

City of Niles

2016/17 CDBG Annual Action Plan

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

- The City of Niles has been a HUD qualified Entitlement Community since 2004.
- Each year the City receives an average of \$240-250,000 and expects to receive similar allocations throughout the duration of this plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	240,000	0	50,000	290,000	1,137,500

Table 1 - Expected Resources – Priority Table

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

- General fund dollars are utilized to offset costs of secondary City staff working on the CDBG program administration, otherwise, the City has very little funding available to leverage with the CDBG program.
- There are no matching requirements associated with CDBG funding.
- The City has very little funding available to leverage with the CDBG program.
- There is a small revolving loan fund available for projects similar to those prioritized/funded through CDBG.

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

- Some discussion has been had about decommissioning/disposing of certain single-family public housing properties but discussions about and reviews of appropriate HUD requirements have just begun. It is expected that this may become an option in years 3-5 of this planning period.
- There are several publically owned parcels that have been cleared through Phase II environmentals that would be available to develop missing housing and/or commercial interests as appropriate.
- The City also has nearly 100 acres of publically owned park land that the public has highlighted for improvement during the public input phase.

Discussion

Given the great for demands for public facilities, infrastructure improvements, blight elimination, public service and

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code enforcement, coupled the lack of available CDBG and local resources to properly address these demands, the City has elected to focus its efforts on a select number of items, primarily of highest need. However, for purposes of eligibility over the next five years, the City wishes to include all those projects which were identified as either a moderate, high or very high need. Projects receiving a very low and low need will not be considered for any funding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Arrest or Limit Neighborhood Decay	2016	2020	Non-Housing Community Development	Downtown Niles - DDA District City of Niles Low and Moderate Income Area	Blight Elimination and Code Enforcement Programs Community Safety- Crime and Fire Prevention Public Facility Installation and Improvement	CDBG: \$194,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Buildings Demolished: 3 Buildings Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
2	Support Public Services for Youth and ELI Persons	2016	2020	Public Housing Non-Homeless Special Needs Non-Housing Community Development	City of Niles Low and Moderate Income Area	Community Safety- Crime and Fire Prevention Public Services- ELI Public Services- Education Public Services- Public Health Public Services- Youth	CDBG: \$49,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
3	Support Fair Housing Practices	2016	2020	Affordable Housing Public Housing Non-Homeless Special Needs	City of Niles Low and Moderate Income Area	Fair Housing Programs Public Services- ELI	CDBG: \$5,000	Other: 20 Other
4	Support Public Facilities- Installation or Rehab	2016	2020	Public Housing Non-Housing Community Development	City of Niles Low and Moderate Income Area	Public Facility Installation and Improvement Public Services- ELI Public Services- Public Health	CDBG: \$15,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 2 – Goals Summary

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Goal Descriptions

1	Goal Name	Arrest or Limit Neighborhood Decay
	Goal Description	<p>During the PY16 CDBG Program Year, the City will focus on the following projects meant to arrest or limit neighborhood decay:</p> <ol style="list-style-type: none"> 1. Code Enforcement 2. Blight Elimination Program 3. Smoke Detector Program 4. Chapin Mansion Porch Restoration and Blight Elimination Project 5. Program Administration
2	Goal Name	Support Public Services for Youth and ELI Persons
	Goal Description	<p>In PY16, the City will provide funding for youth services and services to extremely low income persons through the provision of:</p> <ol style="list-style-type: none"> 1. NB-YMCA Summer My Way 2. Crime Prevention- Niles Community Schools 3. Installation of space for the Department of Health and Human Services satellite office in the City limits. 4. Program Administration
3	Goal Name	Support Fair Housing Practices
	Goal Description	<p>The City of Niles will begin monitoring and reporting on Fair Housing complaints reported to Community Development staff through the development and use of a database. Efforts will be monitored for ongoing, repeated or trending issues and reported to HUD and/or other responsible entities.</p>
4	Goal Name	Support Public Facilities- Installation or Rehab
	Goal Description	<p>The porch of the Chapin Mansion, one of three buildings in the City's museum portfolio, is blighted and dangerous. A major attraction for school children, seniors and special needs groups, the Mansion is host to over 1,000 CDBG qualified guests each year, seeking educational and recreational opportunities. Repairs will need to be made to ensure the safety and long-term viability of the Chapin Mansion.</p> <p>The City has been without a DHHS office in Niles for nearly five years. Without these important services, local ELI and other low/mod income citizens must either travel 30 minutes to St. Joseph, MI or access locally available computers that are installed instead of staff to help locals apply for, reinstate, and/or recertify benefits. DHHS is willing to provide staff in Niles, if the community will support the infrastructure for their office space.</p>

