

# FY 2007 Consolidated Annual Performance and Evaluation Report



CITY OF PONTIAC  
FEDERAL PROGRAMS DIVISION

FY 2007 –2008 Program Year—July 1, 2007 to June 30, 2008

September 4, 2008

## CAPER Overview

The City of Pontiac is an entitlement community and participating jurisdiction for the following federal programs: Community Development Block Grant (CDBG) program, the HOME Investment Partnership (HOME) program, and the Emergency Shelter Grant (ESG) program. These federal programs are administered through the United States Department of Housing and Urban Development (HUD) and granted to the City of Pontiac on a formula basis. As part of the federal requirements the City of Pontiac must provide a performance and evaluation report to HUD on all of the program year's activities ninety days after the end of the program year. The Consolidated Annual Performance and Evaluation Report (CAPER) combines the reporting requirements for all three of the federal programs into one document. The following report is of the activities, beneficiaries and expenditures for the fiscal year 2007 program year, which is from July 1, 2007 to June 30, 2008.

The City of Pontiac prepared an Annual Plan document which was submitted to HUD on May 15, 2007. The purpose of the CAPER is to evaluate how the entitlement community is reaching its goals overall as defined in the Consolidated Plan developed for FY2005 to 2009 and the Annual Plan for FY2007. The CAPER is a review of the funded activities for the FY2007 program year and how they performed and met their stated goals and objective.

## Federal Resources Available

HUD uses a formula allocation to determine the amount of funding available each year to the entitlement communities and participating jurisdictions. This amount changes each year due to the overall federal allocation to the CDBG and HOME programs, the number of participating communities across the country, and the statistical information including population of each community.

The City received \$1,585,220 in CDBG funding. This is a \$106 increase from the previous year. In addition, the City brought forward approximately \$1,000,000 in previous year's funding as part of the Housing Rehabilitation Program and Demolition. In addition, the City received \$554,504 in FY2007 HOME Investment Partnership program funds, a slight decrease of \$3,245 from the previous year funding. The City also brought forward a balance of approximately \$1,800,000 in previous years HOME Funds for various funded activities. The City also received \$101,476.33 in program income from the lien placed on 1001 Woodward for the demolition of the Quality Hotel in 1998. The City also was reimbursed \$33,000 from the Cities of Promise Blight Elimination Grant. These funds are being used for the Spot Slum and Blight Demolition program. The City did not receive any ESG funding for FY2007.

During the reporting period, the City was notified that the City's Pro Rata Share of the Targeted Homeless Assistance funds would be \$527,356. These funds were combined with the rest of the funds for Oakland County as part of the Oakland County Taskforce on Homelessness's Continuum of Care. These can only be used as part of the Continuum of Care and cannot be used directly by the City of Pontiac.

### Special points of interest:

- FY2007 was the 33rd Year of the CDBG Program and the City of Pontiac has participated each year since its inception.
- FY2007 was the 16th Year of the HOME Investment Partnership Program and the City's participation as a participating jurisdiction

### In this handout:

Goals and Objectives	2
Performance Measurements	2
Performance Measurements for Each Activity	3
CDBG Activities	4
HOME Program Activities	5
Program Administration	6
Written Comments	6



# FY 2007 Consolidated Annual Performance and Evaluation Report

## Goals and Objectives

During the Consolidated Planning process in 2005, the City identified the following goals and objectives.

**Increase and Improve Homeownership Opportunities:** Including education for first-time homebuyers, credit counseling, information for protection against predatory lenders, credit repair for first time homebuyers, construction of new affordable housing, new infill housing in older neighborhoods, downpayment assistance for first-time homebuyers, acquisition of deteriorated, vacant housing for rehabilitation and resale.

**Remove Barriers to Affordable Housing:** Including downpayment assistance, increase supply of decent, safe and affordable rental housing, provide foreclosure prevention activities, provide permanent housing opportunities for persons moving out of transitional housing, and increase energy efficiency of existing housing and new construction.

