

**Blight Elimination Program  
Grant Work Plan Report  
December 17, 2008**

**CITY: Benton Harbor**

<b>Target Areas</b>	<ol style="list-style-type: none"> <li>1. Morton Hill Neighborhood</li> <li>2. Brunson Hill Neighborhood</li> <li>3. Broadway Neighborhood</li> </ol>
<b>Partners</b>	Berrien County, Emergency Shelter Services Inc., Residents of Benton Harbor, Neighborhood Groups, Habitat for Humanity, Cornerstone, Michigan Rehab Services, Benton Harbor Schools
<b>Plan for Employing Homeless Persons</b>	RFP for Demo contractors included incentive to hire homeless persons. (One person has been hired so far.) Emergency Shelter Services, Inc. started a Resale Shop to sell items gleaned through deconstruction, as well as antiques and other goods. The shop trains and employs homeless persons in management and operation of a retail store.
<b>Number of Properties</b>	<b>27</b>
<b>Amount and Source of Local Match</b>	County Tax Foreclosure Fund: \$67,500
<b>Total MSHDA Request</b>	<b>\$67,500</b>
<b>Special Conditions/Comments</b>	<p><b>Special Condition:</b></p> <ul style="list-style-type: none"> <li>• City must continue to provide incentive for demolition contractors to hire homeless persons</li> <li>• City is responsible for reporting number employed, average wage per hour, types of jobs, and tenure.</li> <li>• City must continue formal arrangement with Berrien County to reimburse for demolition of BEP funded properties.</li> </ul>

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**CITY: Detroit**

<b>Target Areas</b>	<ol style="list-style-type: none"> <li>4. Prioritized properties within 400 Yards of Detroit Public Schools and Charters</li> <li>5. Safe Routes to School</li> <li>6. New Detroit Neighborhood Initiative (NDNI) Target Neighborhoods:             <ol style="list-style-type: none"> <li>a. Brightmoor</li> <li>b. Northend</li> <li>c. Osborn</li> <li>d. Grand River/Greenfield</li> </ol> </li> <li>7. Skillman Foundation Good Neighborhoods Initiative Target Areas</li> <li>8. Publicly Owned Dangerous Structures</li> </ol>
<b>Partners</b>	<p>Homeless Action Network of Detroit (HAND), Detroit Public Schools and Charters; Wayne County; Detroit Police Department; Wayne State University; Skillman Foundation; Chase; American Institute of Architects; Hudson-Webber; Shorebank; Brightmoor Alliance; Knight Foundation; Kresge Foundation; Community Foundation for Southeast Michigan; Vanguard CDC; Little Rock Baptist Church; The Bing Group; the Gateway Community Assoc.; Residents; Block Clubs; MASCO; U-SNAP-BAC; Think Detroit Pal; Detroit community Initiative; Burns-Cooley Neighborhood Assoc.; Detroit Public Schools</p>
<b>Plan for Employing Homeless Persons</b>	<p>In partnership with the city, NDNI currently has a contract with Greening of Detroit to train and employ homeless persons to reclaim and maintain up to 100 lots affected by demolition in the NDNI neighborhoods.</p>
<b>Number of Properties</b>	<b>1770</b>
<b>Amount and Source of Local Match</b>	<p>City CDBG: \$5.7M NSP: \$10M (pending)</p>
<b>Total MSHDA Request</b>	<b>\$2,000,000</b>
<b>Special Conditions/ Comments</b>	<p><b>Special Conditions:</b></p> <ul style="list-style-type: none"> <li>o City must continue formal arrangement with NDNI and Greening of Detroit to employ homeless persons associated with the Blight Elimination Program demolitions.</li> <li>o City is responsible for reporting number employed, average wage per hour, types of jobs, and tenure.</li> <li>o New contracts for demolition must contain provisions for some form of deconstruction to be included within the contractors' demolition processes.</li> </ul>