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Projects

AP-35 Projects – 91.220(d)

Introduction

- Like many communities, Niles continues to be affected by economic stagnation and decreasing revenues. The City of Niles intends to use its CDBG allocation for blight elimination and code enforcement activities, public facility repair, public services and administration of the CDBG program.
- The preferred outcome for this submission of the City of Niles, Michigan's Annual Action Plan focuses on creating a safe, decent and suitable living environment for the citizens of Niles – particularly for low and moderate-income persons living within a designated Low-Moderate Income Area (LMA) within the City.
- As detailed herein, the purpose of this Plan is to establish and define projects and programs to be supported by Community Development Block Grant funds.

Projects

#	Project Name
1	PY16 Code Enforcement
2	PY16 SMW
3	PY16 Crime Prevention
4	PY16 MI-DHHS Facility
5	PY16 Chapin Mansion Porch Rehabilitation
6	PY16 Blight Elimination
7	PY16 Project Administration

Table 3 – Project Information

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AP-38 Project Summary- *Project Summary Information*

1	Project Name	PY16 Code Enforcement
	Target Area	Downtown Niles - DDA District City of Niles Low and Moderate Income Area
	Goals Supported	Arrest or Limit Neighborhood Decay
	Needs Addressed	Blight Elimination and Code Enforcement Programs
	Funding	CDBG: \$75,000
	Description	The fact that Niles has become a large rental market, with owners who live outside the area, has substantially increased the need for code enforcement in the City's neighborhoods. We work with owners and tenants, alike, to provide input on local zoning, building safety and ordinance compliance. Each year the City's code enforcement department issues approximately 1,700 junk and trash notices and 300 exterior-specific housing orders as well as conducts 1,000 rental unit inspections. Through these efforts, our team is able to review safe housing practices with tenants and preempt possible larger, more expensive problems, by informing property owners of issues. Our team also performs commercial property inspections, installs smoke detectors in owner-occupied residences, and orders weed and tall grass abatement to assure our streets are clean and safe for families to enjoy. The period from April to October is the most active for the Code Enforcement Division as warmer temperatures increase outside activity in the City's neighborhoods. It is this time of year that the Division abates hundreds of lawns that have exceeded the 10 inch height. Officers also perform curbside inspections of every structure where frequently, junk and trash violations are much more prevalent. Rental inspections are also still conducted during this time as most landlords prefer this time of year to hold their inspections.
	Target Date	9/30/0017
	Estimate the number and type of families that will benefit from the proposed activities	Over 1,000 LMI households who are overwhelmingly renters will benefit from the Code Enforcement Program.
	Location Description	LMA Area-wide Downtown
	Planned Activities	Continued efforts provide careful enforcement within the LMA in an effort to help to preserve the vitality of our neighborhoods. CDBG funds may be used for code enforcement only in deteriorating or deteriorated areas where such enforcement, together with public or private improvements, rehabilitation, or services to be provided, may be expected to arrest the decline of the area. (Reference: §570.202(c)).

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2	Project Name	PY16 SMW
	Target Area	City of Niles Low and Moderate Income Area
	Goals Supported	Support Public Services for Youth and ELI Persons
	Needs Addressed	Public Services- Youth Public Services- Education Public Services- ELI Public Services- Public Health
	Funding	CDBG: \$10,000
	Description	Local community development plans indicate that afterschool and summer programs are among the most critical of needs. Local and national research would agree that students experience a myriad of issues while school is not in session which may be avoidable with the successful implementation of quality, out-of-school time programs. These include increased crime, lack of social stimulation, and a dramatic loss of academic knowledge, better known as Summer Slide associated with extended breaks between academic instructional periods. Over the last three years, community partners concerned with these issues have developed a collaborative which has sought to counter many of these concerns by implementing educationally based, afterschool and summer programming. Local summer and out-of-school time programs have been successfully providing area youth structured academic instruction and social, nutritional, and physical education programming opportunities to over 750 area youth for the last three years.
	Target Date	9/30/0017
	Estimate the number and type of families that will benefit from the proposed activities	250 youth from the Niles Community School District. All NCS schools are 100% free-reduced lunch qualified.
	Location Description	Activities occur at: NB-YMCA Riverfront Park Niles Community Schools Niles District Library
	Planned Activities	Youth Summer Activities including: Sporting, Exercise and Fitness Academic Recreation and Leisure

