

## **CR-05 - Goals and Outcomes**

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

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

The Program Year 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) describes the results of activities completed by and through the City of Taylor Community Development Block Grant (CDBG) Program to accomplish the outcomes identified in the PY 2020-2021 Annual Action Plan for the period of July 01, 2020 to June 30, 2021. This is the fifth reporting year of the 2016-2020 Five Year Consolidated Plan. The following are notable highlights from Program Year 2020-2021:

The City of Taylor expended \$266,125.54 on eligible CDBG Activities undertaken during Program Year 2020-2021. The City utilized \$15,000 of these funds to subsidize non-profit agencies such as Senior Alliance, Fish and Loaves. These Public Service Programs provided assistance to the City's low and low-moderate income individuals and households.

The City continued to complete the public facility improvements of the recreational center and the park improvement program. However due to urgency of expending of COVID-19 funding the expenditures for the park improvements fell short of the amount it was allocated for. The amount expended on the park improvements is \$45,726.60, which went to purchasing mulch for the pocket parks for the community's in eligible census tracts all over the City for the community to enjoy. The amount of expenditure for the recreational center improvements was in the amount \$5,146.50.

The Home Repair Program is designed to provide emergency and other repairs of homes owned by low-to-moderate-income residents of Taylor. The City exceeded its goal and has completed 12 homes rehabilitation projects. The 12 homes that were completed using funding in the amount of \$95,414.58 for which was allocated from previous program year but expenditures made this PY 2017 and 2018.

Lastly for the CDBG expenditures, the City expended \$127,315.90 from FY 2019 on Administrative Activities to operate the CDBG Program out of the City's Department of Community Development. All of these activities improved the availability and accessibility of housing and services for low/moderate income persons, improved the affordability of housing and services or enhanced the sustainability of neighborhoods.

As far the CDBG-CV funds used to help to alleviate the economic downturn due to the COVID-19 pandemic, the City concentrated most of its efforts and staff to administer the program to help struggling small businesses. The City expended a total of \$425,420.84 on giving grants to small businesses in the amount of \$7,500, rental assistance program and administration of the program. The amount spent on giving small business grants to 42 businesses was \$315,000. Which helped retain 304 jobs. That is significant amount to help the small businesses keep their doors open during this time of crises. Although the City expended less on the CDBG program, the cumulative total of expenditures from the CDBG and CDBG-CV in the amount of \$691,546.38 has surpassed the previous years of spending of the CDBG funds.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Enhance Public Safety	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	25000	100.00%			
Enhance Quality of Living Environment	Non-Housing Community Development	CDBG: \$	Other	Other	33000	27000	81.82%	33000	27000	81.82%
Foster Economic Development	Non-Housing Community Development		Jobs created/retained	Jobs	100	304	0.00%			

Improve Amount of Decent and Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	2	0	0.00%			
Improve Amount of Decent and Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		5	6	120.00%
Improve Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	15000	100.00%	10000	10000	100.00%
Improve the Affordability of Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	25	83.33%			
Parks and Recreational Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	15000	100.00%	10000	10000	100.00%
Provide and Expand Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12000	12000	100.00%	5000	5000	100.00%
Sustainable Neighborhoods	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	3000	0	0.00%			

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

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

The City of Taylor has addressed and identified specific objectives outlined in the action plan as well as in the 2016-2020 consolidated plan. Housing rehabilitation and public service have been a top priority in meeting the goals and address the needs for the community. There were 11 houses completed this fiscal year and it has exceeded the stated goal of 5 and the Public Service for Fish and Loaves and Senior alliance totaled \$15,000.