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**CITY: Flint**

<b>Target Areas</b>	<ol style="list-style-type: none"> <li>1. Flint Renewal Community Boundary with Renaissance Zones</li> <li>2. Third Ave. Corridor</li> <li>3. Smith Village</li> <li>4. Flint Park Lake</li> <li>5. I-475 Development District</li> <li>6. Safe Routes to School, Washington Elementary</li> <li>7. Safe Routes to School, Durant-Tuuri Mott</li> <li>8. Safe Routes to School, Williams School</li> <li>9. 400 Yard Radius: Brownell Elementary, Civic Park Elementary; Dort Elementary; King Elementary, Garfield Elementary, and International Academy</li> </ol>
<b>Partners</b>	Goodwill Industries, Genesee County Land Bank, Neighborhood Groups, Michigan Fast Track Land Bank, Habitat for Humanity, Metro Housing, STRIVE, Deconstruction Crew and Job Corps
<b>Plan for Employing Homeless Persons</b>	Deconstruction component is in planning stage. City of Flint is pursuing grants to abate the asbestos prior to deconstruction (required by law to protect health and safety of employees and neighbors). Once abated, the City will consider contracts with Habitat for Humanity and J.E.T to provide the manpower and training of employees to carry out the deconstruction under the administration of Habitat for Humanity. City currently has a Memorandum of Understanding with Goodwill Industries to identify and screen potential homeless individuals to work on the city demo process. City currently has one employee being trained in asbestos abatement and hopes to hire an additional person under the 2009 BEP.
<b>Number of Properties</b>	<b>592</b>
<b>Amount and Source of Local Match</b>	City CDBG: \$1,041,728 County Land Bank: \$510,000 NSP: \$225,000
<b>Total MSHDA Request</b>	<b>\$1,770,000</b>
<b>Special Conditions/ Comments</b>	<p><b>Special Condition:</b></p> <ul style="list-style-type: none"> <li>• City will include deconstruction in the demolition process when the property condition allows</li> <li>• City will continue to seek opportunities to employ homeless and Michigan Prisoner Re-Entry populations</li> <li>• City will agree to track and report number of homeless persons employed, including duration of employment and average wage.</li> </ul>

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**CITY: Hamtramck**

<b>Target Areas</b>	Safe Routes to School Areas (City-wide)
<b>Partners</b>	Wayne County Nuisance Abatement Program, Acts 29, Michigan Land Bank Fast Track Authority, Architectural Salvage Warehouse
<b>Plan for Employing Homeless Persons</b>	<ul style="list-style-type: none"> <li>• Acts 29, a faith based community development nonprofit, currently has a contract with MSHDA to do lot maintenance and clean up. This business employs homeless persons giving them the opportunity to transition into regular employment; learn about inventory and equipment (acquisition and maintenance), and run a lawn maintenance business. This service is provided to both Hamtramck and Highland Park</li> <li>• In 2008 the program accomplished the following: <ul style="list-style-type: none"> <li>○ 14 lots were maintained in Hamtramck, cuttings 5-6 times in the growing season (April-Oct.)</li> <li>○ 250 lots in Highland Park, cuttings 3 times in the growing season</li> <li>○ recruited, trained, and employed three homeless persons to provide lot cleaning and maintenance services</li> </ul> </li> </ul>
<b>Number of Properties</b>	<b>35</b>
<b>Amount and Source of Local Match</b>	CDBG, NSP and City of Hamtramck General Fund : \$210,000
<b>Total MSHDA Request</b>	<b>\$140,000</b>
<b>Special Conditions/ Comments</b>	<p><b>Special Conditions</b></p> <ul style="list-style-type: none"> <li>• City will continue to work with Architectural Salvage Warehouse, or another deconstruction specialist, to determine the opportunities for deconstruction of the properties to be demolished under this grant</li> <li>• City will continue formal arrangement with Acts 29 for lot maintenance and employment of homeless persons.</li> <li>• City will agree to track and report number of homeless persons employed, including duration of employment and average wage.</li> </ul>