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3	Project Name	PY16 Crime Prevention
	Target Area	City of Niles Low and Moderate Income Area
	Goals Supported	Support Public Services for Youth and ELI Persons
	Needs Addressed	Community Safety- Crime and Fire Prevention Public Services- Youth
	Funding	CDBG: \$30,000
	Description	Based on conversations with locally invested partners, the City Council and others, the City is proposing to provide supplemental crime prevention services by allocating funding under Public Services to support crime prevention activities undertaken by the Niles Police Department in cooperation with Niles Community Schools. The CDBG funding will be specifically used to provide crime prevention services to the NCS during afterschool and/or extracurricular activities sponsored by NCS. Currently, NCS provides funding for a school resource officer who works in the schools during the regular school season; however, no funding is available to extend the resource officer's services during afterschool and/or extracurricular activities. It is expected that extending these services would cut down on criminal behaviors commonly seen at school events and functions, including underage drinking and verbal and physical conflicts among other issues.
	Target Date	9/30/0017
	Estimate the number and type of families that will benefit from the proposed activities	All Niles District Schools are 100% free/reduced qualified.
	Location Description	Niles High School Niles District Library
	Planned Activities	Officer attendance at afterschool sporting and other events

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4	Project Name	PY16 MI-DHHS Facility
	Target Area	City of Niles Low and Moderate Income Area
	Goals Supported	Support Public Services for Youth and ELI Persons Support Public Facilities- Installation or Rehab
	Needs Addressed	Public Facility Installation and Improvement Public Services- ELI Public Services- Public Health
	Funding	CDBG: \$15,000
	Description	Funding for rehabilitation of space to house satellite office for MI- Department of Health and Human Services office in Niles to support application and issuance of public assistance and subsidies
	Target Date	9/30/0017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that roughly 250-500 ELI or LMI households will benefit from the availability of a local DHHS office. They will not have to drive to St. Joseph or worry about being able to access one of the two available DHHS computers located in Niles.
	Location Description	The location of the DHHS office has been narrowed to one of three sites contingent on partnerships and local funding to complete the project: 1. Lakeland Hospital 2. The former Post Office 3. South County Building/Courthouse
	Planned Activities	Preparation and remodel of space to accommodate 2 DHHS staff.

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5	Project Name	PY16 Chapin Mansion Porch Rehabilitation
	Target Area	Downtown Niles - DDA District City of Niles Low and Moderate Income Area
	Goals Supported	Arrest or Limit Neighborhood Decay Support Public Facilities- Installation or Rehab
	Needs Addressed	Blight Elimination and Code Enforcement Programs Public Facility Installation and Improvement
	Funding	CDBG: \$69,000
	Description	The porch at the Chapin Mansion, a cultural destination for the general public and special field trip for area students is in critical need of repair to maintain it's safety and the historic building's integrity.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The Chapin Mansion, one of two (soon three) publically available museums in Niles, is a noted destination for school children, seniors and special needs adults. Each year over 1,000 LMA qualified persons visit the Chapin Mansion and Niles History Center.
	Location Description	508 E Main St. Niles, MI 49120
	Planned Activities	Rehabilitation of the porch at the Chapin Mansion, including ADA compliance as able/appropriate within Dept. of Interior, SHPO and local historic district requirements and standards.

6	Project Name	PY16 Blight Elimination
	Target Area	City of Niles Low and Moderate Income Area
	Goals Supported	Arrest or Limit Neighborhood Decay
	Needs Addressed	Blight Elimination and Code Enforcement Programs
	Funding	CDBG: \$40,000
	Description	Demolition of 3 deteriorated or severely blighted structures in the LMA
	Target Date	9/30/0017
	Estimate the number and type of families that will benefit from the proposed activities	Any buildings demolished will have a general public safety benefit. All structures will be located in the LMA target area and have been noted as condemned by the Fire Marshall/Code Inspector.
	Location Description	Sites are to be determined and coordinated with Berrien County.
	Planned Activities	Demolish three condemned structures

