

**Blight Elimination Program
Grant Work Plan Report
February 27, 2008**

CITY: Highland Park

Target Areas	<ol style="list-style-type: none"> 1. Safe Routes to Schools: Barber Elementary, North Pointe Academy, Cortland Academy, Henry Ford Academy, George Washington Carver Academy 2. Southeast Heights 3. Hamilton Corridor 4. North Pointe 5. Hamilton/McNichols
Partners	Wayne County Treasurer, Wayne County Department of Economic Neighborhood Development, Acts 29, Reggie McKenzie Foundation, City of Highland Park school district
Plan for Employing Homeless Persons	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 person and address 255 lots.
Number of Properties	100
Amount and Source of Local Match	City CDBG: \$193,300 City General Funds: \$203,528 Chrysler: \$20,000
Total MSHDA Request	\$400,000
Special Conditions/ Comments	<p>Special Conditions:</p> <ul style="list-style-type: none"> • 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 • Prior to March 31, 2008 the City will have a signed formal arrangement with Acts 29 for lot maintenance and employment of homeless persons • City will agree to track and report number of homeless persons employed, including duration of employment and average wage.

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CITY: Benton Harbor

Target Areas	<ol style="list-style-type: none"> 1. Morton Hill Neighborhood 2. Brunson Hill Neighborhood 3. Broadway Neighborhood
Partners	Berrien County, Emergency Shelter Services Inc., Residents of Benton Harbor, Neighborhood Groups, Habitat for Humanity, Cornerstone, Michigan Rehab Services, DHS
Plan for Employing Homeless Persons	RFP for Demo contractors included incentive to hire homeless persons. (One person has been hired so far.) Also, Emergency Shelter Services, Inc. submitted a proposal for development of Resale Shop to sell items gleaned through deconstruction, as well as antiques and other goods. Would be an opportunity to train and employ homeless persons in management and operation of a retail store.
Number of Properties	15
Amount and Source of Local Match	City CDBG: \$27,000 County CDBG: \$18,000
Total MSHDA Request	\$45,000
Special Conditions/Comments	<p>Pre-Disbursement Condition:</p> <ul style="list-style-type: none"> • City match must be confirmed

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CITY: Detroit

Target Areas	<ol style="list-style-type: none"> 1. Prioritized properties within 400 Yards of a school 2. Safe Routes to School 3. Brightmoor 4. Northend 5. Osborn 6. Grand River/Greenfield 7. Skillman Foundation Good Neighborhoods Initiative 8. Community Foundation for Southeast Michigan Lower East Side Initiative – Detroit Neighborhood Fund 9. Far East Side Redevelopment Area
Partners	<p>Homeless Action Network of Detroit (HAND), Detroit Public Schools and Charters; Wayne County; Detroit police; 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.</p>
Plan for Employing Homeless Persons	<p>City currently in dialog with Greening of Detroit regarding potential partnership to reclaim and maintain lots affected by demolition in the NDNI neighborhoods using homeless persons. City also in dialog with Architectural Salvage Warehouse regarding deconstruction of appropriate properties prior to demolition. Architectural Salvage Warehouse is willing to train and employ homeless persons in the deconstruction process.</p>
Number of Properties	729
Amount and Source of Local Match	City CDBG: \$3,467,500
Total MSHDA Request	\$2,000,000
Special Conditions/ Comments	<p>Pre-Disbursement Conditions:</p> <ul style="list-style-type: none"> • Prior to March 31, 2008 City must have formal agreement with appropriate parties (such as Greening of Detroit, Architectural Salvage Warehouse) to train and employ homeless persons associated with the Blight Elimination Program demolitions. Formal agreement must describe: <ul style="list-style-type: none"> ○ Work plan/business plan ○ Target number of homeless to be employed for calendar year 2008 ○ Mechanism for tracking number employed, average wage per hour, types of jobs, and tenure

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CITY: Flint

Target Areas	<ol style="list-style-type: none"> 1. Flint Renewal Community Boundary with Renaissance Zones 2. Third Ave. Corridor 3. Smith Village 4. Flint Park Lake 5. I-475 Development District 6. Safe Routes to School, Washington Elementary 7. Safe Routes to School, Durant-Tuuri Mott 8. Safe Routes to School, Williams School 9. 400 Yard Radius: Civic Park Elementary; Dort Elementary; Dukette Catholic School; Farfield Elementary; International Academy; Potter Elementary; Wilkins Elementary
Partners	Genesee County Land Bank, Neighborhood Groups, Michigan Fast Track Land Bank, Habitat for Humanity, Metro Housing, STRIVE, Deconstruction Crew and Job Corps
Plan for Employing Homeless Persons	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, Career Alliance, J.E.T., and area homeless services providers to provide the manpower and training of employees to carry out the deconstruction under the administration of Habitat for Humanity. In addition, City will hire up to two homeless persons to work on the demolition crews.
Number of Properties	311
Amount and Source of Local Match	City CDBG: \$423,000 County Land Bank: \$510,000
Total MSHDA Request	\$933,000
Special Conditions/ Comments	<p>Pre-Disbursement Condition:</p> <ul style="list-style-type: none"> • Prior to March 28, 2008 City must have formal arrangement (with an entity such as Gen. Co. Habitat for Humanity, Career Alliance, J.E.T., and/or homeless service provider) to employ homeless persons either through: <ul style="list-style-type: none"> ○ Contract for Habitat to hire homeless persons work in a deconstruction program or ○ City hire of homeless persons to work on demo crew • City will agree to track and report number of homeless persons employed, including duration of employment and average wage.