**Create Suitable Living Environments:** Including improve quality of life in our neighborhoods, reduce crime, increase public safety including fire and police protection, increase recreational opportunities for residents, reduce blight in our neighborhoods, eliminate abandoned homes unfit for rehabilitation, increased code enforcement activity, improve deteriorated infrastructure in our neighborhoods, promote neighborhood stability, increase homeownership, help existing homeowners stay in their homes, and encourage income diversity in our neighborhoods.

**Assist in the Plan to End Homelessness:** Including continued participation in the Oakland County Taskforce on Homelessness, encourage collaboration between service providers, and participate in the SuperNOFA for Targeted Homeless Assistance funds to address homeless persons and provide permanent housing opportunities.

**Empowerment and self-sufficiency for low-income persons to reduce generational poverty:** Including provide appropriate and structured activities for youth, increase educational opportunities for youth, improve family literacy and self-sufficiency, provide services to seniors living in poverty in our community, and provide services to persons living in poverty to assist them in moving out of poverty.

## Performance Measurements

THE FY2007 PROGRAM YEAR IS THE THIRD YEAR ON THE CITY'S 2005 TO 2009 CONSOLIDATED PLAN . THE CITY WILL START PLANNING THE NEXT FIVE CONSOLIDATED PLAN DURING THE FY2008 PROGRAM YEAR

In June of 2004 HUD and the Office of Management and Budget (OMB) along with representatives of national housing and community development organizations began to develop a new outcome performance system for key HUD housing and community development programs. A proposed Outcome Performance Measurement System was published in the Federal Register on June 10, 2005. This system would enable HUD to collect information on the outcomes of activities funded with Community Planning and Development (CPD) formula grant assistance, and to aggregate that information at the national and local level. The final outcome performance measurement system included objectives, outcome measures, and indicators that describe outputs.

The objectives are: Creating Suitable Living Environments, Providing Decent Affordable Housing, and Creative Economic Opportunities. The outcome categories are: Accessibility/Availability, Affordability, and Sustainability. There is a standardized list of output indicators that grantees will report on as appropriate for the chosen objectives and outcomes.



City of Pontiac Spot Slum and Blight Demolition Program—85 Gillespie, 81 Lake and 877 Melrose demolished during the reporting year.



## Performance Measurements by FY'07 Activity

The following is a list of the activities with expenditures for FY2007 separated by objective and outcome measurement category. Some of the activities would fit under more than one category but are included in the category which best meets the HUD definitions for each category.

### Suitable Living Environments

Availability/Accessibility:

- COP Fire Department Purchase of Hurst Equipment
- COP Fire Department Purchase of Two Medium Duty Rescue Vehicles

Sustainability:

- CDBG Property Management
- City of Pontiac 2007 Sidewalk Improvement Program
- City of Pontiac South Boulevard Pavement Resurfacing Project
- City of Pontiac Police Department Tag and Drag Initiative
- City of Pontiac Spot Slum and Blight Program
- City of Pontiac Water and Sewer Division Purchase of Emergency Generator

### Decent Housing

Availability/Accessibility:

- Lighthouse Community Development Financial Management Training Program

Affordability:

- Lighthouse Community Development Single Family New Construction
- New Life Opportunity and Outreach Center Single Family New Construction
- City of Pontiac First Time Homebuyers Downpayment Assistance Program
- Habitat for Humanity of Oakland County Homebuyer Subsidy Program
- City of Pontiac Limited Repair Housing Rehabilitation Program
- Lighthouse Community Development Beacon Housing I (101 Mechanic)

### Economic Opportunities

Availability/Accessibility:

- EDC Revolving Loan Fund

## Total Federal Program Expenditures

During the fiscal year 2007 (July 1, 2007 to June 30, 2008), the Federal Programs Division committed all of the FY2007 program funds for both programs. The Federal Program Division expended \$2,681,493.41 in CDBG and HOME Funds during the reporting period. Of this, \$2,162,014.60 was CDBG and \$ 519,478.81 was HOME funds. The City expended \$315,110.74 in CDBG administrative funds for five full time staff people with additional charges to projects. This is 14.5% of the total expenditures and within regulatory 20% allowable administrative expenses. In addition, \$87,944.40 in HOME program administration for one full-time staff person and a portion of the Administrator's wages. Of the total CDBG expenditures, public service activities comprised 1.4% of expenditures.



