair/Construction), Water/Sewer/Stormwater Improvements, Street Lighting, Sidewalks/ADA Ramps, Public Parks, Youth and Senior Centers, Accessibility/Barrier Free Improvements, Historic Rehab and Preservation, Bridging the Digital Divide)

Considering these priorities, the following goal is recommended:

GOAL 2: Improve Public Facilities and Infrastructure

Enhance the living environment of persons of low and moderate income and special needs populations through public improvement activities.

Economic Development Needs

Economic Development Needs is a category that applies to assisting low- and moderate- income populations and areas with economic opportunity. The category covers topics such as commercial building improvements, job training/education, and programs that assist low- and moderate- income persons with seeking and retaining employment. These specific services are often provided by non-profit agencies or for-profit business, but also could be provided through Macomb County programs.

Based on input and the data received through the citizen participation process, the highest priorities identified by the public are:

- Economic Development (Façade Improvements, Micro-enterprise Assistance, Employment Training)

Considering these priorities, the following goals and objectives are recommended:

Goal 5: Foster Economic Development

Support programs that create economic opportunities for low and moderate-income persons or within the designated low and moderate-income areas.

SP-10 Geographic Priorities

GENERAL ALLOCATION PRIORITIES

Describe the basis for allocating investments geographically within the County.

Macomb County (County) is an Urban County which is comprised of 20 local units of government including the Villages of Armada, New Haven, and Romeo; the Townships of Armada, Bruce, Chesterfield, Harrison, Lenox, Macomb, Ray, Richmond, Shelby, and Washington; and the Cities of Center Line, Eastpointe, Fraser, Mount Clemens, New Baltimore, Richmond and Utica. The County became a HOME participating jurisdiction (PJ) in 1992, and formed the Macomb HOME Consortium (MHC) in 2006, together with Roseville, Sterling Heights, and Clinton Township. During the 2013 program year, the County received its first allocation of funds through the Emergency Solutions Grant (ESG). Macomb Planning and Economic Development Office of Community Development administers U.S. Department of Housing and Urban Development (HUD) CDBG and HOME funds through authorization by the Office of the County Executive and the Macomb County Board of Commissioners. Beginning with the 2022 program year, Macomb County has elected to defer its ESG grant funds to the State of Michigan, Michigan State Housing Development Authority (MSHDA). MSHDA has agreed to accept the funds and will grant them back out to members of the Macomb County CoC.

Macomb County is diverse, with older development and population centers generally, but not always, found in the south and east of the County. The frequency and intensity of development generally diminishes to the north, particularly in the northeast and north central areas where, except for several smaller communities, rural conditions predominate. At this time, the Urban County of Macomb is governed by "home rule" and CDBG funding is allocated to the 20 member communities on a formula basis less County needs such as program administration, housing rehabilitation, and public services. While the County has not officially established a priority geographic area, all projects must meet a National Objective and be consistent with the approved Consolidated Plan. Of the 231 Census Block Groups within Macomb County with resident populations, 58 have LMI populations equal to or greater than 49.45% (the HUD threshold for a Census Block Group to be defined and a low- and moderate-income area).

The Urban County Cooperative Agreement between the 20 participating communities and the County states that the County has the final responsibility for determining the method of allocating CDBG funds provided under the agreement. While CDBG funds are currently distributed on a formula basis, the

County reserves its right under the agreement to reconsider this allocation method during subsequent program years covered under this plan.

Further, at any time during the term of this plan, Consortium member communities may create, in consultation with HUD, Local Target Areas to effectively coordinate their commercial, housing, comprehensive, or other revitalization efforts. These areas may coincide with locally designated areas of emphasis, such as TIF districts, historic districts, Opportunity Zones, or low/mod census tracts. Other potential areas of geographic priority include: the cities of Eastpointe, Mount Clemens, and Center Line all of which have a low- to moderate income population that exceeds the exception quartile (49.45%) for the Urban County's CDBG program.

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TABLE 49: GEOGRAPHIC AREA

1. Area Name: Low- and Moderate-Income Areas
Area Type: Local Target Areas
Identify the neighborhood boundaries for this target area. Low- and Moderate-Income designated block groups.
Include specific housing and commercial characteristics of this target area. In general, low- and moderate-income areas have a higher need for housing rehabilitation, blight elimination, and business assistance in addition to public service support.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area? No specific areas were identified as a priority geographic area; as such, the County will plan to prioritize funding projects within low- and moderate-income areas countywide.
Identify the needs in this target area. Needs within low- and moderate-income areas are generally, but are not limited to, increasing the supply of quality affordable housing, expanding access to housing programs and services, code enforcement, elimination of slum and blight, fair housing, expanded social services, public infrastructure improvements (street lighting, park improvements, sidewalks, road resurfacing, drainage improvements), public facilities improvements (youth and seniors), basic needs assistance (seniors/special needs), transportation options and services, substance abuse and mental health services, homeless services and prevention, affordable child care, employment training, commercial exterior rehabilitation, resources for entrepreneurship/small business development, and financial literacy.
What are the opportunities for improvement in this target area? The opportunities for improvement in this targeted area include but are not limited to targeted owner-occupied housing rehabilitation, code enforcement; street, sidewalk and drainage improvements; public facilities improvements; and employment training, and commercial exterior rehabilitation.
Are there barriers to improvement in this target area? The barriers of improvement for this target area include but are not limited to the following: lack of resources outside of entitlement and County general fund dollars, limited incentives for private development, and lack of interest from private developers in the target area. Property and construction costs also create barriers to improvement within the defined target area.

Table 49 – Geographic Priority Areas

SP-25 Priority Needs

The Five-Year Consolidated Plan must indicate the general priorities for allocating investment of available resources among different needs. Priority needs are those that will be addressed by the goals outlined in the Strategic Plan.

TABLE 50: PRIORITY NEEDS SUMMARY

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
Affordable Housing for Renters and Owners	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Make Available Appropriate Housing
Housing Rehabilitation	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Make Available Appropriate Housing
Housing Affordability (TBRA & DPA)	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Make Available Appropriate Housing
Housing Financial Services and Counseling	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Make Available Appropriate Housing
Senior Housing	High	Elderly, Frail Elderly, Persons with Physical Disabilities	Countywide (LMI Areas)	Make Available Appropriate Housing
Homeless Services	High	Homeless - Individuals Extremely Low-Income (30% AMI)	Countywide (LMI Areas)	Address the Needs of Homeless and At-Risk Families
Homeless Shelter Needs	High	Homeless – Individuals, Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Address the Needs of Homeless and At-Risk Families
Blight Removal/Code Enforcement	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Aid the Prevention of Slums and Blight
Recreational Access and Services	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Improve Public Facilities and Infrastructure Provide and Expand Human Services

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
Public Services (Transportation Services, Youth Services, Mental Health, Substance Abuse, Homeless Services, Employment Training, Senior Services, Special Needs, Crime Prevention, Food Bank Services, Childcare Services, Bridging the Digital Divide)	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI), Homeless - Individuals	Countywide (LMI Areas)	Provide and Expand Human Services Address the Needs of Homeless and At-Risk Families

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Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
Public Facilities and Infrastructure (Road Repair/Construction), Water/Sewer/Stormwater Improvements, Street Lighting, Sidewalks/ADA Ramps, Public Parks, Youth and Senior Centers, Accessibility/Barrier Free Improvements, Historic Rehab and Preservation, Bridging the Digital Divide)	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI), Non-housing Community Development	Countywide (LMI Areas)	Improve Public Facilities and Infrastructure
Economic Development (i.e Façade Improvements, Micro-enterprise Assistance, Employment Training)	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI), Non-housing Community Development	Countywide (LMI Areas)	Foster Economic Development
Urgent Need	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Improve Public Facilities and Infrastructure Aid the Prevention of Slums and Blight Provide and Expand Human Services Foster Economic Development
Fair Housing	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Provide and Expand Human Services Make Available Appropriate Housing
Program Administration/Planning	High	Extremely Low-Income (30% AMI), Low-Income (50% AMI), Moderate-Income (80% AMI)	Countywide (LMI Areas)	Expand Planning, Grant Management, and Capacity

Table 50 – Priority Needs Summary

SP-30 Influence of Market Conditions

TABLE 51: INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance (TBRA) is a potential avenue for funding and a priority based on the high amount of amount of low-income persons in the County that experience cost burden and severe cost burden. The lack of affordable housing is another factor that may influence funding TBRA. Tenant-based vouchers are the only voucher type used in Macomb County (37.2% of publicly assisted units in use). The average annual income of residents using TBRA is extremely low, and this voucher continues to be critical for persons who are severely cost burdened. It is estimated that while approximately 516 TBRA vouchers are in use out of 543 available, about 25,845 households in Macomb County have extremely low-incomes (0-30% Area Median Income) and 28,860 have very low-incomes (30%-50% Area Median Income).
TBRA for Non-Homeless Special Needs	Tenant Based Rental Assistance (TBRA) is an option to address non-homeless special needs. Non-Homeless Special Needs populations have a high need for TBRA, while at the same time need improved accessibility within housing. Approximately 64 (12.4%) of program participants are elderly (>62 years old) and 151 (29.3%) disabled residents receive TBRA. All 516 TBRA vouchers in use (100%) are requesting accessibility features. Due to their limited income, housing needs for those with non-homeless special needs include affordability, availability of assistance, accessibility improvements and Fair Housing options.
New Unit Production	The feedback provided during the focus groups and in surveys indicated that there is a shortage of affordable housing in Macomb County. As a result, new affordable housing will be a priority under this Plan. This includes homebuyer, rental and lease to purchase options. A shortage of affordable housing exists for several income groups, including both renter and owner households earning less than 50% HAMFI. The current housing inventory lacks rental units to house persons with low- and extremely low- incomes (less than 50% HAMFI). Necessary demolition of ageing and unsafe structures has contributed to the loss of affordable rental units in addition to high construction costs, availability of affordable land, and regulatory barrier allowing for the construction of affordable housing.
Rehabilitation	According to the CHAS data approximately 26.4% of households in Macomb County have at least one of the four housing problems. The CHAS data also reflects that the income levels of households experiencing a housing problem is generally under 80% of the area median income. In addition, the data provided in the ACS shows that over half of the housing in Macomb County was built prior to 1979. Given these factors, housing rehabilitation is a high priority under this Consolidated Plan.
Acquisition, including preservation	Acquisition and preservation will remain a priority to encourage home ownership and code enforcement needs. Housing rehabilitation within low- and moderate-income neighborhoods was identified during the citizen participation process with regard to the expense associated with preserving/restoring homes and obstacles to demolition in cases of ageing and unsafe structures.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources

INTRODUCTION

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the County to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **Table 52**.

Macomb County estimates a total allocation of \$1,870,406 in CDBG funding and \$1,861,605 in HOME funding for the 2024/2025 program year. Program income may be realized over the course of the 2024/2025 program year and subsequent program years. These funds will be used for CDBG-eligible activities consistent with the current goals and objectives identified in the Five-Year Consolidated Plan. CDBG and HOME funds will be used for housing and community development activities including, but not limited to, increasing homeownership, providing existing homeownership assistance (e.g., housing rehabilitation), public services, infrastructure improvements, blight removal, homeless services/prevention, and administration of the County's programs.

Other resources, such as private and non-Federal public sources may become available to the County during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, County Departments, public or social service providers, or other sources.

The Annual Action Plan must summarize the County's priorities and the specific goals it intends to initiate and/or complete within the first year of the Strategic Plan. These goals must be described in quantitative terms. Macomb County has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2024 Annual Action Plan. See **Table 57**.

The Urban County of Macomb and the members of the Macomb HOME Consortium will primarily use the anticipated resources to address the goals provided in SP-45 and the priority needs provided in SP-25.

