

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The City of Southfield has utilized Community Development Block Grant (CDBG) funds for almost 50 years to address the needs of low-and moderate-income (LMI) people and areas. Funds are used for a wide variety of activities ranging from housing rehabilitation, youth activities, assisting the elderly, assisting the homeless and those in need of rental and utility relief funds, and occasionally capital improvements. This Annual Action Plan specifies activities and budget amounts.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The main objective of the various programs are to enable low income (LI) and moderate income (MI) residents to maintain affordable and sustainable housing. Activities have included home improvements and human service activities such as emergency assistance programs, youth education and recreational programs, domestic violence programs, homeless programs, fair housing activities and food distribution.

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Southfield CDBG program has expended funds to 9 planned activities. Program activities such as the CHORE (aka Home Chore) and the Southfield Home Improvement Program (SHIP) assisted homeowners in maintaining their homes. Annually, the CHORE program serviced between 134 and 147 households and the SHIP program 8 -12 houses. These programs have waiting lists so additional funding could result in assisting additional people. The City has successfully worked with other groups such as Habitat for Humanity, Oakland County home improvement, Rebuilding Together of Southeast Michigan to further improve the Southfield housing stock. All our programmed activities helped our low and moderate income residents: Southfield youth assistance gave scholarships for city youths sports and camps, Lighthouse of Michigan sheltered and HAVEN provided shelter, the Emergency relief fund provided rent and utility checks, the Fair Housing center provided legal assistance.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

On April 8, 2024 staff presented at a public meeting of the Committee of the Whole.

Staff provided the council committee and the public a detailed background of the CDBG program and the activities funded.

A legal notice was published on April 18, 2023, beginning a public comment period that ended May 20, 2024. The notice was posted on the City's webpage, the Southfield Sun webpage and in print, and on the city's social media sites. The City Council held a public hearing on Monday, May 20, 2024, at 6pm.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

At the Public hearing, Pamela Gerald P.O. Box 155 Southfield, MI 48037-0155 commented that she wanted more funds allocated to subrecipient HAVEN of Oakland County.

No calls were received during the public comment period (April 18, 2024- May 20, 2024). No e-mails or other communications were received.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

The Haven allocation was not increased, current funding of \$5,000 was maintained. Council approved staff's recommendations to use the Public Service funds for the Emergency Relief Fund.

#### **7. Summary**

The City Council approved the Annual Action Plan maintaining the existing activities and funding levels. With the increased entitlement, CHORE funding was increased to cover the increased cost of repairs and ERF dollars increased to fund increased need.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SOUTHFIELD	Housing / CDBG

**Table 1 – Responsible Agencies**

**Narrative**

The City of Southfield is a member of the Oakland County HOME Consortium, which also includes Oakland County, Farmington Hills, Royal Oak and Pontiac. Oakland County Community & Home Improvement is the lead agency for the Consortium. Regular virtual meetings allowed the Consortium to share information and meet with service providers. This coordination was essential in the development of the Consolidated Plan. Southfield staff also incorporated information from various planning studies, meeting with city departments and other service agencies.

**Consolidated Plan Public Contact Information**

For information regarding the City of Southfield Consolidated Plan, contact: Nina Greenstein, Operations Specialist/Housing Department, at 248 796-5119, [ngreenstein@cityofsouthfield.com](mailto:ngreenstein@cityofsouthfield.com).

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Southfield is a member of the Oakland County HOME Consortium which includes representatives from four cities plus the county. Information, data, schedules were shared at regularly scheduled meeting benefitting the process.

Southfield CDBG staff met with various city departments, reviewed documents, and monitored service agencies for consideration in the development of the plan. City staff also consults with non-profits and other service agencies to assess needs as well as regional planning agencies.