**Abandoned home at 155 Howard McNeil demolished by the City**

EXTREMELY LOW-INCOME IS 30% OR BELOW AREA MEDIAN INCOME  
 VERY LOW INCOME IS 31% TO 50%  
 LOW INCOME IS 51% TO 60% AND  
 MODERATE INCOME IS 61% TO 80%



**Christmas in Action volunteers helping our seniors with home repairs**





# FY 2007 Consolidated Annual Performance and Evaluation Report

## CDBG Activities for 2007

**Lighthouse Community Development Financial Management Program—\$29,999.36—**Lighthouse Community Development was awarded \$30,000.00 to provide financial and housing counseling services including one-on-one counseling, financial classes, homebuyer seminars and foreclosure prevention counseling. During the reporting period, Lighthouse provided services to 1,704 people. Lighthouse held 9 homebuyer seminars with 51 participants. They held 12 six-week Financial Literacy classes with 332 persons. Lighthouse provided one-on-one counseling to 1,261 persons. Lighthouse was able to help 51 families save their homes from foreclosure through their foreclosure prevention counseling.

**City of Pontiac Limited Repair Housing Rehabilitation Program, \$569,931.59—** During the program year, the City provided 47 income-eligible homeowners with housing rehabilitation. Of these 47, 21 were extremely low-income (30% or less of area median), 18 were very low-income (31 to 50% of area median), 4 were low income (51 to 60% of area median) and 4 were moderate income (61 to 80%). Of the 47 households, 5 were white, 2 were Hispanic, 1 was multi-racial and 39 were African-American. The City assisted 33 elderly homeowners and 35 female headed households with their housing needs. Of all of the houses tested for lead, five homes tested positive for lead paint. The lead hazards were abated and all five of the homes have been cleared. This project is ongoing.

**CDBG Spot Slum and Blight Demolition Program—\$302,794—**During the reporting period, the City expended \$302,794 for its Spot Slum and Blight Demolition program. Included in this amount are costs for the asbestos testing of 64 blighted structures, asbestos abatement for 37 structures and the demolition of 28 structures. For those structures located in identified target areas, the Cities of Promise Blight Elimination Grant provided \$3,000 match for demolition. The City received \$33,000 in funds during the reporting period. There are additional funds that will be accessed during the next reporting period. This project is ongoing.

**CDBG Property Management—\$7,088.52—** During the reporting period, the City expended funds to maintain city owned properties, pay assessments and property taxes on the properties.

**Pontiac Police Tag and Drag Initiative-\$22,852.82-**The Pontiac Police were awarded \$25,386 for their Tag and Drag program to remove abandoned vehicles on city streets and public right of ways in eligible census tracts. During the reporting period, the Police received 2,744 calls for service. Of these calls, 269 were gone when first checked, 1092 were gone after being tagged, 208 were towed after being tagged and 90 were tagged when first checked. The officers tagged 1,197 vehicles as abandoned, gave 5 tickets for parking on front lawns, gave 42 parking tickets and 17 moving violations. The project is complete and the remaining balance will be reprogrammed.

**FY2007 Sidewalk Improvement Project - \$388,812.57—**The FY2007 CDBG Sidewalk Improvement completed the repair and replacement of approximately 89,500 square feet of sidewalk and 4,000 square feet of ramp construction. The program also completed 810 lineal feet of curb replacement. The program benefited approximately 700 households and provided an area benefit of 63.7%. The project is complete and the remaining balance will be reprogrammed.