Pre-Award Costs: As allowed under the Uniform Grant Guidance at 2 CFR 200.458, the Community Development Block Grant regulations at 24 CFR 570.200(h), and the HOME Investment Partnership Program regulations at 24 CFR 92.212, the County may incur costs prior to the effective date of its grant agreement. Pre-award costs are those incurred prior to the effective date of the Federal award directly pursuant to the negotiation and in anticipation of the Federal award where such costs are necessary for efficient and timely performance of the scope of work. Such costs are allowable only to the extent that they would have been allowable if incurred after the date of the Federal award and only with written approval of the Federal awarding agency. The pre-award costs will not impact future grants.

Anticipated Resources Funding Note: U.S. Department of Housing and Urban Development (HUD) will disapprove any action plan covering the 2024 program year that does not reflect the actual CDBG and HOME allocations. At this time, HUD has not yet released the final grant funding amounts. However, HUD Notice CPD-24-01 Section IV.(a) allows the County to fulfill its citizen participation obligations while waiting for HUD to announce the FY 2024 allocation amounts by 1) notifying the public that the plan is based on estimated funding, and 2) including "contingency provision" language in the plan which explains how the County will adjust its plan to match its actual allocation amounts, once the actual amounts become known.

The contingency language provides notice to the public that the funding amounts included in the draft Annual Action Plan are estimates based on the actual amount of funding that the County received for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs during the 2023 program year. Any increase or decrease in funding to match the actual 2024 allocation amounts would be applied as follows:

CDBG funding increase: Program administration would be increased to the amount allowed under the 20% administration cap. The remaining funds would be split equally and added to the budgets for the housing rehabilitation and housing rehabilitation administration activities.

CDBG funding decrease: Program administration would be decreased as needed to stay within the 20% administration cap. The remaining decrease would be split equally and deducted from the budgets for the housing rehabilitation and housing rehabilitation administration activities. If the decrease is so significant that it cannot be absorbed by these activities, program income received through the Neighborhood Stabilization Program would be added to the budget so that all community public facility and improvement projects could be fully funded.

HOME funding increase/decrease: All HOME proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

TABLE 52: ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public, Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,870,406*	\$50,000	\$0	\$1,920,406	\$7,360,000	These funds will leverage other public investment through community funds for infrastructure projects investments
HOME	Public, Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental, new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$1,861,605*	\$201,795	\$0	\$2,063,400	\$6,960,000	These funds will be distributed throughout the county to support housing needs of low- to moderate-income residents.

*Estimated 2024 Allocation

Table 52 – Anticipated Resources

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED.

CDBG funds will leverage additional resources as follows:

- Public infrastructure and public facility projects will be supported with other funds from participating jurisdictions
- Rehabilitation funds will leverage weatherization and other sources to expand the scope of rehabilitation assistance

HOME funds will leverage additional public and private investment:

- Homeownership investment will leverage funds from other agencies such as the Michigan State Housing Development Authority and other funds
- Rental projects supported by HUD will leverage additional funding from Federal Home Loan Bank programs, the application of Low-Income Housing Tax Credits and corresponding private equity investment, private construction and acquisition financing; and other sources

HOME match requirements are achieved via in-kind support of numerous agencies, the donation of labor and materials on numerous homebuyer projects, and the application of payments in lieu of taxes for affordable housing developments in numerous communities

IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.

Publicly owned land may be used but there are no specific projects or strategies to note. Possible options may include public land donated for development of affordable housing.

DISCUSSION

Macomb County’s anticipated funding allocation will address many of the County's goals, including housing, social/public services, community development/public improvements, and economic development. The County is fortunate to have a network of public or social service providers to help address these goals through financial leveraging, as well as other Federal funding sources, State funding sources, County Departments and other agency and program funding.

SP-40 Institutional Delivery Structure

EXPLAIN THE INSTITUTIONAL STRUCTURE THROUGH WHICH THE JURISDICTION WILL CARRY OUT ITS CONSOLIDATED PLAN INCLUDING PRIVATE INDUSTRY, NON-PROFIT ORGANIZATIONS, AND PUBLIC INSTITUTIONS.

Macomb County will have staff funded through CDBG and HOME administration dollars that will be dedicated to making sure these programs are fully administered. The County will also work with the following organizations throughout the implementation of the CDBG and HOME Programs.

TABLE 53: INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Macomb Community Action	Continuum of Care	Homelessness, Planning, Public Services	Jurisdiction
Macomb County Habitat For Humanity	CHDO	Ownership	Jurisdiction
Community Housing Network, Inc	CHDO	Homelessness, Ownership, Rental	Region
Clinton Township (Macomb County)	Government	Economic Development, Ownership, Planning, Rental, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Sterling Heights	Government	Economic Development, Ownership, Planning, Rental, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Roseville	Government	Economic Development, Ownership, Planning, Rental, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Village Of Armada	Government	Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Armada Twp	Government	Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Bruce Township	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Center Line	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Chesterfield Township	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
City Of Eastpointe	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
City Of Fraser	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Harrison Township	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Lenox Township	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Macomb Township	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
City Of Mount Clemens	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
City Of New Baltimore	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Village Of New Haven	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Ray Township	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City Of Richmond	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Richmond Township	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Village Of Romeo	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Shelby Township	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
City Of Utica	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Washington Township	Government	Economic Development, Planning, Neighborhood Improvements, Public Facilities, Public Services	Jurisdiction
Clinton Township Housing Commission	PHA	Public Housing	Jurisdiction
Eastpointe Housing Commission	PHA	Public Housing	Jurisdiction
Mount Clemens Housing Commission	PHA	Public Housing	Jurisdiction
Roseville Housing Commission	PHA	Public Housing	Jurisdiction
New Haven Housing Commission	PHA	Public Housing	Jurisdiction
Sterling Heights Housing Commission	PHA	Public Housing	Jurisdiction
Macomb County Community Mental Health	Departments and agencies	Homelessness, Non-Homeless Special Needs, Public Services	Jurisdiction
Michigan State Housing Development Authority	Government	Homelessness, Ownership Public Housing, Rental	Jurisdiction
City Of Warren	Government	Homelessness, Non-Homeless Special Needs, Public Services	Jurisdiction

Table 53 – Institutional Delivery Structure

ASSESS THE STRENGTHS AND GAPS OF THE INSTITUTIONAL DELIVERY STRUCTURE

The delivery system for implementing the Annual Action Plans during the 2024-2028 program years includes agencies of County government, local communities, non-profit organizations, Community Development Housing Organizations (CHDO) and on occasion, private industry. As the lead entity for both the Macomb HOME Consortium and the Urban County CDBG program, Macomb County staff conducts CDBG and HOME workshops to keep partners current on new developments and policies. During the workshops subrecipients are given the opportunity to ask questions, share ideas and best practices, and give feedback.

Each partner (subrecipient) is responsible for successfully and compliantly implementing its projects and activities. Although individual CDBG participating local communities and members of the Macomb HOME Consortium determine their projects, effective controls are in place to ensure compliance with the applicable federal regulations including:

- As the lead entity Macomb County verifies project eligibility prior to committing funds to the subrecipient, tracks expenditures and general progress, and ensures overall compliance with applicable regulations;
- Each partner implements projects using its staff and using local procedures. The County uses documentation to monitor individual projects and activities for compliance; and
- The County monitors and provides technical assistance for all activities as prescribed by regulation but also based on assessed risk. Monitoring may occur more frequently if needed.

Housing Rehabilitation Program: Macomb County staff works with qualified contractors to administer the Housing Rehabilitation Program. Staff provides contractors with technical assistance to build their capacity.

Community Housing Development Organizations (CHDO): Macomb County staff works with qualified CHDOs on affordable housing development projects. Staff recertifies CHDOs before the application process. Currently, the Macomb HOME Consortium has two qualified CHDOs: Community Housing Network and Macomb County Habitat for Humanity.

TABLE 54: AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X		
Childcare	X		
Education	X	X	
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		

Table 54 – Availability Of Services Targeted To Homeless Persons And Persons With HIV And Mainstream Services

DESCRIBE HOW THE SERVICE DELIVERY SYSTEM INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE MEET THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)

A well-rounded service delivery system has been established to meet the needs of persons experiencing homelessness. The local CoC has a vast, interconnected network of social service providers and agencies that provide services to the homeless. The CoC is comprised of agencies representing various topics such as mental health, employment services, healthcare, education, housing, etc. The CoC has members from Macomb County Community Mental Health, Michigan Works!, Macomb County Health Department, Community First Health Centers amongst other health, mental health and employment service providers. These services are made available to and used extensively by homeless persons, including veterans, unaccompanied youth, families, families with children, and individuals.

Many of the persons assisted with homeless needs also require wraparound services. Most agencies are unable to provide every service a client needs and will refer them to mainstream resources to fill in service gaps. Warren, although not a part of the Macomb HOME Consortium, is the sole recipient of HOPWA funding in the county and provides services to people with HIV/AIDS countywide. HOPWA funds are used to provide rental assistance, mortgage assistance, utility assistance, housing support services, housing placement, in-home care, and cover move-in expenses.

DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE.

Macomb County has excellent administrative capacity, with capable staff, excellent relationships with communities and non-governmental entities, and innovative programs. In addition to positive relationships with communities, the Consortium maintains open lines of communication with the CoC and many other non-profits servicing Macomb County low-income residents and special populations. The gaps in the institutional delivery of systems for special needs populations and persons experiencing homelessness can be described in three categories:

1. **Management and Capacity:** The programs and funds are distributed through complex system of cities, service providers, and organizations. The Consortium is challenged in that each subrecipient has its own limitations and capacity constraints.

2. **Program Administration:** Reporting requirements increasingly make it difficult for grant subrecipients to administer projects and programs, this extends to all levels of the process and is confounded by staffing and budget limitations.
3. **Service Streamlining:** The dispersion and overlap of programming can create inefficiencies in service provision. This is sometimes compounded by the lack of communication between agencies. The CoC is making a concerted effort to overcome this issue when providing services to special populations.

PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM TO ADDRESS PRIORITY NEEDS.

The following strategies have been identified to overcome gaps in the institutional structure and service delivery:

Strategies to Improve Management Capacity:

- **Develop Efficiencies:** Additional cost-effective ways to provide affordable housing. This process started with the creation of the Macomb HOME Consortium and continues to evolve. The Consortium will continue to seek additional ways to share resources and costs to maintain an acceptable level of program and management capacity.
- **Identify Service Gaps:** Improve efficiency and effectiveness of service delivery. Enhance program design and delivery.
- **New Programs:** Develop and implement new programs and initiatives, if necessary and in keeping with the priority objectives of the Consolidated Plan.

Strategies to Improve Program Administration:

Training and Coordination: Staff reductions and turnover can limit effective working environments. Working through 20 municipal and a dozen non-profit subrecipients requires training so all participants can work effectively.

- **Communication and Clarification of Program Requirements:** Complex and sometimes conflicting program requirements can significantly increase administrative complexity and burden. The Macomb Home Consortium will work with program participation.

Strategies to Achieve Streamlining of Services:

- **Capacity Development of CHDOs:** The Macomb HOME Consortium supports several non-profit housing organizations, and all of them are currently CHDOs. All are experienced and have the requisite capacity to succeed in their roles. However, the Consortium seeks additional opportunities to develop affordable housing and those could result in new CHDO recognition and support.
- **Expanding the Network of Partners:** The Urban County and the Consortium will continue efforts to strengthen existing and establish new relationships with service providers to expand and strengthen services in the community.
- **Subrecipient Monitoring:** The Urban County and the Consortium will continue to monitor and assist subrecipients and CHDOs during the 2024-2028 planning period. Monitoring will be performed through risk assessment and technical assistance will be provided as needed.