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7	Project Name	PY16 Project Administration
	Target Area	Downtown Niles - DDA District City of Niles Low and Moderate Income Area
	Goals Supported	Arrest or Limit Neighborhood Decay Support Public Services for Youth and ELI Persons Support Fair Housing Practices Support Public Facilities- Installation or Rehab
	Needs Addressed	Blight Elimination and Code Enforcement Programs Public Improvements- Public Works Public Facility Installation and Improvement Community Safety- Crime and Fire Prevention Public Services- Youth Public Services- Education Public Services- ELI Public Services- Public Health Home Improvement Program Public Services- Economic Development Public Improvements- Utilities and Water Systems Economic Development Fair Housing Programs
	Funding	CDBG: \$51,000
	Description	This project funds CDBG program administration activities. The City utilizes CDBG funds to adequately manage program operations, including public noticing and project monitoring, funding requests and reviews, data entry, project closeout reports and procedures, technical assistance to applicants and to subrecipients, and Citizen input facilitation, as well as the preparation and oversight of all CDBG program reporting to the Niles City Council, to the citizens of Niles, and to HUD.
	Target Date	9/30/0017
	Estimate the number and type of families that will benefit from the proposed activities	On average, the City assists 2000 LMI qualified households each year as part of the CDBG program.
	Location Description	The City's administrative offices are located at 333 N 2nd St. Other administrative functions will occur at: Niles History Center Niles Police Department Niles Building Safety Division Niles Housing Commission The NB-YMCA
	Planned Activities	Project and program administration

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AP-50 Geographic Distribution – 91.220(f)

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

- The City of Niles has two target areas- the downtown and the LMI area.
- These two sections of the City account for roughly 1/5th of the City's 5.5 sq miles or about 1 sq mile.
- The City of Niles uses the majority of its Community Development Block Grant funds to assist low and moderate income (LMI) residents, either through direct or indirect assistance. Indirect assistance occurs when the City deploys its CDBG funds in its designated Low and Moderate Income Area (LMA). To document low and moderate income areas the City has used two sources, the 2010 American Community Survey conducted by the U.S. Census Bureau and Community Planning and Development Map Tool provided by HUD.

Geographic Distribution

Target Area	Percentage of Funds
Downtown Niles - DDA District	
City of Niles Low and Moderate Income Area	

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

- The City's core is at risk due to the breadth of poverty, aging infrastructure and deferred property maintenance. The City and individual homeowners are limited by available funding and landlords are absent and disconnected.
- The expectation for CDBG fund use is revitalization through targeted blight elimination, code enforcement and infrastructure upgrades/repairs, as well as public services and facilities.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

- The mission of the City of Niles' Community Development Block Grant program is to address the needs of low and moderate income residents by pursuing the development of decent and affordable housing, a suitable living environment, and where applicable, expanded economic opportunities.
- The City's affordable housing goal also includes the number of households to be provided affordable housing through the rehabilitation of existing owner-occupied units.
- Housing affordability in Niles is not perceived to be a problem. Generally, those seeking homeownership opportunities find affordable units. Ongoing conversations among landlords, renters, and affordable housing providers would indicate that available rental housing is affordable but that landlords are frequently unable to meet costly maintenance issues that would allow them to let code compliant properties.

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	0
Special-Needs	0
Total	1

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

While the City has eliminated all direct support programs, we expect to provide improvements and services that will affect the greater population.

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AP-60 Public Housing – 91.220(h)

Introduction

- The Niles Housing Commission (NHC) is a component unit of the City's hierarchy.
- Founded as part of the City in the 1970s the NHC has had a varied and troubled past but has always been the only available "last chance" housing in Niles.
- With over 200 households calling the NHC home each year, the survival and growth of the NHC is tantamount to local affordable housing.
- Over the last two years, the City has worked hand in hand with the NHC to ensure local compliance with federal PHA mandates.

Actions planned during the next year to address the needs to public housing

- The City will continue to provide technical assistance to the management company and board over the course of the next year.
- As appropriate, the City will field all Fair Housing complaints about the NHC and other publically funded housing entities and work with management to ensure compliance with applicable laws, statutes, regulations and requirements.

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

- The Niles Housing Commission has been working with a management firm for 1 year. During this time, the quality of life for residents has increased dramatically. Residents now have a voice through the RAB and Resident Council. Social Service, Healthcare and Financial Literacy Programs are offered weekly through community partners. There is onsite access to the MDHHS portal as well as the SSA's portal for benefit support. The management firm has been tasked with determining when the NHC could request social service support funding like Ross and other like structures.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

- Just this week (August 8-12) the City was notified that the Niles Housing Commission had been removed from the troubled status list.
- That said, the City remains committed to the long-term success and viability of the NHC and as such will continue working closely with the management company and board.
- As needed, the City will provide technical assistance, fair housing support, and/or funding as appropriate.