**South Boulevard Repaving Project—\$94,500-**The City of Pontiac Engineering Division completed the resurfacing of South Boulevard from Bagley to Franklin Road including removing and replacing concrete pavement, milling and replacing bituminous pavement together with adjusting drainage structures, spot curb and gutter replacement, base repair and restoration. The CDBG grant award was used as matching funds for a STUP-Federal Aid grant of \$113,750 and a Michigan Jobs Today Match of \$22,750 through the Michigan Department of Transportation. The project is located in Census Tract 1427, Block Groups 1, 2 and 6. Project is complete.

**Purchase of Hurst Equipment (Jaws of Life) - \$30,925—** The Fire Department was awarded \$31,000 to purchase one set of Hurst Equipment (Jaws of Life). The new equipment would be placed on a fire truck at Fire Station #1. This would provide complete coverage to the entire City to eliminate any wait for the arrival of the equipment from other trucks to assist trapped motorists. This project is complete.

**Purchase of Two Medium Duty Rescue Vehicles—\$200,000-**The Fire Department was awarded \$200,000 for the purchase of two (2) medium duty rescue vehicles. One vehicle was purchased used from Waterford Township for \$45,000. The remaining funds were used to purchase a new vehicle from the City vendor. Both vehicles have been delivered to the City and are providing emergency EMS assistance to Pontiac residents. The vehicles provide a 63.8% city-wide benefit. The project is complete.

**Purchase of Emergency Water Distribution Generator—\$200,000—** The City of Pontiac Water and Sewer Maintenance Division was awarded \$200,000 toward the purchase of an emergency diesel generator for the City's water pumping plant. The new emergency generator will insure that the City's water system remains operational during an emergency power outage situation. The generator also provides emergency power to the water department administration building to insure that the City's water system is properly administered during a power outage. The project provides a city-wide area benefit of 63.8%.



## FY2007 HOME Program Activities

**Lighthouse Community Development, Phase VI, \$47,586.21**—Lighthouse Community Development was awarded \$360,000 for construction of six new single family homes in their targeted neighborhood. During the reporting period, Lighthouse completed construction on the final home. Two homes have been sold and four remain to be sold. All will be occupied with income-eligible families upon final disposition.



Lighthouse HOME Program

**Lighthouse Community Development, Phase VII and VIII—\$59,400.00**—Lighthouse Community Development was awarded \$420,000 for the construction of four new single family homes and the acquisition and rehabilitation of three existing, vacant homes. One of the new construction homes will be built in partnership with Oakland Schools. Lighthouse also received \$180,000 for the construction of three new homes. The expenditures represent the construction of one single family home at 299 Osmon. The City is negotiating with Lighthouse on these grants to better utilize these funds in the current housing market.



Beacon Housing I—HoDAG

**New Life Opportunity and Outreach Center -\$9,773.20**—New Life Opportunity and Outreach Center (NLOOC) completed final construction on the single family home located at 248 Russell. The home was sold to an income eligible, first time homebuyer family with five children. This project is complete.

**Habitat for Humanity of Oakland County - \$130,000.00**—Habitat for Humanity was awarded \$150,000 for the construction of six new single family homes. Habitat completed four of the homes during the reporting and will complete construction on the remaining two homes during the fall of 2008. Of the four new homebuyers, all are African-American, income-eligible, first time homebuyers. The final two homes will be reported in the next year's CAPER.



CDBG Rehab Program

**City of Pontiac First Time Homebuyers Downpayment Assistance Program- \$50,000.00**—During the program year, the Federal Programs Division provided ten new first time homebuyers with \$5,000 in downpayment assistance to purchase their first home in Pontiac. The City funds can be used to pay reasonable closing costs and downpayment assistance for first-time income-eligible homebuyers who purchase a standard home in Pontiac. All program participants must attend first time homebuyer counseling program prior to receiving assistance. This program is ongoing.