SP-45 Goals Summary

TABLE 55: FIVE-YEAR GOALS SUMMARY INFORMATION

Goal Name	Description	Category	Start Year	End Year	Objective	Outcome	Geographic Area	Priority Needs Addressed	Funding Allocated (Five-Year Total)	Goal Outcome Indicator	Quantity (Five-Year Total)	Unit of Measure (UoM)
Make Available Appropriate Housing	The maintenance and preservation of housing for low- to moderate income homeowners and renters is a high priority of this Plan. Newly homeless, and at-risk, families require assistance to maintain their dignity and preserve what has become a tenuous grip in the economic mainstream. Families face economic uncertainty due to stagnant or declining incomes resulting from un- or under-employment, plus losses of health care and other benefits. These families, too, are at risk.	Affordable Housing	2024	2028	Provide Decent Affordable Housing	Affordability	Countywide	Housing Rehabilitation Fair Housing Housing Affordability (TBRA & DPA) Housing Financial Services and Counseling Senior Housing Affordable Housing for Renters and Owners	CDBG: \$1,250,000 HOME: \$7,830,000	Homeowner Housing Rehabilitated Tenant-Based Rental Assistance/Rapid Re-Housing Other Other	81 50 5 13	Household/Housing Units Households assisted CHDO Projects Affordable Housing Projects
Improve Public Facilities and Infrastructure	Community and stakeholder feedback indicated a need for public facility and infrastructure improvements throughout the County. The public demands that facilities and infrastructure be maintained and installed as appropriate to meet existing and increased needs. This Plan will focus on maintaining and improving existing (and creating new) public facilities and improvements that primarily serve low- to moderate-income persons, or which are located in blighted neighborhoods.	Non-Housing Community Development	2024	2028	Create Suitable Living Environment	Availability/Accessibility	Low/Mod Area	Recreational Access and Services Public Facilities and Infrastructure Urgent Need	CDBG: \$4,530,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	150,177	Persons Assisted
Address the Needs of Homeless & At-Risk Families	Homelessness remains an issue in Macomb County. The 2023 Point-IN-Time survey conducted by the Macomb Homeless Coalition counted 319 homeless persons including 118 families, 2 children, 28 chronically homeless people in the County. This figure excludes those who are sporadically homeless, temporarily housed, illegally squatting in foreclosed properties, or who have special needs.	Homeless	2024	2028	Create Suitable Living Environment	Availability/Accessibility	Countywide	Homeless Services Homeless Shelter Needs Public Services	CDBG: \$200,000	Homeless Person Overnight Shelter	885	Persons Assisted

Provide and Expand Human Services	Community and public feedback indicated a strong need for improved human services, particularly as they relate Transportation Services, Youth Services, Mental Health, Substance Abuse, Homeless Services, Employment Training, Senior Services, Special Needs, Crime Prevention, Food Bank Services, Childcare Services, Fair Housing, and Bridging the Digital Divide.	Non-Homeless Special Needs	2024	2028	Create Suitable Living Environment	Availability/Accessibility	Countywide	Recreational Access and Services Public Services Urgent Need Fair Housing	CDBG: \$1,180,000	Public service activities other than Low/Moderate Income Housing Benefit Public Service activities for low/moderate income housing benefit	49,044 10	Persons Assisted Households Assisted
Foster Economic Development	Economic development, job creation, and business attraction and retention continue to be a priority for Macomb County residents. Public engagement conducted for this plan noted the need to work to eliminate blight in low-income areas and the retail/commercial clusters that serve them.	Non-Housing Community Development	2024	2028	Create Economic Opportunities	Availability/Accessibility	Low/Mod Area	Economic Development Urgent Need	CDBG: \$100,000	Businesses Assisted	10	Businesses
Aid the Prevention of Slums and Blight	Feedback from the Urban County participants and members of the Macomb HOME Consortium indicated a need for activities to aid the prevention of slums and blight. Such activities may include code enforcement, acquisition, clearance (demolition), historic preservation, remediation of environmentally contaminate properties, or rehabilitation of buildings or improvements. However, rehabilitation must be limited to eliminating those conditions that are detrimental to public health and safety.	Non-Housing Community Development	2024	2028	Create Suitable Living Environment	Sustainability	Countywide	Blight Removal/Code Enforcement Urgent Need	CDBG: \$100,000	Buildings Demolished	5	Buildings
Expand Planning, Grant Management, and Capacity	We need to be able to effectively anticipate and address the rapidly changing economic, social, and demographic environment in the County. The plan participants and members of the Macomb HOME Consortium recognize that implementing this plan is one of many efforts being undertaken to improve the quality of life of Macomb County residents, as such, activities that address multiple objectives and align with other local, regional, and state programming, plans, and policies is a priority.	Other	2024	2028	Create Suitable Living Environment	Sustainability	Countywide	Program Administration/Planning	CDBG: \$1,870,406 HOME: \$870,000	Other	0	Other

Table 55 – Goals Summary

Note: 20% of CDBG, 10% of HOME, and 7.5% of ESG Entitlement Grant will be reserved for Administration and Planning Activities

ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2)

The majority of those funds will be used for housing rehabilitation or TBRA/Rapid Re-Housing to benefit 131 low- to moderate-income families. Fifteen percent (15%) the HOME funds must be allocated to housing developed by Community Housing Development Organizations (CHDO). The CHDO funding will provide funding to develop five (5) new projects that will support housing to be made available to families with incomes that do not exceed 80% AMI. The County is also allocating finding for 13 unidentified affordable housing projects, which may include acquisition/demolition/redevelopment, rehabilitation, or new construction.

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SP-50 Public Housing Accessibility and Involvement

NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)

No additional accessible units are required under Section 504 of the Rehabilitation Act of 1973.

ACTIVITIES TO INCREASE RESIDENT INVOLVEMENTS

Macomb County does not administer a Public Housing Authority (PHA). However, several communities within Macomb County operate public and assisted housing. Clinton Township, Eastpointe, Mount Clemens, New Haven, Roseville, and Sterling Heights have public housing agencies. The members of the Macomb HOME Consortium seek to encourage consultation and collaboration with the six PHAs that are located within the jurisdiction of the consortium. If not already conducting the following activities, PHAs are encouraged to initiate the following strategic activities during the 2024-2028 planning cycle:

- Form resident advisory councils;
- Hold bi-monthly or quarterly open meetings with residents to discuss their issues and priorities; and
- Provide training and education to residents on healthy family living practices, like healthy meal preparation, cleanliness, home upkeep, and community stewardship.

IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

Yes. In the latest Public Housing Assessment System (PHAS) Score, October 2023, the Mount Clemens Housing Commission scored a 59 which falls into the “troubled” designation.

IF APPLICABLE, PLAN TO REMOVE THE ‘TROUBLED’ DESIGNATION

As previously stated, in the latest Public Housing Assessment System (PHAS) Score, October 2023, the Mount Clemens Housing Commission scored a 59 which falls into the “troubled” designation. The PHAS inspection reports focus on four areas: physical, financial, management, and capital fund.

Mount Clemens scored an 18 out of a possible 40 points in the physical category; 25 out of 25 in financial; 11 out of 25 in management; and 5 out of 10 in capital fund.

The County will coordinate with the Mount Clemens Housing Commission and provide consultation and any technical assistance needed in development of a Performance Improvement Plan or Recovery Plan and required by HUD.

None of the other PHA's located in the jurisdiction of the Macomb HOME Consortium are designated as troubled.

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SP-55 Barriers to Affordable Housing

BARRIERS TO AFFORDABLE HOUSING

The creation and preservation of affordable housing options in Macomb County is affected by market conditions and public policies. Outreach to agencies identified the following barriers to affordable housing in the County:

- **Walkable Communities:** Programs including the Low-Income Housing Tax Credit (LIHTC) program emphasize and prioritize developing in population dense, "walkable" communities. Developers that have tried to create affordable housing in areas of need have been negatively impacted by the scoring requirement.
- **Perception of "Low-Income" or "Affordable" Housing:** This type of housing can create conflicts within the community in which support for the development is needed.
- **Credit Requirements:** Credit reports and background check requirements prevent people that need housing from getting approved.
- **Income/Wealth Inequity:** Policies that do not adequately require assets to be counted in the income calculation, resulting in people qualifying for assistance who may not have as great a need as someone with similar income but little to no assets.

STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING

Due to Michigan's HOME Rule, participating communities do not operate under one set of zoning controls, housing and community development policies and development incentives. A full discussion of affordable housing barriers is beyond the scope of this Plan, as the County has no power under the Michigan Constitution to change local policy. For the barriers that were identified, the following strategies can help assist in the removal or amelioration of the previously identified barriers to affordable housing.

- **Walkable Communities:** Evaluate project for their effects on and efficient use of transportation resources; acknowledge and support the unique transportation needs of low-income residents in program execution.
- **Perception of "Low-Income" or "Affordable" Housing:** Work with neighborhood organizations and community leaders to provide education about the positive effects of affordable housing in a community.
- **Credit Requirements:** Create programs to assist low-income residents in building credit.

- **Income/Wealth Inequity:** Assess income calculation policies to assure that assets are counted and housing is provided in an equitable manner. Work to develop strategies and policies that meet the underserved needs of affordable housing for middle income people.

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SP-60 Homelessness Strategy

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

The County's CoC collaborates with shelters and providers to conduct outreach services to homeless persons. Outreach efforts are managed through the CoC to reduce duplication of efforts to ensure the greatest number of persons are assisted. The CoC operates under a Coordinated Assessment model that provides for a consistent pre-screening and intake assessment of all clients presenting themselves for services within the Continuum. The agencies coordinated include emergency shelters, warming center(s), transitional housing, permanent housing programs, youth shelter, street outreach program, and those providing rental and financial assistance to very low income and homeless persons.

The CoC has an Outreach and Engagement Committee/PATH program that performs street outreach on the streets, soup kitchens, warming centers, drop-in centers, and other locations commonly frequented by homeless persons. The program aims to help literally homeless persons with mental health issues but provides resources to anyone seeking assistance. Homeless persons are offered help with identifying and securing housing, referred to supportive services and linked with mainstream benefits and resources. The Outreach and Engagement Committee will continue to perform outreach efforts to house and shelter as many people as resources allow, to reduce homelessness.

The CoC has identified a goal to "re-tool the homeless system". This will be done by increasing the focus on outcomes to determine homeless response system priorities and policies; prioritizing individuals and families most in need based on their level of need; integrating a housing first approach throughout the homeless response system; and utilizing data driven service interventions and decision making. These strategies will help CoC member agencies provide better, more targeted services to consumers based on assessed need.

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

CoC participating agencies, including emergency shelters and transitional housing facilities conduct standardized initial evaluations to determine the needs of each person entering their facility. Each person that enters the CoC is assessed for services, in accordance with centralized assessment requirements, and placed in the program (permanent supportive housing, rapid re-housing, homelessness prevention) that best fits their needs. Clients are also signed up for mainstream benefits

and referred to social service providers for additional needs. Homeless persons are also added to the Housing Choice Voucher waitlist.

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 CoC will implement goals and strategies, including increasing access to stable and affordable housing, which will benefit homeless families with children, veterans and their families, unaccompanied youth and those who are chronically homeless. The CoC aims to increase the number of permanent affordable housing units and create additional Permanent Supportive Housing to prevent and end chronic homelessness. This will occur by expanding partnerships with local rental housing owners and Public Housing Agencies, as well as reducing the financial risk to owners who provide such housing and preparing, collecting, and analyzing data to determine the extent of need for permanent affordable and supportive housing. Increasing access to stable and affordable housing will shorten the amount of time people experience homelessness.