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**CITY: Highland Park**

<b>Target Areas</b>	<ol style="list-style-type: none"> <li>1. Safe Routes to School Routes: Barber Elementary, North Pointe Academy, Cortland Academy, Henry Ford Academy, George Washington Carver Academy (400 Yard Radius)</li> <li>2. Southeast Heights</li> <li>3. Hamilton Corridor</li> <li>4. North Pointe</li> <li>5. Hamilton/McNichols</li> </ol>
<b>Partners</b>	Wayne County Treasurer, Wayne County Department of Economic Neighborhood Development, Acts 29, Reggie McKenzie Foundation, City of Highland Park school district; Wayne Co. Treasurer; Wayne County Department of Economic and Neighborhood Development; and ACTS 29
<b>Plan for Employing Homeless Persons</b>	City of Highland Park in partnership with Acts 29 has developed a program designed to employ people who are homeless within the city of Highland Park. The program will consist of the maintenance and beautification of lots that are vacant due to the demolition of properties via the Blight Elimination program. The program will train and employ three homeless persons and address 255 lots.
<b>Number of Properties</b>	<b>487</b>
<b>Amount and Source of Local Match</b>	City CDBG: \$423,841 Fire Escrow: \$544,039 City General Funds: \$764,620 NSP Request: \$1,000,000 Chrysler: \$20,000
<b>Total MSHDA Request</b>	<b>\$2,000,000</b>
<b>Special Conditions/ Comments</b>	<b>Special Conditions:</b> <ul style="list-style-type: none"> <li>• City will continue to work with Architectural Salvage Warehouse, or another deconstruction specialist, to determine the future opportunities for deconstruction of the properties to be demolished under this grant.</li> <li>• City will continue the formal arrangement with Acts 29 for lot maintenance and employment of homeless persons.</li> <li>• City will agree to track and report number of homeless persons employed, including duration of employment and average wage.</li> </ul>

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**CITY: Muskegon Heights**

<b>Target Areas</b>	Census Tract 12, E. Grace Loftis Neighborhood; Census Tract 13, Martin Luther King School Neighborhood; Census Tract 11, Central Business District; Census Tract 14.02, Glendale and Roosevelt School Neighborhoods; Census Tract 14.01, Edgewood School
<b>Partners</b>	Muskegon Heights Public School Safe Routes to School Program; Pathfinders Program; Muskegon Habitat for Humanity; MLK Safe Routes to School Committee; Christian Community Center; Muskegon Heights Housing Commission; Muskegon County Workforce Development Program; Muskegon County Homeless Continuum of Care; Temple Cares for People; West Michigan Therapy; Temple United Methodist Church; Covenant Community Church; Michigan Works, Work Force Development Service Center; E. Grace Loftis Elementary School; Muskegon Heights Downtown Development Authority; Glendale and Roosevelt PTO, Summit Park Neighborhood Association; Muskegon Heights Brownfield Authority; Woodcliffe Neighborhood Association
<b>Plan for Employing Homeless Persons</b>	Employment of homeless persons was included in the Request for Proposals. Demolition contractors are obliged to target 10% of contract dollars for employment to homeless persons. City has designated the Work Force Development Center to coordinate hiring of homeless persons.
<b>Number of Properties</b>	<b>35</b>
<b>Amount and Source of Local Match</b>	Local CDBG and NSP: \$105,000
<b>Total MSHDA Request</b>	<b>\$105,000</b>
<b>Special Conditions</b>	<p><b>Special Condition:</b></p> <ul style="list-style-type: none"> <li>• City will continue to incorporate deconstruction into the demolition process when the property allows</li> <li>• City will agree to track and report number of homeless persons employed, including duration of employment and average wage.</li> </ul>