Discussion

- Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to high rise apartments for elderly families. In the United States, there are approximately 1.2 million households living in public housing units, managed by about 3,300 housing authorities (HA).
- The Niles Housing Commission is one these housing authorities, having been created by agreement between the City of Niles and HUD in 1972. Today, the Niles Housing Commission manages a total of 180 units – 50 single family homes scattered throughout the City and 130 apartment units located within a six story high rise in downtown Niles.
- Until last week, the Niles Housing Commission has been designated as “troubled” by HUD. Over the last two

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years, the City Administrator, Finance Director/City Treasurer and Community Development Director have been working with the board to meet the requirements set by HUD. Following a long period of political upheaval and managerial changes, The Niles Housing Commission now has a current strategic plan for addressing the needs of low and moderate income families and improving their living environment, as well as improving the management and operation of public housing.

- The City has been working closely with the NHC to rectify administrative issues and develop operational plans, policies and standard operating procedures. The City feels strongly that the success of the NHC is important to the community and has designated affordable housing planning as an approved project during this Action year.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is working with the Berrien County Homeless Resource Network (the locally identified COC) to determine if funding is available to support 1-2 households in obtaining shelter and/or permanent housing within the City of Niles. Additionally, the Community Development Director works with the Niles Community Schools' McKinney Vento Liaison to provide support to area youth designated as homeless under US Department of Education regulations.

Addressing the emergency shelter and transitional housing needs of homeless persons

All individuals and/or households who are identified as lacking a fixed place to live tonight are referred to a shelter in Benton Harbor, MI and/or South Bend, IN. Both communities are equal distances away and are accessible by public transit bus, however, the bus fare and the time it takes to get to either community on public transit are significant barriers when the crisis is happening right now at these times, the Niles Police Department or other social service entity are willing to transport. Alternatively, with notice, the Community Development Department can arrange and provide transportation to one of the shelters using public transit fairly effectively.

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 relies heavily on the COC (HRN in Berrien County) and HARA for ensuring successes for homeless persons. There are no shelters, programs, or services available in Niles.

That said, we are working to bolster offerings by funding the preparation of space for use by DHHS who will be able to provide emergency support.

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

While there are very few local people living on the streets (Niles Police Department indicates 1-5 people at any given time lack any residence within the City limits), there is a small number of local people in desperate need of permanent accommodations.

At these times, the City works 1:1 with individuals/households to find a permanent solution. This often includes referrals for services, education, housing, clothing, food, training, and/or other publically available resources.

Discussion

The City is taking a more active role in how we accommodate and support low-income households at risk of becoming homeless. While homelessness is not an apparent problem in Niles, the breadth of poverty often finds households on

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the brink of losing their housing and in need of support. Further discussion in the coming months with the HRN will help identify what can be done to abate or at least slow the progress of poverty in Niles.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Housing affordability in Niles is not perceived to be a problem. Generally, those seeking homeownership opportunities find affordable units. Ongoing conversations among landlords, renters, and affordable housing providers would indicate that available rental housing is affordable but that landlords are frequently unable to meet costly maintenance issues that would allow them to let code compliant properties.

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

- The City is undergoing Master Planning in tandem with Consolidated Planning. Close review of land use controls, zoning and building codes, fee structures and policies is eminent.
- While we do not believe that there will be many public barriers, understanding what we, as a municipality, can do to support the ebb the growth of poverty will be huge.

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AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

Actions include:

- Prepare and make available space for DHHS to open an office in Niles
- Provide funding for youth services through Summer My Way and school crime prevention programs.

Actions planned to foster and maintain affordable housing

Actions include:

- Identify, correct and slow blight through targeted code enforcement, demolition of three structures identified as condemned.
- Provide technical assistance to public/subsidized housing providers.
- Encourage development of LIHTC and other publically funded housing projects

Actions planned to reduce lead-based paint hazards

Actions include:

- Project Environmental Review compliance
- Contractually mandated remediation, abatement or safety planning for contracts including lbp hazards.

Actions planned to reduce the number of poverty-level families

- Actions include:
- Prepare and make available space for DHHS to open an office in Niles

Actions planned to develop institutional structure

Actions include:

- Technical Assistance to Niles Community Schools
- Technical Assistance to Niles Housing Commission
- Development of Fair Housing Concern Database.

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

Actions include:

- Coordination with HRN (Berrien County COC) and HARA
- Coordination with LCAN (local college access network)
- Coordination with Summer My Way collaborative
- Coordination with Niles Housing Commission
- Coordination with Be Healthy Berrien and the United Way
- Coordination with the Niles District Library.

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Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

Discussion:

This estimate is for the PY 16/17 program year.