The CoC has also made it a goal to seek additional private funding to increase case management services provided by participating CoC members to assist clients with developing and implementing self-sufficiency plans to achieve greater economic independence so that subsidies are no longer required. Continued case management service can help prevent individuals and families from becoming homeless again.

The strategic plan calls for integrating a housing first approach throughout the homeless response system. Integrating a housing first approach can shorten the time a person is homeless because people are housed regardless of substance abuse issues, lack of employment, etc. Those items are addressed with a case manager once the person is housed. Housing is the first priority to be addressed.

HELP LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES WHO ARE LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM A PUBLICLY FUNDED INSTITUTION OR SYSTEM OF CARE, OR WHO ARE RECEIVING ASSISTANCE FROM PUBLIC AND PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION OR YOUTH NEEDS

The CoC will implement the goals and strategies, including its goal to increase the availability of the number of permanent affordable housing units provided to persons experiencing homelessness, or who are at most risk of homelessness. This will be done by increasing the number of Permanent Supportive Housing units and expanding partnerships with local rental housing owners and Public Housing Agencies. Increasing access to, and the amount of permanent affordable housing could decrease the chances of becoming homeless for low-income individuals and families.

Multiple agencies within the CoC also provide low-income individuals facing eviction or homelessness with homelessness prevention dollars to pay rental arrearages and/or move into a new, more affordable housing unit.

SP-65 Lead Based Paint Hazards

ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS

Macomb County continues to address lead-based paint (LBP) hazards through implementation of the Lead-Safe Housing Regulation and the State of Michigan Lead Abatement Act in its Housing Rehabilitation Program. The Program is funded with CDBG and HOME funds and provides eligible homeowners will assistance to bring their property up to program standards. By including LBP remediation in the County's Housing Rehabilitation Program, the County is decreasing the number of homes that have LBP hazards.

The Program has specific procedures to address LBP and to educate homeowners on the hazards of the presence of LBP including:

- Completing a LBP risk assessment on rehabilitation work that disturbs painted surfaces pursuant to 24 CFR Part 35
- LBP hazards are addressed using lead abatement work practices
- Contractors performing the work are licensed LBP abatement contractors with the Michigan Department of Community Health and must be registered as certified firm with the Environmental Protection Agency
- LBP clearances are performed on all properties where LBP was identified
- Macomb County's Housing Rehabilitation Inspectors are certified as Lead Supervisors through the Michigan Department of Community Health and as Lead Workers through the Environmental Protection Agency

HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?

Housing built before 1978 is presumed to have a higher risk of lead-based paint. In Macomb County, according to the 2018-2022 American Community Survey (ACS), 48.8% of owner-occupied housing units were built prior to 1980 (99,213). For renter-occupied units, 53.1% were built prior to 1980 (36,689). Generally, these statistics point toward the need for Macomb County to continue to facilitate housing rehabilitation and replacement within its jurisdiction.

The larger the number of LBP homes, the greater the potential of LBP poisoning and hazards. Macomb County's Housing Rehabilitation Standards state that abatement will be performed rather than interim

control measures. These actions significantly reduce the reoccurrence of lead-based paint hazards. This approach is meant to reduce the number of LBP homes, which will in turn help reduce the occurrence of LBP poisoning and hazards.

HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?

In accordance with federal regulations, staff distribute the EPA publication "Renovate Right" and provides other appropriate information to all housing rehabilitation assistance recipients. The information covers the dangers of lead-based paint, symptoms of lead paint poisoning, and provides instructions on actions to be taken if symptoms of lead-based paint poisoning are present.

Staff will continue working closely with HUD and other regional agencies to obtain necessary training, information, and funding for these required efforts. Staff provides training session with all active contractors and contractors interested in becoming approved to bid on housing projects. During these trainings, contractors are made aware of EPA Lead Based Paint Renovation, Repair and Painting requirements. All contractors are required to become EPA certified renovators to meet the requirements and remain eligible to bid on housing projects where lead-based paint has been identified.

A number of very good sources of information regarding lead-based paint hazards and control are available to educate parents, caregivers and social service agencies.

The EPA has a number of publications that can be found at this web address:

<https://www.epa.gov/lead/learn-about-lead>.

EPA brochures include:

- "Give Your Child the Chance of a Lifetime, Keep Your Child Lead-Safe" (PDF)
- "What You Need to Know About Lead Poisoning" (PDF)
- "Health Specialist: Lead Poisoning Prevention" (PDF)
- "Home Advisory: Talking Points for Head Start Staff" (PDF)
- "Lead Poisoning Home Checklist" (PDF)
- "Head Start Classroom Exercises: Chip and Dusty" (PDF)
- "Healthy Snacks" (PDF)
- "Songs" (PDF)

The National Lead Information Center (NLIC)

The NLIC is part of the EPA and specializes in lead hazard information, and it can be reached at 1-800-424-LEAD (5323) to receive copies of documents, or to speak with an information specialist. Bilingual (English/Spanish) staff members are available Monday through Friday, 8:00 a.m. to 6:00 p.m., Eastern Standard Time. Single copies of all documents are available free-of-charge by visiting:

<https://www.epa.gov/lead/forms/lead-hotline-national-lead-information-center> and
<https://www.epa.gov/lead/lead-safe-renovations-diyers>

Centers For Disease Control (CDC)

The CDC is another federal agency involved with lead paint control and can be reached at:

Centers For Disease Control

1600 Clifton Road

Atlanta, GA 30333

1-800-CDC-INFO • TTY: 1-800-232-6348

The CDC website contains valuable information on lead paint, and can be found at
www.cdc.gov/nceh/lead/tips.htm

The Department of Housing and Urban Development (HUD)

Information from HUD about lead-based paint can be found at: <https://www.hud.gov/lead>.

Lead based paint hazard reduction is integrated into all housing programs in Macomb County. The specific actions being taken include the following:

- Each applicant receiving rehabilitation assistance receives an EPA approved pamphlet on identifying and preventing lead based paint hazards;
- Homes built prior to 1978 receiving rehabilitated with federal funds are tested to determine if lead-based paint is in the home; and
- If lead is found, the lead-based paint will be abated as required by federal law.

SP-70 Anti-Poverty Strategy

JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

The poverty rate for all people in Macomb County was 9.7% according to the 2018-2022 ACS 5-Year Estimates. Servicing poverty-stricken people is a high priority for the County through the CDBG Program.

Macomb County programs are designed to reduce the number of poverty level households located within the County through the provision of human services, the creation of economic opportunities, and the improvement of physical conditions in low-income areas.

A key element of the anti-poverty strategy is the community's successful implementation of a CoC for the homeless and those in danger of becoming homeless. A number of services are available to assist homeless and near-homeless individuals and families. Better coordination of these services is vital to providing a seamless CoC to assist in the transition from homelessness to self-sufficiency.

Macomb County and the members of the Macomb HOME Consortium have well-established service networks to address the needs of poverty-level families including:

Macomb Community Action (MCA) is a community action agency dedicated to diminishing poverty in Macomb County. Services provided by MCA include: Head Start and Early Head Start; utility assistance; rent and mortgage assistance; tax preparation and filing; commodity food program registration; energy programs and education; transportation; homebuyer assistance - Individual Development Account (IDA); Senior Chore Program (grass cutting and snow removal); Weatherization; financial empowerment education; and resource advocacy for seniors.

Macomb County Offices of Senior Services provides support and services for residents age 60 years and older which include but is not limited to Meals on Wheels, senior advocacy for seniors, handy helpers, and GoldenBerry Adult Day.

Michigan Works! provides employment training and job counseling.

Michigan State University Extension Service Program provides financial management and homebuyer education programs.

Macomb County Continuum of Care (CoC) network of agencies provides: emergency shelter; transitional housing; specialized housing programs; youth services; homelessness prevention; emergency support services; family support services; and supportive case management.

Urban County of Macomb participating communities also allocate CDBG funds to an array of non-profit organizations that provides services including but not limited to: emergency food assistance; rent assistance; and emergency shelter.

HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN

The activities to be undertaken by the members of the Macomb HOME Consortium will improve the quality of life and opportunities for many residents living in poverty. Providing affordable housing, supporting economic development, improving public infrastructure and many other goals, actions, and strategies discussed in this Plan contribute to the Consortium's anti-poverty strategy.

The members of the Macomb HOME Consortium, consistent with the goals and the priority needs of the Consolidated Plan, will provide affordable housing through CDBG and HOME funded housing rehabilitation, utilizing HOME funds to create new affordable rental and homebuyer units, and will provide homelessness prevention assistance using these funds.

In addition, the County will promote human services for poverty-level families. These services promote positive lifestyles which increase chances for long-term emotional, familial, and employment stability. Using its CDBG funds, it will work with the following agencies:

- Care House and Turning Point to help families and children resolve destructive relationship issues thereby fostering long-term growth.
- MCREST, Samaritan House, and Turning Point to provide housing assistance to those experiencing or at risk of homelessness.
- Food assistance will be provided to low-income families by Samaritan House with CDBG funds supplementing their budget.
- Several other Macomb County Departments use other funds to support an extensive service network that provides an array of human services to those in need. These include senior and veteran services; community mental health services; nutrition and childhood development programs, and hospital care to indigent persons. All serve those at the very lowest income level.
- The Macomb County CoC arranges for many services for people living in poverty.

Additionally, the Consortium will work to support and coordinate with agencies that provide business development counseling to small business investors and owners, including LMI individuals. These

services reduce poverty by promoting self-sufficiency and long-term employment. Finally, Macomb County's Michigan Works! Program to provide job training and employment services.

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SP-8o Monitoring

DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS

Monitoring

Macomb County is responsible for monitoring its subrecipients (participating communities and non-profits) to ensure compliance with the requirements found at 2 CFR 200 and 24 CFR 570. This includes all projects funded through the Urban County CDBG program and HOME funds. Members of the Macomb HOME Consortium are responsible for monitoring their own CDBG funded activities.

To ensure compliance, program staff conducts an annual program orientation and program requirements are included in all contractual agreements (including women and minority owned businesses). Technical assistance is provided as needed.

Other specific monitoring steps include:

Internal Monitoring (CDBG and HOME)

- Timeliness of expenditures is monitored regularly through IDIS and the County's financial system to ensure compliance with HUD requirements; and
- The County will also use draw-down and supporting documentation for internal monitoring purposes to track project implementation, quality, and accomplishments.

Subrecipient Monitoring (CDBG and HOME)

Macomb County developed a Subrecipient Monitoring and Management Policy in compliance with the Uniform Grant Guidance found at 2 CFR 200. The purpose of this policy is to provide a consistent methodology for conducting risk analyses and monitoring evaluations for all applicable subrecipients.

Major steps include:

- Developing a pre-award risk-based evaluation system for program subrecipient pass-through awards;
- Documenting the process and recording the rationale for selecting subrecipients for monitoring;
- Rating and selecting subrecipients for monitoring; and

- Identifying monitoring objectives.

In addition to the steps outlined in this policy, staff will continue to conduct ongoing desk reviews of all subrecipient contract files. The reviews include but are not limited to:

Closely monitoring procurement and labor compliance for all subrecipients during the time of procurement, contract award, and during project implementation.

- Review of all expenditures to determine if the expenditures are within the approved budget, if they support approved activities, and if costs are eligible.
- Contractual compliance, including compliance with applicable Federal rules and regulations, and with state and local standards.

HOME Rental Monitoring

- Tenant income will be recertified annually during the affordability period;
- Rents will be approved by the County annually;
- Owners will be required to submit annual certification that the units are suitable for occupancy;
- The County will conduct on-site unit inspections within 12 months of completion and at least every 3 years after; and
- The County will also review the financial condition of rental projects with 10 or more HOME units.