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CITY: Hamtramck

Target Areas	Safe Routes to School areas
Partners	Wayne County Nuisance Abatement Program, Acts 29, Fast Track Land Bank Authority
Plan for Employing Homeless Persons	Acts 29, a faith based community development nonprofit, currently has a contract with the City to do lot maintenance. Acts 29 will expand their current services, and create a lawn maintenance/landscaping business. This business will be developed by, and employ, homeless persons; giving them the opportunity to develop a business plan, learn about inventory and equipment (acquisition and maintenance), and run a lawn maintenance/landscaping business. This service will also be provided to Highland Park.
Number of Properties	13
Amount and Source of Local Match	\$78,000 CDBG
Total MSHDA Request	\$52,000
Special Conditions/ Comments	<ul style="list-style-type: none"> • City will 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 • Prior to March 28, 2008 the City will have a signed formal arrangement with Acts 29 for lot maintenance and employment of homeless persons. • City will agree to track and report number of homeless persons employed, including duration of employment and average wage.

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CITY: Muskegon Heights

Target Areas	HUD Neighborhood Revitalization Strategy Area: Hoyt Street and Keeting Avenue
Partners	Habitat for Humanity, Muskegon Heights Housing Commission, Muskegon County Dept. of Employment and Training; Muskegon County Homeless Continuum of Care; Temple Cares for People; West Michigan Therapy; MLK Elementary School, Muskegon Family Care; Mission for Area People, Pathfinders Program, Temple United Methodist Church, Covenant Community church, Safe Haven, Lindberg Elementary School, Michigan works, Work Force Development Service Center, E. Grace Loftis Elementary School, Muskegon Heights High School, Glendale Elementary
Plan for Employing Homeless Persons	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.
Number of Properties	20
Amount and Source of Local Match	Local CDBG: \$60,000
Total MSHDA Request	\$60,000
Special Conditions	<p>Special Condition:</p> <ul style="list-style-type: none"> • City will agree to track and report number of homeless persons employed, including duration of employment and average wage.

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CITY: Pontiac

Target Areas	<ol style="list-style-type: none"> 1. Seven neighborhoods surrounding downtown; stabilize neighborhoods in transition 2. Blighted homes within 400 yards of elementary schools
Partners	Grace Centers of Hope, Habitat for Humanity, City Council Citizen District Councils, and Lighthouse of Oakland County
Plan for Employing Homeless Persons	Grace Center of Hope is a faith based nonprofit homeless shelter and service provider located in downtown Pontiac. Grace provides residential drug/alcohol treatment and rehabilitation, and other services to homeless men and women. These services include training and employment. One of the opportunities for employment is Grace De-Con; Grace partners with Luke's Excavating to do deconstruction and demolition. They also operate a thrift store where the salvaged materials/goods are sold to community members. Grace De-con will be bidding for demolition jobs with the City of Pontiac.
Number of Properties	100
Amount and Source of Local Match	\$600,000CDBG
Total MSHDA Request	\$400,000
Special Conditions/ Comments	<p>Pre-disbursement Condition:</p> <ul style="list-style-type: none"> • Prior to March 28, 2008 City must have formal agreement with appropriate parties (such as Grace Centers of Hope) to train and employ homeless persons associated with the Blight Elimination Program demolitions. Formal agreement must describe: <ul style="list-style-type: none"> ○ Work plan/business plan ○ Target number of homeless to be employed for calendar year 2008 ○ Mechanism for tracking number employed, average wage per hour, types of jobs, and tenure

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CITY: Saginaw

Target Areas	<ol style="list-style-type: none"> 1. Neighborhood Revitalization Area One: Hoyt Ave, E Genesee, E. Holland and Saginaw River 2. Cathedral District 3. Covenant Hospital surrounding neighborhood 4. Houghton-Jones Revitalization Area 5. School Safety Zones 6. Buffer area around each of these redevelopment zones 7. Salina
Partners	<p>Neighborhood Associations, St. Mary's Hospital, Covenant Hospital, Habitat for Humanity, Saginaw County Land Bank, Healthy Community Partners, Neighborhood Renewal Services, Community Action Center, Saginaw Landlord's Association, Schools, PTO, HUD, Saginaw County, Universal Sign company, Circle of Love, SSP Associates</p>
Plan for Employing Homeless Persons	<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 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.</p>
Number of Properties	<p>223</p>
Amount and Source of Local Match	<p>City CDBG: \$475,000 Covenant Hospital: \$107,600</p>
Total MSHDA Request	<p>\$892,000</p>
Special Conditions/ Comments	<ul style="list-style-type: none"> • The Partnership Team and all state agency partners will work closely with the City to further the Deconstruction Program concept and help move it to fruition.