The City of Taylor helped out 42 businesses and expended \$315,000 in grants to small businesses that were struggling to stay in operation due to the COVID-19 Pandemic.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	<b>CDBG</b>
White	6,960
Black or African American	3,011
Asian	0
American Indian or American Native	42
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>10,013</b>
Hispanic	212
Not Hispanic	9,800

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

### Narrative

The City of Taylor and its nonprofit partners serve the people of need in the community. The above composition reflects the racial population in the City of Taylor, which is predominantly White, and African Americans, however the City continues to do outreach to help other ethnic groups who are also in need. The City through the use of CDBG funds continues to service the needs to its community residents.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$481,130	266,125.54
Other	public - federal	\$608,553	\$425,420.84

**Table 3 - Resources Made Available**

### Narrative

The City of Taylor has spent a portion of its 2020-2021 allocation working with nonprofits and addressing the needs of the Community as well as running the Housing Rehabilitation Program. Other years funding has been used to complete activities that needed to be completed before moving on to the new funding such as Infrastructure Improvements, and parks. The CDBG-CV allocation of \$608,553 of which \$425,420.84 was expended in FY year 2020-2021 to assist 42 small businesses that are struggling due to COVID-19 Pandemic, along with funds going to the rental assistance program for families and individuals that can't make ends meet due to the pandemic and administration of the program.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Taylor	15	15	These areas target the public service such as social services that are provided by the nonprofit providers Fish and Loaves and Senior Alliance.
Taylor LMA Census Tracks	85	85	These areas have the greatest need for improvements of public facilities, parks and housing.

**Table 4 – Identify the geographic distribution and location of investments**

## **Narrative**

While City of Taylor has established Geographic Priority Areas in the 2016 to 2020 plan, the CDBG program will operate on a city-wide basis but will concentrate in low and moderate-income Census tracts and block groups of the City. The City of Taylor intends to dedicate 85% of its CDBG allocation to housing, public facility improvements and 15% for public services that provide assistance to the low and

low-moderate income persons and households on citywide basis. All public service improvements and park improvements utilizing CDBG funds will take place in the low to low-moderate income census block groups. The City continues to use its general funds to leverage services that are needed outside the eligible census tracts.

## **Leveraging**

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

During the reporting period, the following funds from the U.S. Department of Housing and Urban Development (HUD) were made available to the City's Community Development Department to assist low/moderate income areas within the City. The City's 2019-2020 Community Development Block Group Program entitlement amount is \$481,130.00.

In addition, the City of Taylor received additional awards and has worked on initiatives to stabilize the neighborhoods that are not covered under this plan such as the following:

### **HOME**

The City of Taylor is a member of the Wayne County HOME consortium and is using HOME funds available to the City to leverage with the NSP program to develop Pinewood Condominiums. The City built 4 units which 3 have been sold to eligible homebuyers. The City sold the last unit in October of 2020. Down payment assistance have been given to first time homebuyers who undergo homebuyer counseling prior to purchasing a home. However due to COVID-19, the market has become a Sellers market and the Sellers do not want to wait for the homebuyers to go through the qualification process. This has hindered the number of first time homebuyers getting homes.

### **TAX REVERTED PROPERTIES**

Every year the City has the right to purchase houses that have gone through the tax foreclosure process at the Wayne County Treasurer's office. The houses purchased are allocated to private developers who rehabilitate the houses and sell them moderate-income people. This improves that City's tax base as well as stabilize the existing and surrounding neighborhoods. The City continues to be involved in this program and has received some foreclosed properties to be given to developers.

### **SIDE LOTS**

The City continued the sale of the still its high inventory of properties and has offered the of the side lots to interested homeowners. Once purchased, the homeowners have to combine into existing property for tax purposes and also to hinder the homeowner from selling the property.





## CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	11
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>5</b>	<b>11</b>

Table 6 – Number of Households Supported

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

The City of Taylor is committed to meeting its goal in improving housing and providing down payment assistance to first homebuyers. The City completed eleven (11) rehabilitation projects this program year which exceeded the goal listed in the action plan for 5 homeowner rehabs. The City continues to improve the program and stream lines the process to get more eligible homeowners to apply for the program by doing more outreach for the homeowner rehabilitation program. As far as the down payment assistance program this has slowed down due COVID-19 which turned the market into a Sellers

market. Sellers are ready to close very fast but this does not help the homebuyers who have to go through the qualifications process to receive the down payment assistance as well as to apply for a loan. The City will continue to work with National Faith to help with the qualification process and to issue the down payment assistance faster to ensure that the homebuyer does not lose the opportunity to purchase a home.