Staff attended conferences and trainings held by MCDA (Michigan Community Development Association), NCDA (National) and regular HUD trainings.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The city regularly monitors it's subrecipients and solicits their priority needs. The city makes referrals to service providers including, homeless agencies, such as HAVEN and Lighthouse of Michigan and Cares in Farmington Hills. In addition, the Southfield Human Services Department works with other human service groups to service additional residents.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City is not allocated any ESG funds, nor are they active with administration of CoC funds where HMIS is utilized.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City is not allocated and ESG funds, nor are they active with administration of CoC funds where HMIS is utilized.

### **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	OAKLAND COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regular virtual meetings with Oakland County staff.
2	<b>Agency/Group/Organization</b>	FARMINGTON HILLS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development need for food
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Farmington Hills. As a member of the HOME Consortium, city staff, Tracey Emmanuel and Charmaine were consulted to discuss the needs of our communities. Annual Action plans, and Consolidated Plans are shared. In addition, Southfield partners with Farmington Hills to work with Cares of Farmington Hills to distribute food boxes.
3	<b>Agency/Group/Organization</b>	City of Royal Oak
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Royal Oak. As a member of the HOME Consortium, city staff Joe Murphy was consulted to discuss the needs of our communities. Annual Action plans, and Consolidated Plans are shared.
4	<b>Agency/Group/Organization</b>	Lighthouse of Oakland County
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff was consulted to review their services, needs and potential funding. Based on their request it is anticipated that Lighthouse/ SOS will continue to receive CDBG funding in the future. Information was incorporated into the plan.
5	<b>Agency/Group/Organization</b>	Southfield Youth Assistance (SYA)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs youth activities

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The staff consults SYA every couple of months to discuss their program, needs and funding. It is anticipated that SYA will continue to receive CDBG funding. Information was incorporated into the plan.
6	<b>Agency/Group/Organization</b>	Cares of Farmington Hills
	<b>Agency/Group/Organization Type</b>	Food Pantry Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	food distribution
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG staff visited the food pantry and consulted with Cares staff and Cares Executive Director, Todd Lipa. City of Southfield CDBG-CV Cares Act funds were used to help fund the large increase of households needing food and making use of the drive through food box distribution. CDBG-CV Cares Act funds continued to be used for food boxes as well as the re-opened food pantry market. CDBG staff refers residents who need food or HVAC repairs to Cares. The city plans to continue to partner with Cares to help with food need and providing free HVAC services to eligible residents.
7	<b>Agency/Group/Organization</b>	HAVEN
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children legal assistance
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City talked with Patricia Hoskins of HAVEN to discuss their programs, their Annual Report and their need for funding. It is anticipated that HAVEN will continue to receive CDBG funding in the future. The funding proposed was increased after a public hearing. Information was incorporated into the plan.

8	<b>Agency/Group/Organization</b>	City of Southfield Code Enforcement
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG staff works with code enforcement to identify the needs of homeowners in regard to housing rehabilitation and sewer and septic issues. The code enforcement director, Tyrice Beeks, refers residents to the CDBG loan programs and will ask staff to assist a specific homeowner in need, especially urgent need.
9	<b>Agency/Group/Organization</b>	City of Southfield Building Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG staff works with the building department staff to identify the city's housing rehabilitation needs and to establish a process for using the CDBG rehabilitation funds to best serve these needs.
10	<b>Agency/Group/Organization</b>	Rebuilding Together
	<b>Agency/Group/Organization Type</b>	Services - Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment housing rehabilitation