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**CITY: Pontiac**

<b><u>Target Areas</u></b>	<ol style="list-style-type: none"> <li>1. Seven neighborhoods surrounding downtown; stabilize neighborhoods in transition</li> <li>2. Blighted homes within 400 yards of elementary schools</li> </ol>
<b>Partners</b>	Habitat for Humanity, City Council Citizen District Councils, Lighthouse of Oakland County, Venture Inc., County Prisoner Re-Entry Program, organized neighborhood clean ups
<b>Plan for Employing Homeless Persons</b>	Habitat for Humanity of Oakland County and the City have entered into a Memorandum of Understanding to incorporate deconstruction into the city's demolition process. Habitat will work with the Oakland County Continuum of Care body and MPRI community coordinator to identify and screen homeless persons and MPRI returning prisoners to work for Habitat in this effort. Habitat Re-Store will store and sell goods and materials extracted during the deconstruction process.
<b>Number of Properties</b>	<b>60</b>
<b>Amount and Source of Local Match</b>	CDBG: \$360,000
<b>Total MSHDA Request</b>	<b>\$240,000</b>
<b>Special Conditions/ Comments</b>	<p><b>Special Conditions:</b></p> <ul style="list-style-type: none"> <li>○ City will report progress of Habitat/city deconstruction project</li> <li>○ City is responsible for reporting number employed, average wage per hour, types of jobs, and tenure.</li> </ul>

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**CITY: Saginaw**

<p><b>Target Areas</b></p>	<ol style="list-style-type: none"> <li>1. Neighborhood Revitalization Area One: Hoyt Ave, E Genesee, E. Holland and Saginaw River</li> <li>2. Land Bank Properties</li> <li>3. South West Michigan Ave.</li> <li>4. Neighborhood Revitalization Area Two: Covenant Hospital (and surrounding neighborhood)</li> <li>5. Houghton-Jones Revitalization Area</li> <li>6. Elementary School Safety Zones: Merrill Park, Webber, Jesse Rouse, Loomis, Stone, Longfellow, Jerome, Kempton, Herig, Heavenrich, Houghton, Arthur Eddy Academy, C.C. Coulter, Chester Miller, and Hanley Elementary Schools</li> <li>7. Salina</li> </ol>
<p><b>Partners</b></p>	<p>Neighborhood Associations, St. Mary's Hospital, HUD, State of Michigan. Saginaw County, Saginaw County Land Bank Authority, SSP Associates, Universal Sign Company, Healthy Community Partners, The Greenhouse Gathering Place, Covenant Hospital, Habitat for Humanity, Heritage Square Neighborhood Assn., Neighborhood Renewal Services, Community Action Center, Saginaw Landlord's Association, Schools, PTO,</p>
<p><b>Plan for Employing Homeless Persons</b></p>	<p>Saginaw's application contained a very progressive proposal and business plan for a Deconstruction Program. This program is designed to become a self sufficient system of addressing blighted properties within the City of Saginaw (and possibly other Cities of Promise) and will employ demolition, deconstruction, and economic development practices. The plan includes first partnering with Habitat, and eventually developing a site for a Deconstruction Facility that would include the following components: demolition; salvage; recycle and sales; millwork; and lot maintenance. At full operating capacity, this facility would employ up to 20 homeless persons and MPRI released prisoners. The project will hire staff in early January 2009 and begin implementing the plan at that time.</p>
<p><b>Number of Properties</b></p>	<p><b>461</b></p>
<p><b>Amount and Source of Local Match</b></p>	<p>City CDBG: \$300,000 Covenant Hospital: \$100,000 Riverfront Commission: \$450,000 NSP: \$994,000 (Pending)</p>
<p><b>Total MSHDA Request</b></p>	<p><b>\$1,840,000</b></p>
<p><b>Special Conditions/ Comments</b></p>	<p><b>Special Condition:</b></p> <ul style="list-style-type: none"> <li>• City will continue to incorporate deconstruction into the demolition process when properties allow <ul style="list-style-type: none"> <li>○ City will regularly report progress of Deconstruction Program, including number of homeless and MPRI persons employed, average wage per hour, types of jobs, and tenure.</li> </ul> </li> </ul>