Minority And Women's Business Enterprises

The County will also continue to encourage the use of minority and women's business enterprises (MBE/WBE) by including a provision in all development agreements. To ensure that W/MBE firms are aware of how the County bids contracts, the County will publish a notice each year in a newspaper of general circulation, indicating that Urban County bid opportunities (over \$35,000) are posted on MITN and that, if interested, they should register on MITN. This notice will include instructions on how to register with MITN.

Annual Action Plan



AP-15 Expected Resources

INTRODUCTION

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the County to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **Table 52**.

Macomb County estimates a total allocation of \$1,870,406 in CDBG funding and \$1,861,605 in HOME funding for the 2024/2025 program year. Program income may be realized over the course of the 2024/2025 program year and subsequent program years. These funds will be used for CDBG-eligible activities consistent with the current goals and objectives identified in the Five-Year Consolidated Plan. CDBG and HOME funds will be used for housing and community development activities including, but not limited to, increasing homeownership, providing existing homeownership assistance (e.g., housing rehabilitation), public services, infrastructure improvements, blight removal, homeless services/prevention, and administration of the County's programs.

Other resources, such as private and non-Federal public sources may become available to the County during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, County Departments, public or social service providers, or other sources.

The Annual Action Plan must summarize the County's priorities and the specific goals it intends to initiate and/or complete within the first year of the Strategic Plan. These goals must be described in quantitative terms. Macomb County has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2024 Annual Action Plan. See **Table 57**.

The Urban County of Macomb and the members of the Macomb HOME Consortium will primarily use the anticipated resources to address the goals provided in SP-45 and the priority needs provided in SP-25.

Pre-Award Costs: As allowed under the Uniform Grant Guidance at 2 CFR 200.458, the Community Development Block Grant regulations at 24 CFR 570.200(h), and the HOME Investment Partnership Program regulations at 24 CFR 92.212, the County may incur costs prior to the effective date of its grant agreement. Pre-award costs are those incurred prior to the effective date of the Federal award directly pursuant to the negotiation and in anticipation of the Federal award where such costs are necessary for efficient and timely performance of the scope of work. Such costs are allowable only to the extent that they would have been allowable if incurred after the date of the Federal award and only with written approval of the Federal awarding agency. The pre-award costs will not impact future grants.

Anticipated Resources Funding Note: U.S. Department of Housing and Urban Development (HUD) will disapprove any action plan covering the 2024 program year that does not reflect the actual CDBG and HOME allocations. At this time, HUD has not yet released the final grant funding amounts. However, HUD Notice CPD-24-01 Section IV.(a) allows the County to fulfill its citizen participation obligations while waiting for HUD to announce the FY 2024 allocation amounts by 1) notifying the public that the plan is based on estimated funding, and 2) including "contingency provision" language in the plan which explains how the County will adjust its plan to match its actual allocation amounts, once the actual amounts become known.

The contingency language provides notice to the public that the funding amounts included in the draft Annual Action Plan are estimates based on the actual amount of funding that the County received for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs during the 2023 program year. Any increase or decrease in funding to match the actual 2024 allocation amounts would be applied as follows:

CDBG funding increase: Program administration would be increased to the amount allowed under the 20% administration cap. The remaining funds would be split equally and added to the budgets for the housing rehabilitation and housing rehabilitation administration activities.

CDBG funding decrease: Program administration would be decreased as needed to stay within the 20% administration cap. The remaining decrease would be split equally and deducted from the budgets for the housing rehabilitation and housing rehabilitation administration activities. If the decrease is so significant that it cannot be absorbed by these activities, program income

received through the Neighborhood Stabilization Program would be added to the budget so that all community public facility and improvement projects could be fully funded.

HOME funding increase/decrease: All HOME proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

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TABLE 52: ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public, Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,870,406*	\$50,000	\$0	\$1,920,406	\$7,360,000	These funds will leverage other public investment through community funds for infrastructure projects investments
HOME	Public, Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental, new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$1,861,605*	\$201,795	\$0	\$2,063,400	\$6,960,000	These funds will be distributed throughout the county to support housing needs of low- to moderate-income residents.

*Estimated 2024 Allocation

Table 52 – Anticipated Resources

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED

CDBG funds will leverage additional resources as follows:

- Public infrastructure and public facility projects will be supported with other funds from participating jurisdictions
- Rehabilitation funds will leverage weatherization and other sources to expand the scope of rehabilitation assistance

HOME funds will leverage additional public and private investment:

- Homeownership investment will leverage funds from other agencies such as the Michigan State Housing Development Authority and other funds
- Rental projects supported by HUD will leverage additional funding from Federal Home Loan Bank programs, the application of Low-Income Housing Tax Credits and corresponding private equity investment, private construction and acquisition financing; and other sources

HOME match requirements are achieved via in-kind support of numerous agencies, the donation of labor and materials on numerous homebuyer projects, and the application of payments in lieu of taxes for affordable housing developments in numerous communities

IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN

Publicly owned land may be used but there are no specific projects or strategies to note. Possible options may include public land donated for development of affordable housing.

DISCUSSION

Macomb County’s anticipated funding allocation will address many of the County's goals, including housing, social/public services, community development/public improvements, and economic development. The County is fortunate to have a network of public or social service providers to help

address these goals through financial leveraging, as well as other Federal funding sources, State funding sources, County Departments and other agency and program funding.

DRAFT

AP-20 Annual Goals and Objectives

TABLE 57: GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Quantity	Unit of Measure (UoM)
1	Make Available Appropriate Housing	2024	2028	Affordable Housing	LMI Housing Activities	Affordable Housing for Renters and Owners Housing Rehabilitation Housing Affordability Senior Housing	CDBG - \$149,185 HOME - \$1,877,239	Homeowner Housing Rehabilitated;	9	Household/Housing Units
								Rental Units Constructed	3	Household/Housing Units
								Homeowner Housing Added	1	Household/Housing Units
2	Improve Public Facilities	2024	2028	Non-Housing Community Development	Low- and Moderate-Income Areas Limited Clientele Activity	Public facilities and Infrastructure	CDBG - \$1,140,472	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	31,055	Persons Assisted
3	Address the Needs of Homeless & At-Risk Families	2024	2028	Homeless	Limited Clientele Activity	Homeless Services Homeless Shelter Needs Public Services	CDBG - \$42,609	Homeless Person Overnight Shelter	229	Persons Assisted
4	Provide and Expand Human Services	2024	2028	Non-Homeless Special needs	Limited Clientele Activity	Public Services	CDBG - \$214,058	Public service activities other than Low/Moderate Income Housing Benefit	4,965	Persons Assisted
								Public service activities for Low/Moderate Income Housing Benefit	2	Households Assisted
5	Expand Planning, Grant Management and Capacity	2024	2028	Program Administration	Grant Administration	Program Administration/Planning	CDBG - \$374,081 HOME - \$186,161	Other	1	Other

Table 57 – Goals Summary Information

TABLE 58: GOAL DESCRIPTION

1	Goal Name	Make Available Appropriate Housing
	Goal Description	2024 projects under this goal include: CHDO Operating, CDBG & HOME funded Housing Rehabilitation Programs, CHDO Set-Aside for affordable housing, HOME funds for development of affordable housing and CDBG funds will also be used for housing rehabilitation delivery costs. CDBG - \$149,185 HOME - \$1,877,239
2	Goal Name	Improve Public Facilities
	Goal Description	The following public facilities and infrastructure improvement activities will be executed utilizing CDBG funds during the 2024 program year: Center Line: Rotary Park Improvements Eastpointe: Teppert Avenue Reconstruction Fraser: Senior Center HVAC Macomb Township: Senior Center Parking Lot Improvements Mount Clemens: Fire Equipment New Baltimore: ADA Sidewalk Ramps Richmond City: ADA Sidewalk Ramps Harrison Township: John Campau Sewer Line CDBG - \$1,140,472
3	Goal Name	Address the Needs of Homeless & At-Risk Families
	Goal Description	2024 projects under this goal include: CDBG public services include Motor City Mitten Mission, MCREST, and Turning Point. Each organization provide shelter to the homeless. Hearts 4 Homes – provide rent assistance to at-risk households. CDBG - \$42,609
4	Goal Name	Provide and Expand Human Services
	Goal Description	2024 projects under this goal include CDBG funded public services including: Macomb County Senior Grass Cutting & Snow Removal: Services to eligible residents from all 20 communities that participate in the Urban County CDBG program. Senior Center Programming and/or Staffing: Macomb Township, Mount Clemens, New Baltimore and City of Richmond. Senior Dial-A-Ride: Harrison Township Large Print Library Books: City of Utica

4	Goal Name	Provide and Expand Human Services
	Goal Description	<p>Armada PAL: Provide summer camp scholarships to low-income families. Available to residents of: Armada Township and Armada Village</p> <p>Care House: Assistance to victims of child abuse. Available to residents of: Bruce Township, Center Line, Chesterfield Township, Eastpointe, Fraser, Macomb Township, New Haven, Richmond City, Richmond Township, Romeo, Shelby Township, and Washington Township.</p> <p>Heart for Homes: Provide rent assistance to low- to moderate-income households. Available to residents of Eastpointe and Shelby Township.</p> <p>Interfaith Volunteer Caregivers: Provide assistance to senior citizens to complete household chores. Available to residents of: Armada Village, Armada Township, Bruce Township, Center Line, Eastpointe, Fraser, Macomb Township, New Baltimore, New Haven, Ray Township, Richmond City, Romeo, Shelby Township, Utica and Washington Township</p> <p>Samaritan House: Provide food assistance to income eligible families. Available to residents of: Armada Township, Armada Village, Bruce Township, Romeo, Shelby Township, Utica and Washington Township.</p> <p>Wigs 4 Kids: Provide wigs needed due to medical issues to children of income eligible families. Available to residents of: Chesterfield Township, Macomb Township, New Baltimore, Shelby Township, and Washington Township.</p> <p> CDBG - \$214,058</p>
6	Goal Name	Expand Planning, Grant Management and Capacity
	Goal Description	<p>2024 projects under this goal include:</p> <ul style="list-style-type: none"> • CDBG and HOME program administration • Fair housing activities through the Fair Housing Center of Metropolitan Detroit <p> CDBG - \$374,081 HOME - \$186,161</p>

Table 58 – Goal Descriptions

AP-35 Projects

INTRODUCTION

The following projects meet the needs of the 2024-2028 Macomb HOME Consortium Consolidated Plan.

TABLE 59: PROJECT INFORMATION

#	Project Name
1	2024 Home Administration
2	2024 HOME CHDO Operating
3	2024 HOME Housing Rehabilitation
4	2024 HOME CHDO Set-Aside Development of Affordable Housing
5	2024 HOME Development of Affordable Housing
6	2024 CDBG Program Administration
7	2024 CDBG Housing Rehabilitation
8	2024 CDBG Housing Rehabilitation Program Administration
9	2024 CDBG Public Facilities and Infrastructure
10	2024 CDBG Public Service Activities*

**Activities are public service – subject to 15% cap*

Table 59 – Project Information

DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

HOME activities are developed in consultation with the members of the Macomb HOME Consortium based and community affordable housing providers/developers.

CDBG public facilities and infrastructure projects were selected on a competitive basis. Projects were scored prioritizing areas of minority concentration, community need, citizen participation, community LMI population, funds leveraged, and Opportunity Zone status. CDBG public service activities were selected by communities based on their individual needs.