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff has been working closely with Chief Executive Officer Len Krichko. Eligible homeowners have received urgently needed housing rehabilitation with the work of Rebuilding Together volunteers and CDBG funds for materials. In addition to homes, a city park was improved. Increased spending has been approved to continue the funding of materials for homes and park rehabilitation.
11	<b>Agency/Group/Organization</b>	City of Southfield Parks and Recreation Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meet with staff to discuss a parks project.
12	<b>Agency/Group/Organization</b>	Eaton Corporation
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Eaton Corp partnered with the City of Southfield CDBG program, parks and recreation and Rebuilding Together to plan volunteer programs for City improvements. They plan to continue each year.
13	<b>Agency/Group/Organization</b>	Habitat for Humanity of Oakland County
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City partners with Habitat to rehabilitate and build new homes in Southfield.
14	<b>Agency/Group/Organization</b>	Michigan Community Development Association
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	community development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CDBG staff attended association conferences and virtual trainings.
15	<b>Agency/Group/Organization</b>	SEMCOG - Southeast Michigan Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development transportation planning
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff reviewed data and reports relevant to the City of Southfield and CDBG goals.
16	<b>Agency/Group/Organization</b>	National Community Development Association
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development community development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended online training.
17	<b>Agency/Group/Organization</b>	Southfield Total Living Commission
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	enhance neighborhoods
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Presented at the commission meeting and met with members. The commission is comprised of eleven members appointed by the City Council for three year terms. The Commission is responsible for making recommendations to Council which promote the excellence of Southfield as a place in which to live, work and raise and educate a family. The Commission focuses its attention on programming that enhances the dynamics of neighborhoods.
18	<b>Agency/Group/Organization</b>	MSHDA
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff consults MSHDA staff at conferences. The Neighborhood Housing Initiatives Division provides affordable housing solutions and opportunities to Michigan residents, neighborhoods and partners.

19	<b>Agency/Group/Organization</b>	Home Sweet Home
	<b>Agency/Group/Organization Type</b>	Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attended a meeting.

**Identify any Agency Types not consulted and provide rationale for not consulting**

none

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Oakland County HOME	overlap

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

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## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Southfield follows a Citizen Participation Plan to solicit input in the development and funding of activities related to the CDBG Program. It includes: 1) placing legal notices in local newspapers print and online versions, 2) holding public meetings and public hearings, and 3) requests for public input with Boards and Commissions.

Notices and drafts of funding plans are also posted on the city's Webpage.

A legal notice was published in the Southfield Sun on September 5, 2023, and on the City Website. The public was ask to comment on the CAPER as well as this annual action plan. A public comment period ran for 15 days. A public meeting was held on September 22, 2023. No comments were received.

A legal notice was published in the Southfield Sun on April 18, 2024 and on the City Website . The public comment period began at that time through May 20, 2024. The purpose of the notice was to solicit comments on the Annual Action Plan (FY 2024-2025) and the approved five-year Consolidated Plan (FY 2021-2026).

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	none	none	none	
2	Internet Outreach	Non-targeted/broad community	none	none	none	<a href="https://www.cityofsouthfield.com/departments/housing">https://www.cityofsouthfield.com/departments/housing</a>
3	public comment period	Non-targeted/broad community	none	none	none	
4	Public Meeting	Non-targeted/broad community	none	none	none	
5	Public Hearing	Non-targeted/broad community	50 citizens. One spoke at hearing.	Request to increase funds for HAVEN.	Funds remained for HAVEN as recommended.	
6	committee of the whole meeting	Non-targeted/broad community	15 residents.	Many questions where ask about the CDBG program.	All comments were addressed.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

CDBG entitlement funds are the primary source of funding. Revolving Loan funds (program income) will provide additional funds for the Southfield Home Improvement Program. In addition, the city refers residents to other agencies and supports grant application requests by other service providers.

The City has expended all the entitled CDBG Cares Act funding.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	397,949	0	0	397,949	600,000	Program Income to be determined by SHIP loan payoffs.

**Table 5 - 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**

CDBG entitlement funds and program income will be relied on as the primary source of funding for housing activities. The City does not require other agencies/organizations to provide a match with CDBG funds.

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

Habitat for Humanity partnered with the city to developed affordable single-family and duplex housing. Funds remaining from the Neighborhood Stabilization Program may be reprogrammed for CDBG activities upon closure.