The City has addressed the procurement of the Developers to bid on small projects by combining two scopes for different properties which is helping the flow of the projects. This method has proven to be successful and has yielded 11 rehabilitation projects. The City will continue to evaluate and identify more goals to improve and will continue to foster these relations with the homeowners to provide a better service and to help homeowners solve the most pressing issues that are keeping them away from not able to utilize the CDBG funds to meet their needs.

**Discuss how these outcomes will impact future annual action plans.**

There will not be any impact to future action plans. The City has allocated its funding to address and help alleviate the housing issues that many City of Taylor residents face. Housing rehabilitation is the biggest need and the City has seen a tremendous improvements in this program. The City is optimistic through its combined efforts with its partners in completing and successfully improving the process of homeowner rehabilitation projects.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3	0
Low-income	3	0
Moderate-income	5	0
<b>Total</b>	<b>11</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The City continues to help extremely low to low income families or individuals that desperately need repairs on their homes. There is a big need and the City is aware of this and do its' best to do more outreach and help with the application process to low income and extremely low income individuals.

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

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

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

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

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

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The following goals are taken directly from the Ten Year Plan and are incorporated in 2020-2021 Annual Action Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

The City has previously procured subrecipients to provide public service that can assist individuals and families with emergency shelters and eventually transition into transitional housing. Public Service provider Senior Alliance provides meals for the elderly. Fish and Loaves has opened its pantry to provide food for low income and people have been affected by this Pandemic. All the social services groups have come together to assist in the areas where the struggling individual needs are.

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

The City continues to work with subrecipients and National Faith Counseling center to provide public service in education and skills as well as homebuyer counseling to help families that are in transitional housing to become homeowners. The City through its HOME allocation does provide down payment assistance to first time homebuyers and housing units that have been rehabbed and newly constructed.

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

### **Actions taken to address the needs of public housing**

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

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

Upon meeting the resident council of THC, the residents are made aware of the opportunities to access other non-profits that will help with transitional housing and permanent housing. The challenge is that all of the residents are elderly and might not be able to currently transition to homeownership .

All programs in the 2020-2021 Action Plan have been made available to public housing residents and address those common needs experienced by low-income persons, including public housing residents. In addition, public housing residents were encouraged to participate in the Action Plan development process and its implementation.

### **Actions taken to provide assistance to troubled PHAs**

The PHA is not troubled however it is always looking for financial assistance to help its' residents and continues to have people on the waiting list. the THC operates 980 Housing Choice Voucher Units. THC has been successful in keeping its 102 one-bedroom apartments for the Public Housing occupancy at 100%.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

According to the City Data, in 2019 residents with income below the poverty level for in the City of Taylor is 16.6 % which was 21.8% greater than the poverty level of 13.0 % across the State of Michigan. Servicing poverty-stricken people is still a high priority for the City through the CDBG Program especially now due to the Covid-19 pandemic.

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

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

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

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

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

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

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

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

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

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

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

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

A majority of the federal dollars are going to City projects, which will provide a greater overall benefit to the community and help the City maintain some level of quality of life for our residents. These include improving local neighborhood City parks and improvement to the Recreational Center.

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

The City through its CDBG-CV allocation funded will 42 small businesses effected by COVID-19, as well as rental assistance program to help families and individuals who are struggling with rental payments due to loss of income from the pandemic. The rental assistance program continued with more expenditures in PY 21-22. The City will continue to make more efforts by submitting grant applications to Federal, state, and local agencies. Specific grant applications which could include economic development grants, demolition of City owned commercial structures, infrastructure improvements, and neighborhood revitalization.

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

When the City is working on Homeowner rehabilitation project, the City implements its lead policy stated below:

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



renter-occupied units were built in the same timeframe. As the City's housing stock is aging the Housing Rehabilitation Program administered through the Community and Economic Development Department is becoming more important.

A rental housing inspection program was established in Taylor in 1999. It ensures that rental properties are compliant with current codes and ordinances prior to occupancy. Originally, these programs focused on the quality and safety of building interiors, but over time and as compliance with local codes has improved, the focus is shifting toward exterior concerns including the conditions of driveways, parking and landscaping. The owner-occupied single-family homes throughout the City are in large part built prior to 1978. The City works to alleviate lead hazards on a case-by-case basis through the Home Repair Program. All Home Repair projects on homes built prior to 1978 are lead tested and abated.