AP-38 Project Summary

TABLE 60: PROJECT SUMMARY INFORMATION

1	Project Name	2024 HOME Administration
	Target Area	Grant Administration - Other
	Goals Supported	Expand Planning, Grant Management and Capacity
	Needs Addressed	Program Administration/Planning
	Funding	HOME - \$186,160
	Description	N/A - planning and administration activity.
	Planned Activities	N/A - planning and administration activity.
	Location	The jurisdiction of the Macomb HOME Consortium.
2	Project Name	2024 HOME CHDO Operating
	Target Area	LMI Housing Activities - Other
	Goals Supported	Make Available Appropriate Housing
	Needs Addressed	Affordable Housing for Renters and Owners Housing Affordability
	Funding	HOME : \$50,000
	Description	Funds will be used for CHDO operating. Families will benefit from activities conducted by the CHDO. The estimated number and type of families that will benefit from the activity will be reported in the corresponding project.
	Planned Activities	CHDO general operating funds.
Location	The CHDO must provide housing activities for households located within the jurisdiction of the Macomb HOME Consortium.	
3	Project Name	2024 HOME Housing Rehabilitation
	Target Area	LMI Housing Activities - Other
	Goals Supported	Make Available Appropriate Housing
	Needs Addressed	Housing Rehabilitation
	Funding	HOME : \$885,935
	Description	HOME funds will be used to provide assistance to income eligible homeowners to complete necessary repairs to their home. The budget for this activity includes program income.
	Planned Activities	The activity will provide assistance to income eligible homeowners to complete necessary repairs to their home. Funding includes program income received

		during the 2023 program year
	Location	The activity will take place within the jurisdiction of the Macomb HOME Consortium.
4	Project Name	2024 HOME CHDO Set-Aside Development of Affordable Housing
	Target Area	LMI Housing Activities - Other
	Goals Supported	Make Available Appropriate Housing
	Needs Addressed	Affordable Housing for Renters and Owners Housing Affordability
	Funding	HOME : \$279,241
	Description	The Macomb HOME Consortium must set aside 15% of its HOME allocation for housing development activities in which Community Housing Development Organizations (CHDOs) are the owner, developer or sponsor. The project will provide funds for either rental or homebuyer projects (new construction or acquisition and rehabilitation of existing). The housing must benefit income eligible households.
	Planned Activities	The activity will provide funds to a CHDO for the purpose of providing one or two new affordable housing units.
	Location	The activity must take place within the jurisdiction of the Macomb HOME Consortium.
5	Project Name	2024 HOME Development of Affordable Housing
	Target Area	LMI Housing Activities - Other
	Goals Supported	Make Available Appropriate Housing
	Needs Addressed	Affordable Housing for Renters and Owners
	Funding	HOME : \$662,064
	Description	The project will provide funds for either rental or homebuyer projects (new construction or acquisition and rehabilitation of existing). The housing must benefit income eligible households.
	Planned Activities	A request for proposals will be issued to identify the best affordable housing project for these HOME funds. Possible proposals include either rental or owner housing.
Location	The activity will take place within the jurisdiction of the Macomb HOME Consortium.	
6	Project Name	2024 CDBG Program Administration
	Target Area	Grant Administration - Other
	Goals Supported	Expand Planning, Grant Management and Capacity

	Needs Addressed	Program Administration/Planning
	Funding	CDBG : \$374,081
	Description	Costs related to the administration of the CDBG program.
	Planned Activities	Administrative costs include: Macomb County staff and program administration costs. Costs related to affirmatively furthering fair housing (activities provided by the Fair Housing Center of Metropolitan Detroit) will also fall under this project.
	Location	The jurisdiction of the Macomb County - Urban County CDBG Program.
7	Project Name	2024 CDBG Housing Rehabilitation
	Target Area	LMI Housing Activities - Other
	Goals Supported	Make Available Appropriate Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG : \$50,000
	Description	Provide assistance to income eligible homeowners to complete necessary repairs to their home. Funding includes estimated program income that will be received during the 2024 program year.
	Planned Activities	Comprehensive Housing Rehabilitation - up to \$48,000 in repairs + LBP abatement.
	Location	This activity will take place in the jurisdiction of the Urban County CDBG program.
8	Project Name	2024 CDBG Housing Rehabilitation Program Administration
	Target Area	LMI Housing Activities - Other
	Goals Supported	Make Available Appropriate Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG : \$99,185
	Description	Costs related to the administration of the County's Housing Rehabilitation Programs.
	Planned Activities	Costs related to administration of the County's Housing Rehabilitation programs.
	Location	This activity will take place within the twenty (20) communities that participate in the Urban County CDBG program and the jurisdiction of the Macomb HOME Consortium.
	Project Name	2024 CDBG Public Facilities and Infrastructure

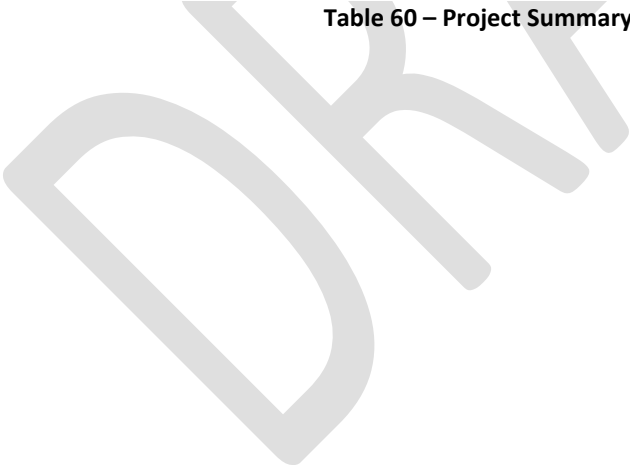
9	Target Area	Low- and Moderate-Income Areas - Local Target area Limited Clientele Activity - Other
	Goals Supported	Improve Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG : \$1,140,472
	Description	Public facilities and infrastructure projects may include acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements except as provided in 24 CFR 570.207(a), carried out by the recipient or other public or non-profit entities.
	Planned Activities	Center Line Rotary Park Playground Improvements: \$150,000 Eastpointe Teppert Avenue Reconstruction: \$150,000 Fraser Senior Center HVAC: \$150,000 Harrison Township John Campau Sewer Line: \$144,772 Macomb Township Senior Center Parking Lot - Phase II: \$150,000 Mount Clemens Fire Department Equipment: \$150,000 New Baltimore ADA Sidewalk Ramp Installation Project: \$150,000 Richmond City ADA Sidewalk Ramp Installation Project: \$95,700
	Location	Center Line Memorial Rotary Park Improvements - 23941 Lawrence, Center Line, MI 48015 Eastpointe Teppert Avenue Reconstruction – Teppert Avenue between Forest and Stephens, Eastpointe, MI 48021 Fraser Senior Center HVAC Installation - 34935 Hidden Pine Dr, Fraser, MI 48026 Harrison Township John Campau Sewer Line – Edman Street, Homeview Street and Marilac Street, Harrison Township, MI Macomb Township Senior Center Parking Lot Improvements: 51210 Alma Drive, Macomb, MI 48042 Mount Clemens Fire Department: 2 Dickenson Street, Mount Clemens, MI 48043 New Baltimore ADA Sidewalk Ramp Installation Project: various locations at Maple Creek and Andrews

		by the Bay Subdivisions, New Baltimore, MI 48047 Richmond City ADA Sidewalk Ramp Installation Project: Oak Street between Bartell Street and Beier Street, Richmond, MI 48062
10	Project Name	2024 CDBG Public Service Activities
	Target Area	Limited Clientele Activity - Other
	Goals Supported	Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services
	Needs Addressed	Homeless Services Homeless Shelter Needs Public Services
	Funding	CDBG : \$256,668
	Description	Provide services including, but not limited to: services for abused children, food assistance, senior citizen programs, homeless programs, and senior and youth programs. To be eligible for CDBG assistance, a public service must be either a new service or a quantifiable increase in the level of an existing service above which has been provided by or on behalf of the unit of general local government (through funds raised by the unit or received by the unit from the State in which it is located) in the 12 calendar months before the submission of the Action Plan. An exception to this requirement may be made if HUD determines that any decrease in the level of service was the result of events not within the control of the unit of general local government.
	Planned Activities	Macomb County Senior Grass Cutting & Snow Removal: \$55,100 Senior Center Programming and/or Staffing: Macomb Township, New Baltimore and City of Richmond.

	<p>\$48,040</p> <p>Harrison Township Senior Dial-A-Ride: \$17,500</p> <p>City of Utica Large Print Library Books: \$1,000</p> <p>Armada PAL: \$2,000</p> <p>Care House: \$40,100</p> <p>Heart for Homes: \$8,000</p> <p>Interfaith Volunteer Caregivers: \$17,140.50</p> <p>Samaritan House: \$18,325.50</p> <p>Wigs 4 Kids: \$4,500</p> <p>MCREST: \$17,457</p> <p>Motor City Mitten Mission: \$3,000</p> <p>Turning Point: \$22,152.50</p>
Location	<p>Macomb County Senior Grass Cutting & Snow Removal: Services to eligible residents from all 20 communities that participate in the Urban County CDBG program.</p> <p>Senior Center Programming and/or Staffing: Macomb Township, Mount Clemens, New Baltimore and City of Richmond.</p> <p>Senior Dial-A-Ride: Harrison Township</p> <p>Large Print Library Books: City of Utica</p> <p>Armada PAL: Provide summer camp scholarships to low-income families. Available to residents of: Armada Township and Armada Village</p> <p>Care House: Assistance to victims of child abuse. Available to residents of: Bruce Township, Center Line, Chesterfield Township, Eastpointe, Fraser, Macomb Township, New Haven, Richmond City, Richmond Township, Romeo, Shelby Township, and Washington Township.</p> <p>Heart for Homes: Provide rent assistance to low- to moderate-income households. Available to residents of Eastpointe and Shelby Township.</p> <p>Interfaith Volunteer Caregivers: Provide assistance to senior citizens to complete household chores. Available to residents of: Armada Village, Armada Township, Bruce Township, Center Line, Eastpointe, Fraser, Macomb Township, New Baltimore, New Haven, Ray Township, Richmond City, Romeo, Shelby Township, Utica and Washington Township</p> <p>Motor City Mitten Mission: Provide winter overnight</p>

	<p>shelter to the homeless. Available to the residents of Eastpointe and Shelby Township.</p> <p>Samaritan House: Provide food assistance to income eligible families. Available to residents of: Armada Township, Armada Village, Bruce Township, Romeo, Shelby Township, Utica and Washington Township.</p> <p>Wigs 4 Kids: Provide wigs needed due to medical issues to children of income eligible families. Available to residents of: Chesterfield Township, Macomb Township, New Baltimore, Shelby Township, and Washington Township.</p> <p>MCREST: rotation homeless shelter. CDBG funds will be used to cover shelter related costs when operating in the following communities: Armada Township, Armada Village, Bruce Township, Center Line, Chesterfield Township, Eastpointe, New Haven, Richmond City, Romeo, Shelby Township, and Washington Township.</p> <p>Turning Point: domestic violence shelter - undisclosed location. CDBG funds will be used to shelter residents in need from: Center Line, Chesterfield Township, Eastpointe, Fraser, New Haven, Richmond City, Romeo, Shelby Township, Utica and Washington Township.</p>
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Table 60 – Project Summary Information



AP-50 Geographic Distribution

DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED

The Urban County of Macomb is governed by “home rule” and therefore allocates as much CDBG funding as possible to its 20 member communities, less program administration, housing rehabilitation, and public services. As such, the summary of funds provided below includes all available sources of funds for the program. The 20 member communities includes:

- Village of Armada
- Armada Township
- Bruce Township
- City of Center Line
- Chesterfield Township
- City of Eastpointe
- City of Fraser
- Harrison Township
- Lenox Township
- Macomb Township
- City of Mount Clemens
- City of New Baltimore
- Village of New Haven
- Ray Township
- City of Richmond
- Richmond Township
- Village of Romeo
- Shelby Township
- City of Utica

- Washington Township

The County will continue to provide annual allocations for all 20 communities for the 2024 program year for public service activities. The communities are responsible for identifying activities and targeted assistance areas, based on citizen input informed by law and regulation, to address local needs and priorities that are consistent with the 2024-2028 Consolidated Plan.