**Discussion**

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2021	2026	Housing Sustainability		Housing Rehab, Single-Family, owner occupied Housing Repairs for Seniors Improve Public Facilities and Infrastructure Eliminate Blight	CDBG: \$258,666	Homeowner Housing Rehabilitated: 165 Household Housing Unit
2	Public Services	2021	2026	Homeless Non-Homeless Special Needs		Access to Human Services Youth Programs Service Victims of Domestic Violence Shelters for the Homeless Rent, Mortgage and Utility Assistance (Cares Act)	CDBG: \$59,693	

**Table 6 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Homeowner Housing Rehabilitated: 175 Household Housing Unit
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Nine activities are being funded: three housing rehabilitation, four public service, and two administrative.

#	Project Name
1	Program Administration
2	Southfield Home Improvement Program (SHIP)
3	Fair Housing Center
4	CHORE
5	Rebuilding Together
6	Emergency Relief Fund
7	Southfield Youth Assistance
8	HAVEN
9	Lighthouse of Michigan, SOS

**Table 7 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

CDBG allocations are set, first, based on the 15% public service cap and 20% administrative cap. Obstacles to Housing rehabilitation are the high cost of supplies, difficulty in finding contractors, and aging of the city's housing stock. Another obstacle in public service is the increased cost of food and city councils desire to give funding to deserving nonprofit subrecipients. Human service needs are greater than previous years and the 15% cap limits the program's ability to address this increase.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation Public Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Manage the CDBG program. Includes wages, supplies, training etc.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 persons benefitting from the CDBG activities.
	<b>Location Description</b>	26000 Evergreen Rd. Southfield, MI
	<b>Planned Activities</b>	Managing and administrating the 9 CDBG activities, working with all the recipients, the Southfield City Council, subrecipients, Oakland County and other partner communities.
2	<b>Project Name</b>	Southfield Home Improvement Program (SHIP)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehab, Single-Family, owner occupied Housing Repairs for Seniors Eliminate Blight Affordable Housing
	<b>Funding</b>	:
	<b>Description</b>	Zero interest loans provided to improve single family housing for lower income households.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low-income single family housing owners.
	<b>Location Description</b>	Citywide.

	<b>Planned Activities</b>	In partnership with Habitat for Humanity, zero interest loans provided to improve single family housing for lower income households.
<b>3</b>	<b>Project Name</b>	Fair Housing Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Fair Housing education, advocacy, and counseling.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15
	<b>Location Description</b>	City of Southfield residential properties.
	<b>Planned Activities</b>	Fair Housing education, advocacy, and counseling.
<b>4</b>	<b>Project Name</b>	CHORE
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehab, Single-Family, owner occupied Housing Repairs for Seniors Affordable Housing
	<b>Funding</b>	CDBG: \$193,666
	<b>Description</b>	Minor home repairs for senior (62 years and over) and permanently disabled homeowners.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Home repairs such as plumbing, painting, landscaping, plus snow-ploing.

5	<b>Project Name</b>	Rebuilding Together
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehab, Single-Family, owner occupied
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Improve existing single-family houses. Rebuilding Together uses volunteer groups to make repairs on low and/or moderate income homeowners single-family homes. CDBG funds are generally used to purchase supplies and materials.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 low income home owners.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Home repairs and with the use of volunteers
6	<b>Project Name</b>	Emergency Relief Fund
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Access to Human Services
	<b>Funding</b>	CDBG: \$33,193
	<b>Description</b>	Provide financial assistance for medication, food, transportation, utility and rent assistance to lower income residents.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	110 low income households.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Provide one time financial assistance for medication, food, transportation, utility and rent assistance to lower income residents.
	<b>Project Name</b>	Southfield Youth Assistance