**Venture, Inc. Pontiac Homes 10 Tax Credit Project-\$0.00**—The City reprogrammed \$610,000 to Venture, Inc. for the construction of ten new single family homes that be used as rental properties as part of a Low Income Tax Credit Project through the State of Michigan. Venture began construction on all ten units and the units are expected to be completed during the next reporting period. While there were no expenditures during the reporting period, it is expected that all funds will be expended by October of 2008. The project is ongoing.

100% OF ALL  
HOUSING ACTIVITIES  
MUST BENEFIT LOW  
TO MODERATE  
INCOME PERSONS.

**City of Pontiac HOME Program Housing Rehabilitation Program-\$134,775**—During the reporting period, the City expended \$134,775 for the rehabilitation of six owner-occupied homes. Of the six homeowners, five were elderly homeowners and five were female headed households. All of the homeowners were below 60% of area median income. None of the homes tested positive for lead based paint. The City will use the remaining balance of rehab funds in the upcoming program year. This program uses the same guidelines as the CDBG Rehab program. This program is ongoing.



**Lighthouse Community Development, HoDAG Funds—Beacon Housing, 101 Mechanic—\$300,000**—Lighthouse was awarded \$417,000 in program income from previously funded HoDAG project, Woodcrest Commons. Lighthouse Community Development expended \$300,000 of their grant leaving a balance of \$20,000 for this project. The new apartment building has 28 newly renovated lead free units for families and individuals. The building is currently being leased up. The remaining balance will be paid in the next reporting period.



CDBG Rehab Program

# City of Pontiac Citizen's Summary of the FY2007 CAPER



## CITY OF PONTIAC FEDERAL PROGRAMS DIVISION

47450 Woodward Avenue  
Pontiac, Michigan 48342

Phone: 248-758-3780

Fax: 248-758-3775

E-mail:

[blockgrant@pontiac.mi.us](mailto:blockgrant@pontiac.mi.us)

---

[www.Pontiac.mi.us](http://www.Pontiac.mi.us)

---

### *Federal Programs Administration*

*During the reporting period, the Federal Programs Division had six full time staff people. Under the CDBG program, there is one Block Grant Administrator and four Community Development Specialists. Under the HOME program, there is one full time Community Development Specialist.*

*The Federal Programs Division expended \$315,110.74 in CDBG funds for the administration of the CDBG program. This includes salaries and fringes for five full-time staff and all administrative expenses including office supplies, copy machines and legal notices. Staff provided 9,800 hours of service. Program staff are responsible for the oversight and monitoring of subrecipient organizations and reporting to HUD to ensure compliance with federal regulations. Staff also operates the Limited Repair and Emergency Housing Rehabilitation programs including the completion of the Lead Based Paint Risk Assessments as required by the federal regulations. The Federal Programs Division expended \$81,502.63 in HOME program funds for the administration of the HOME program. This included the salary and fringes for one full time staff and a portion of the Administrator's wages to work with nonprofit organizations constructing housing as part of the HOME program. This staff person also administers the City's First Time Homebuyers Downpayment Assistance program.*

### Public Comments

The City of Pontiac Federal Programs Division is requesting written public comments of the program expenditures for the FY2007—July 1, 2007 to June 30, 2008. The 15-day public comment period will begin on Friday, September 5, 2008 and continue until 5:00 pm on Friday, September 19, 2008. Citizens are invited to submit their written comments regarding any portion of the Community Development Block Grant program and the HOME Investment Partnership programs. All written comments received during this 15-day public comment period will be included in the final Consolidated Annual Performance and Evaluation Report submitted to HUD on September 28, 2008.

Comments can be sent to the following address:

Patricia Lile, Block Grant Administrator  
City of Pontiac Federal Programs Division  
47450 Woodward Avenue, Room 206  
Pontiac, Michigan 48342



Comments can be mailed or dropped off at the address above or faxed to 248-758-3775. Comments can also be emailed to [blockgrant@pontiac.mi.us](mailto:blockgrant@pontiac.mi.us). If you have any questions about the CAPER or the Federal Programs in general, please contact our office at 248-758-3780.