During the review of the County's 2019-2023 Consolidated Plan, the U.S. Department of Housing and Urban Development - Office of Fair Housing and Equal Opportunity noted that the County's Consolidated Plan did not focus enough funds to areas of low-income and minority concentration. Based on this feedback, the County agreed to select community projects other than public service activities on a competitive basis. The scoring criteria for the competition would award higher points to projects that served areas of minority concentration. The competitive process proved to be a success during the 2019-2023 program year. As a result, the County will continue to allocate funding to the communities through a competitive process for the 2024-2028 program years.

For the 2024 program year, nine (9) of the Urban County's twenty (20) communities submitted applications for thirteen (13) projects through the competition. The current available funding allowed the County to fund eight (8) projects. The remaining project applications will be funded through substantial amendments to Macomb County's 2019 and 2020 Annual Action Plan.

Three (3) of the projects are in the County's lowest-income and highest minority concentration areas (Center Line, Mount Clemens, and Eastpointe). Of the \$1,140,472 awarded through the competition, \$450,000 or 39% was awarded to these projects. The projects located in the cities of Center Line, Eastpointe and Mount Clemens are as follows: Center Line - \$150,000 for improvements to Rotary Park; Eastpointe - \$150,000 for resurfacing the section of Teppert Avenue from Forest to Stephens; and Mount Clemens – \$150,000 to purchase fire equipment. All three projects will be funded with CDBG funds.

TABLE 61: GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Low- and Moderate-Income Areas	15%

Table 61 – Geographic Distribution

RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

The County's CDBG program encompasses a large geographic area (20 communities) including diverse participating communities. Communities located in the southern end of the County (Centerline, Eastpointe, and Mount Clemens) tend to have concentrations of eligible census block groups, but communities located outside of the areas of concentration also have lower-income families that are in need. As a result, each community is provided public service funds on an annual basis. CDBG funds dedicated for public facility and improvement projects are allocated on a competitive basis. The remaining funds are used for program administration and housing rehabilitation activities.

HOME funds received by the Macomb HOME Consortium are distributed to members on a formula basis. The member community then determines how to allocate resources within overall objectives, laws, and regulations. While not limited to areas of concentration, HOME projects administered by the County tend to be in these areas as a result of the HOME maximum purchase price or after rehabilitation value limits.

DISCUSSION

The Macomb "Urban County" CDBG program includes the following units of general location government: the Cities of Mount Clemens, New Baltimore, Eastpointe, Center Line, Fraser, Richmond, and Utica; the Townships of Richmond, Bruce, Chesterfield, Washington, Ray, Shelby, Harrison, Lenox, Armada, and Macomb; and the Villages of Romeo, New Haven and Armada.

The Macomb HOME Consortium includes the Urban County participants in addition to the Township of Clinton and the Cities of Roseville and Sterling Heights.

AP-55 Affordable Housing

INTRODUCTION

In alignment with the 2024-2028 Consolidated Plan, the County has identified a specific housing objective, Objective #2 - Make Available Appropriate Housing, to be of high importance for the 2024 program year. The one-year goals provided in the following charts include the affordable housing

activities for all members of the Macomb HOME Consortium. The activities are funds with CDBG and/or HOME funds.

TABLE 62: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	40
Special Needs	0
Total	40

Table 62 – One Year Goals for Affordable Housing by Support Requirement

TABLE 63: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through:	
Rental Assistance	2
The Production of New Units	3
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	40

Table 63 – One Year Goals for Affordable Housing by Support Type

DISCUSSION

Non-homeless activities include: 1) production of three (3) new housing (homebuyer and/or rental) units will be funded with HOME funds (includes CHDO set-side); 2) Eighteen (18) homes will be rehabilitated with HOME funds (consortium-wide); 3) Sterling Heights will rehabilitate five (5) homes with CDBG funds; 4) Clinton Township will use CDBG funds to rehabilitate twelve (12) homes; and 5) Macomb County will use CDBG funds to provide rent assistance to two (2) households.

AP-60 Public Housing

INTRODUCTION

Macomb County does not administer a Public Housing Authority (PHA). However, several communities within Macomb County operate public and assisted housing. Clinton Township, Eastpointe, Mount Clemens, New Haven, Roseville, and Sterling Heights have public housing agencies. In addition, the

Michigan State Housing Development Authority (MSHDA) has housing choice vouchers (HCV) in Macomb County.

ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEEDS TO PUBLIC HOUSING

No projects related to public housing are included in the plan.

ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

Macomb County does not administer a Public Housing Authority. However, several communities within the jurisdiction of the MHC operate public and assisted housing. The cities of Eastpointe, Sterling Heights, Roseville, Mount Clemens, the Village of New Haven, and the Township of Clinton each have a Public Housing Authority (PHA). The mission of the PHA is to assist low-income families by providing housing opportunities. The commissions address their mission by accomplishing their own goals and objectives. The County supports this mission by providing timely responses to requests for Certificates of Consistency from the PHAs. The County also invites the PHAs to participate in the development of the Consolidated Plan and to comment on the Annual Action Plan. The County also encourages the PHAs to refer program participants who are interested in homeownership to contact housing developers that have been funded through the County's HOME program.

In order to make the County's 2024-2028 Consolidated Plan and 2024 Annual Action Plan more accessible to residents of public housing, a copy of the plan was mailed to each PHA. The County's cover letter to the PHA requested that the plan be posted in an area that was accessible to residents. The cover letter also stated that homeownership opportunities were available for residents of public housing and the applicable contact information for those interested.

In addition regarding homeownership, Macomb County encourages partners of HOME funded affordable housing projects to reach out to residents of public housing as part of their marketing strategy.

IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE

In a PHAS score notification dated April 21, 2023 from REAC, the Mount Clemens Housing Commission (MCHC) was designated "Troubled" by HUD based on a failing Public Housing Assessment System audited financial score of 25, physical score of 18, management score of 11, Capital Fund score of 5, and an overall score of 59 of 100 for the fiscal year ending 6/30/2022. A PHA must receive a score of 60 to pass the REAC inspection. During an outreach call to the MCHC on April 3, 2024, the respondent stated that the MCHC passed the most recent REAC inspection and is no longer considered "Troubled". This could not be confirmed via internet and at the time of this report no documentation was provided to the County to support this claim. The County will continue to follow-up on this issue and will provide support to the MCHC upon request (based on the availability of funding).

DISCUSSION

The mission of PHAs is to provide safe, sanitary, decent, and affordable housing to low-income families. The PHAs address their mission by accomplishing their own goals and objectives.

Macomb County invited all the area PHAs to participate in the development of the 2024-2028 Consolidated Plan and 2024 Annual Action Plan.

AP-65 Homeless and Other Special Needs Activities

INTRODUCTION

Macomb County is a member of the Macomb County Continuum of Care (CoC). The CoC applies for federal funding every year to support local service providers in their quest to eliminate homelessness in Macomb County. As a member of the CoC, Macomb County works to promote community-wide planning and strategic use of resources to prevent and end homelessness. Beginning with the 2022 program year, Macomb County has elected to defer its Emergency Solutions Grant (ESG) grant funds to the State of Michigan – Michigan State Housing Development Authority (MSHDA). MSHDA has agreed to accept the funds, and will grant them back out to members of the Macomb County Continuum of Care.

DESCRIBE THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS

REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

The County's Continuum of Care collaborates with shelters and providers to conduct outreach services to homeless persons. Outreach efforts are managed through the CoC to reduce duplication of efforts to ensure the greatest number of persons are assisted. The CoC operates under a coordinated assessment model that provides for a consistent pre-screening and intake assessment of all clients presenting themselves for services within the Continuum. The agencies included in the coordination include emergency shelters, warming center(s), transitional housing, permanent housing programs, youth shelter, street outreach programs, and those providing rental and financial assistance to very low income and homeless persons.

The CoC has an Outreach and Engagement Committee and PATH and Supportive Services Only (SSO) programs that perform street outreach on the streets, soup kitchens, warming centers, drop-in centers, and other locations commonly frequented by homeless persons. These programs aim to help literally homeless persons to access coordinated entry, help with identifying and securing housing, referrals to supportive services and linking with mainstream benefits and resources. The Outreach and Engagement Committee will continue to perform outreach efforts, including organizing community outreach events, to house and shelter as many people as resources allow, to reduce homelessness.

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

The 2024 Annual Action Plan implements these objectives to address emergency shelter and transitional housing needs by providing funding as follows: MCREST for the cost of providing overnight shelter to the homeless (CDBG); and Turning Point for the cost of providing overnight shelter to domestic violence or sexual assault survivors (CDBG).

Each person that enters the Continuum of Care is assessed for services and placed in the program (permanent supportive housing, rapid re-housing, homelessness prevention, etc.) that best fits their needs. The assessment is standard throughout the CoC. Clients can then be referred to mainstream services. Homeless persons are also added to the Housing Choice Voucher waitlist.

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 CoC will work to implement the goals and strategies contained in its most recent Annual Plan, including its goal to increase the availability of the number of permanent affordable housing units provided to persons experiencing homelessness, or who are at most risk of homelessness. Macomb County and the CoC will collaborate with service agencies to provide emergency shelter, transitional housing, and permanent housing, as well as assistance to homeless individuals and those at risk of becoming homeless. The County will also continue to financially support public services that provide financial assistance to low-income individuals.

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES AND THOSE WHO ARE: 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); OR, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS

Members of the CoC meet these objectives by utilizing ESG funding from the Michigan State Housing Development Authority (MSHDA) as follows: rapid rehousing to provide rental assistance and/or financial assistance to literally homeless persons. ESG requires that case management is provided in conjunction with assistance which should help prevent people from becoming homeless again. Case managers also provide referrals to other service providers to provide comprehensive services to clients. Case managers assist clients with setting goals, finding employment and completing applications for mainstream benefits which can increase the income of clients reducing the likelihood of becoming homeless again.

ESG funds are also used to bridge a person to permanent supportive housing and the Housing Choice Voucher Program. When a permanent supportive housing unit or Housing Choice Voucher (HCV) is not

available for a qualified person, rapid rehousing is sometimes used to stably house the client until a permanent supportive housing unit or HCV becomes available. Normally, permanently supportive housing requires clients to have a disability and there is a preference for chronically homeless persons, therefore using ESG funds in this capacity helps to stably house some of the most vulnerable populations.

The CoC Coordinator coordinates bi-weekly calls with case managers and housing specialists to discuss client needs. This allows clients to be connected to the correct resources and reduce the amount of time they're homeless.

The CoC will work to implement goals and strategies contained in its most recent Annual Plan including increasing access to stable and affordable housing. The CoC aims to do this by securing additional Moving Up Vouchers, creating a Moving Up Voucher waitlist and working with local public housing authorities. The CoC is also exploring the feasibility of implementing a tenant education program. The program is a 15-hour tenant education program covering key information and skills for becoming a responsible, successful, and stable tenant. The program would also provide landlords with a landlord guarantee fund which would act as an additional security deposit in case their unit is damaged.