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

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

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

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

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

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

Reducing poverty and assisting lower income families is an ongoing concern and can only be accomplished through broad based programs. Over a number of years, the City of Taylor has worked to build relationships with nonprofit agencies and other public sector offices with the goal of serving the low-income population of the City. The City will continue to work closely with Taylor families to improve

family self-sufficiency and provide a safety net. Staff will work with social service agencies that provide free and low-cost food for low-income families.

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

The City of Taylor believes that poverty can be alleviated by improving the conditions in which people live and by simultaneously providing them with job training and education.

The City will seek to achieve its goal of reducing the number of families that are below the poverty line. The Community Development Department will work with area agencies to ensure that programs and policies are in place to assist in achieving this goal. Together, these efforts will enable a low-income family the opportunity to access needed assistance to improve their economic and emotional environment. Due to the Covid-19 Pandemic the poverty rate is at all time high due to loss of jobs and reduced income. With the Covid funds the City was able to assist Fish an Loaves with funds to fill its pantry to help with giving food to very low income people. The City will continue to fund this program to help with improving the poverty levels for individuals and families.

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

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

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

In conjunction with the policy of the City of Taylor, all housing and community development programs include an extensive, year-end performance review and audit. This review has to determine, based upon goals and objectives stated at program initiation, the success of the program. Activities will be quantitatively measured against program performance, compliance with overall program goals and requirements will be determined, and citizen input regarding program performance will be sought. The 2020-2021 Action Plan along with the 2016-2020 Consolidated Plan aided in the assurance of meeting program objectives. It further assisted in the planning of long-term program goals, objectives and activities.

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

The City will work with the City of Taylor Housing Commission to address issues such as homelessness, special needs housing and housing for the elderly.

The City has funded and has continued to refer requests for assistance to the social service agencies that are advocates for homelessness, and senior services, such as the subrecipients The Senior Alliance, and Fish and loaves

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

The County is still responsible for identifying the impediments to fair housing choice, however the City will continue to take actions as previously stated to overcome the impediments to fair housing choice. However, the City continued to implement the following strategies to address Impediments to Fair Housing Choice by:

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

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City prepared a risk assessments of the sub-recipients and developed a monitoring plan based on the risk assessment. The types of monitoring will include desk monitoring, questionnaires or on-site monitoring if warranted. Technical assistance will be included with the monitoring. The voucher approval process incorporates an in-house review of every payment request and progress report. The monitoring activities were carried out to ensure that high risk sub-recipients are in compliance of the activities that are being performed. The high risk subrecipients were given a monitoring letter to evaluate their performances. Due to COVID-19 Pandemic, on site monitoring could not be conducted at this point and subrecipient had to provide the requested documents and answers listed in the letter.

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

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

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

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

The Citizen Participation Plan describes the policies and procedures for involving citizens in critical planning issues related to the CDBG program. The Citizen Participation Plan, thereafter amended can be found at [www.cityoftaylor.com](http://www.cityoftaylor.com).

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

A publication notice was published to give notice to the general public to view a draft summary of the 2019-2020 CAPER to allow for the purpose of receiving suggestions, proposals and ideas from 2020-

2021 Consolidated Annual Performance Evaluation Report to interested citizens who are concerned about the proposed use of Federal Housing and Community Development Block Grant (CDBG) funds.

The City has made available to 2020-2021 Consolidated Annual Performance Evaluation Report for examination and comment for a 15 days period, September 15 through September 29, until 4:00 P.M. Copies of the documents were made available for review at the following locations:

- Community Development Department, 23555 Goddard, Taylor, MI 48180
- Taylor Community Library, 12303 Pardee Road, Taylor, MI
- City of Taylor website at, [www.cityoftaylor.com](http://www.cityoftaylor.com)

There were not any comments submitted during the posting period.

### **CR-45 - CDBG 91.520(c)**

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

Currently, the City will not change its program objectives, but will continue to evaluate the community's needs and provide the services and activities needed to make a strong difference in the City and Wayne County as a whole. The City of Taylor will continue to address the needs of the community and the activities chosen reflect these needs as states in the 2020-2025 Consolidated Plan.

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

No

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