7	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Youth Programs
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provides funds to low-income youth for educational, recreational and self-improvement activities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	65 youths from low to moderate income homes.
	<b>Location Description</b>	Citywide or activities outside of the city.
	<b>Planned Activities</b>	Scholarships for camps, school trips and enrichments activities.
8	<b>Project Name</b>	HAVEN
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Service Victims of Domestic Violence
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Service victims of domestic violence.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 persons, 8/10 families.
	<b>Location Description</b>	citywide
<b>Planned Activities</b>	Legal help, counseling, intervention, sheltering, for Victims of Domestic violence.	
9	<b>Project Name</b>	Lighthouse of Michigan, SOS
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Shelters for the Homeless
	<b>Funding</b>	CDBG: \$1,500



<b>Description</b>	Provide temporary sheltering and counseling to Southfield residents.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 families.
<b>Location Description</b>	citywide
<b>Planned Activities</b>	Provide temporary sheltering and counseling to Southfield residents.

**AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Residents from all locations in the city's borders are eligible.

**Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Code Enforcement	100
Citywide	0

**Table 8 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Residents from all locations in the city's borders are eligible.

**Discussion**

Residents from all locations in the city's borders are eligible.



## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City of Southfield has several programs to assist homeowners in maintaining their homes. By helping in this way, staying in one's home becomes more affordable. As the housing stock ages so does the need for additional maintenance. Unfortunately, there are not enough resources to meet the demands of homeowners.

**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**

Currently, no action is planned by CDBG. Some new developments and redevelopments have offered more affordable housing opportunities.

### **Discussion**

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## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The goal is to maintain existing programs. Secondly to network with other service providers, and finally to solicit funds from other grant sources.

### **Actions planned to address obstacles to meeting underserved needs**

The city will look at other funding opportunities and organizations to address the many needs.

### **Actions planned to foster and maintain affordable housing**

The City has developed several programs to foster and maintain affordable housing. This includes a tax enterprise zone, which encourages property owners to invest in their property with the use of tax incentives. Secondly, the Southfield Neighborhood Revitalization Initiative Program was developed, to purchase tax foreclosed houses from Oakland County, rehabilitate them and resell them in a partnership with Habitat for Humanity.

### **Actions planned to reduce lead-based paint hazards**

The City of Southfield continues to test for lead-based paint hazards for households participating in the Southfield Home Improvement Program and the Oakland County Home Program. The Southfield Home Improvement Program will correct violations with lead safe work practices. Other inquiries will be referred to websites for education on the dangers of lead paint.

### **Actions planned to reduce the number of poverty-level families**

The Smart Zone Program proposes to assist lower income residents to improve job skills and to seek higher paying jobs. This combined with Michigan Works Programs will be important in directing residents to employment opportunities. It is a partnership with the State of Michigan, Oakland County.

### **Actions planned to develop institutional structure**

The City has reorganized the city structure and departments to provide better service delivery systems. This included relocating CDBG programs into the Civic Center Complex. In addition, the City is working with neighborhood associations to establish improved communication between the city and the residents.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

The City will meet with service agencies and may partner with other services groups to leverage dollars. The City's partnership with Habitat for Humanity continues to grow.

## **Discussion**

The City may seek the assistance of regional, state and federal resources to update the formulas for allocating funds.

# Program Specific Requirements

## AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

### Introduction

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### 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
<b>Total Program Income:</b>	<b>0</b>

### 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.	80.00%

**Discussion**

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## Attachments

## Citizen Participation Comments

### City of Southfield Community Development Block Grant (CDBG)

#### Citizen Comments

Southfield City Council Meeting May 20, 2024  
Community Development Block Grant (CDBG) Public Hearing for 2024-2025  
Annual Action Plan and the 2021-2026 Five Year Consolidated Plan.

At the May 20 public hearing one resident spoke:

Pamela Gerald P.O. Box 155 Southfield, MI 48037-0155 commented that she wanted more funds allocated to subrecipient HAVEN of Oakland County.

No calls were received during the public comment period.

No e-mails for other communications were received from the public during the comment period.