DISCUSSION

During 2024 program year, the County plans to undertake the following activities to address the supportive services needs for persons who are not homeless but have other special needs (elderly, frail, persons with disabilities, etc.): 1) Senior Activity Programs: Macomb Township, Mount Clemens, Ray Township, and Richmond (City); 2) Large Print Books: Utica; 3) Dial-A-Ride: Harrison Township ; 4) Samaritan House will provide food assistance to LMI families; 5) Interfaith Volunteer Caregivers will assist seniors with indoor and outdoor chores; and 6) Macomb Community Action will provide seniors with grass cutting and snow removal services. All these activities will be funded through CDBG. In addition to these services, the County's Housing Rehabilitation program is available to this population as well. The Housing Rehabilitation program has an accessibility component that can be used to make a home more handicap accessible for elderly or disabled persons. The Housing Rehabilitation program is funded through HOME and CDBG.

AP-75 Barriers to Affordable Housing

INTRODUCTION

Macomb County has a variety of housing types in all price ranges. It does not control municipal decision-making, but advises communities about land use policies and controls, zoning ordinances, and other actions that can promote affordable housing. It also identifies trends and helps communities plan for them, e.g. a special report detailing the needs of a rapidly aging population, with results shared with municipalities so that they can factor design considerations into their ordinances.

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

Planned actions include:

The Macomb County Regional Housing Partnership Task Force's mission is to provide a countywide cross-sector collaborative work to educate the community; create new housing opportunities, reduce gaps, and successfully stabilize the housing ecosystem. The task force was established in as part of the Michigan State Housing Authority's (MSHDA) Statewide Housing Plan. The process started in May of 2023 when MSHDA issued a press release announcing the 15 Regional Housing Partnerships and Macomb County Health and Community Services was designated as the Region M Lead. The priorities of the task force include addressing the following housing related needs:

1. Equity and racial justice
2. Communication and education
3. Housing stock
4. Rental housing
5. Preventing and ending homelessness
6. Older adult housing
 - a. Implement its housing activities in a fair and equitable manner as required by law.
 - b. The MHC will continue collaborative efforts with housing providers to promote both affordable home ownership and rental housing opportunities for LMI households.

- c. The MHC will continue to strengthen existing relationships, and build new relationships in its efforts to increase affordable housing opportunities in Macomb County.
- d. Support, if possible, other reasonable proposals for affordable housing.
- e. Work to address other barriers outlined in the strategic plan as opportunities arise.

DISCUSSION

The County is committed to improving or removing barriers to affordable housing. Staff will continue to evaluate barriers identified in the County's most recent Analysis of Impediments to Fair Housing and partner with agencies such as Macomb Habitat for Humanity, Community Housing Network, and the Fair Housing Center of Metropolitan Detroit to remove those barriers.

Fair Housing Update:

1. Completed an Analysis of Impediments to Fair Housing (AI) in 2024 and commitment to address the impediments or further goals included in the AI;
2. Implement subrecipient fair housing policy monitoring; and
3. Continue the competitive funding allocation process, including fair housing-related criteria, for sub-grants to municipalities participating in the Urban County CDBG and/or County-led HOME Consortium.

AP-85 Other Actions

INTRODUCTION

The Urban County of Macomb (County) and Macomb HOME Consortium (MHC) will engage in a variety of activities intended to further local housing and community development goals.

ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

The County and the MHC will continue to collaborate and partner with a wide network of housing and human services providers, government officials, business leaders, and citizen to identify areas of need in the community. A coordinated effort will be made to continually improve service delivery systems, reduce duplicative services and to create a process that is flexible enough to meet new needs as they develop.

ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

The County and the MHC will continue to operate single-family rehabilitation programs. In addition, the Consortium will fund affordable housing activities through a collaboration with Community Development Housing Organizations (CHDOs). To further enhance low- to moderate-income neighborhoods, public improvement projects are also planned.

ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS

Lead risk assessments will be completed for all housing units receiving assistance through the housing rehabilitation program. When conditions are found which indicate a potential lead-based paint hazard, appropriate remedial action will be included as part of the rehabilitation work. All lead work will be conducted in accordance with federal regulations and performed by an appropriately certified and/or licensed contractor. In addition:

- All housing rehabilitation program participants with housing built prior to 1978 are provided with the EPA publication "Renovate Right"
- The Macomb County Health Department provides residents with valuable information on the hazards of lead-based paint and where to go for assistance.
- The Michigan State Housing Development Authority offers the "Lead Safe Program" to qualifying households in Macomb County. The program includes lead testing and lead hazard control services.

ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES

The Urban County of Macomb and the Macomb HOME Consortium have well-established service networks to provide services to impoverished people. These include:

- Macomb Community Action provides programs to address critical service needs. These include home weatherization and other energy assistance activities, commodity distribution, senior and non-elderly nutrition services, senior snow removal and grass cutting services, Head Start, transportation services, rent and utility assistance, and homelessness prevention
- The Macomb County Health Department provides medical coverage to eligible persons
- Employment training and job counseling through Michigan Works!

- Michigan State University Extension financial management and homebuyer education programs
- Macomb Community Action provides financial empowerment training

ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE

The County has excellent administrative capacity, with capable staff, excellent relationships with communities and non-governmental entities, and innovative programs. The following are therefore considered for the coming year:

Management Capacity

- Develop additional cost-effective ways to provide affordable housing. The process started with creation of the Macomb HOME Consortium (MHC) and continues to evolve. We have and will continue to seek additional ways to share resources and costs to maintain an acceptable level of program and management capacity.
- Identify service gaps and improve efficiency and effectiveness in their delivery. The MHC will enhance program design and delivery as well.

CHDO Capacity Development - The MHC supports two non-profit housing organizations, and both are currently CHDOs. All are experienced and have the requisite capacity to succeed in their roles. No special development measures are therefore necessary. That said, the MHC seeks additional opportunities to develop affordable housing and those could result in new CHDO recognition and support. The MHC is ready should that occur.

Expanding the Network of Partners - The County and the MHC will continue efforts to strengthen existing and establish new relationships with service providers to expand and strengthen services in the community.

Sub-recipient Monitoring - The County and the MHC will continue to monitor and assist sub-recipients and CHDOs in 2024 as required per the Uniform Grant Guidance found at 2 CFR 200. Monitoring will be

performed through risk assessment and technical assistance will be provided based on the degree of need.

ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES

The County and the MHC regularly coordinate with service providers and housing providers by attending coordination meetings, participating in community-wide committees, and engaging local experts to recommend and provide programs for their target populations. Primarily this is done through the collaborative relationship with the area Continuum of Care.

DISCUSSION

Fair Housing

The County will address issues identified in the County's Analysis of Impediments to Fair Housing during the period of July 1, 2024 to June 30, 2025. Communities that participate in the Urban County CDBG program must also commit to addressing at least two (2) impediments each year. Program staff monitor community compliance. In addition, the County will provide CDBG funding to the Fair Housing Center of Metropolitan Detroit, which provides counseling and referral programs, including housing discrimination complaint reception, investigation and resolution services and provision of advice, counsel, and referral services for other related inquiries.

Minority and Women's Business Enterprises

The County and the MHC will also continue to encourage the use of minority and women's business enterprises (MBE/WBE) by including a provision in all development agreements. To ensure that W/MBE firms are aware of how the County bids contracts, the County will publish a notice each year in a newspaper of general circulation, indicating that bid opportunities (over \$35,000) are posted on the Michigan Intergovernmental Trade Network (MITN) and that, if interested, they should register on MITN.

Monitoring (CDBG, HOME & ESG)

Internal Monitoring

- Timeliness of expenditures is monitored regularly through IDIS and the County's financial system; and
- Various IDIS reports, draw-down and supporting documentation will be used for internal monitoring purposes to track project implementation, quality, and accomplishments.

Subrecipient Monitoring

The County developed a Subrecipient Monitoring & Management Policy in compliance with 2 CFR 200. The policy provides a consistent methodology for conducting risk analyses and monitoring evaluations for all applicable subrecipients.

Major steps include:

- Developing a pre-award risk-based evaluation system for program subrecipient pass-through awards;
- Documenting the process and recording the rationale for selecting subrecipients for monitoring;
- Rating and selecting subrecipients for monitoring; and
- Identifying monitoring objectives

In addition to the steps outlined in this policy, staff will continue to conduct ongoing desk reviews of all subrecipient contract files, including but not limited to:

- Closely monitoring procurement and labor compliance for all subrecipients during the time of procurement, contract award, and during project implementation
- Review of all expenditures to determine if the expenditures are within the approved budget, if they support approved activities, and if costs are eligible.
- Contractual compliance, including compliance with applicable Federal rules and regulations, and with state and local standards.

HOME Rental Monitoring

- Tenant income will be recertified annually during the affordability period.
- Rents will be approved by the County annually.
- Complete unit inspections; and
- Review financial condition of project with 10 or more HOME units.

AP-90 Program Specific Requirements

INTRODUCTION

This section addresses the program specific requirements for the Annual Action Plan; included are the CDBG, HOME, and ESG programs.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) REFERENCE 24 CFR 91.220. (I)(1)

This is an overview of specific requirements by the Community Development Block Grant (CDBG) and HOME Investment Partner (HOME) programs. Macomb County deferred its ESG allocation to the State of Michigan beginning with the 2022 program year.

TABLE 64: AVAILABLE PROGRAM INCOME

Available Program Income	Amount
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	\$50,000
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
The amount of surplus funds from urban renewal settlements	\$0
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
The amount of income from float-funded activities	\$0
Total Program Income	\$50,000

Table 64 – Available Program Income

TABLE 65: OTHER CDBG REQUIREMENTS

Available Program Income	Amount
The amount of urgent need activities	\$0
The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income (for year 2024/2025). <i>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.</i>	90%

Table 65 – Other CDBG Requirements

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) REFERENCE 24 CFR 91.220(1)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Other forms of public investment include funds received by the CHDO include match in the form of donated materials, property, and labor, in addition to private investment such as the funds received by the CHDO from private donations. In the rental housing LIHTC may be used as an additional form of investment.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The Macomb HOME Consortium's resale and recapture provisions (guidelines are provided as an attachment to AD-26).

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

In compliance with HOME requirements, the Macomb HOME Consortium includes appropriate affordability of unit’s language in all contracts and mortgage notes for all homebuyer projects.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The Macomb HOME Consortium has not planned activities under 24 CFR 92.206(b) and therefore will not use HOME funds to refinance single family or multifamily housing debt during the 2024 program year.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)):

N/A - the plan does not include a preference for persons with special needs or disabilities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)):

N/A - the plan does not include any preference.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A - the plan does not include a preference or limitation for rental housing projects.

DISCUSSION

Note: The overall LMI benefit of 90% for this plan includes only the 2024 program year - 1 year certification.

Additional HOME program information:

- **Fair Housing and Affirmative Marketing:** Agreements state that the Developer shall not discriminate based on race, religion, marital status, national origin, gender or disability status, and shall affirmatively market units to segments of the population least likely to apply, in conformance with 24CFR Part 92.351. For projects containing five or more HOME assisted units, the Developer will be required to submit an Affirmative Fair Housing Marketing Plan to the PJ

(County) and include a description of their efforts to affirmatively market units to the MHC (County) annually.

- **HOME Affordable Homeownership Limits:** For homebuyer assistance or for rehabilitation of owner-occupied single family housing, the Macomb HOME Consortium follows the HOME affordable homeownership limits for the area as provided by HUD.
- **HOME Application Process:** Applications for HOME funded housing rehabilitation are available on the County's website and at the Macomb Community Action Office of Community Development. Applications are taken on a first-come, first-serve basis. The Macomb HOME Consortium does not currently have an applicant preference. CHDO project funding is allocated by the members of the MHC. When HOME funds are made available for developers, the Request for Proposals is posted on <https://www.bidnetdirect.com/>.
- **New Unit Production:** Projects may include homebuyer, rental and lease to purchase.

DRAFT

Appendix

1. Maps
2. Public participation
3. SF 424
4. Certifications
5. HOME Provisions

Maps

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Public Participation

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Certifications

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HOME Provisions

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