

## **Executive Summary**

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

#### **1. Introduction**

The City of Southfield has utilized CDBG funds for over 40 years to address the needs of low/moderate income people and areas. In recent years the funds have been used for a wide variety of activities ranging from housing, transportation, youth activities and occasionally capital improvements. The purpose of the Five Year Consolidated Plan is to identify community needs, goals and activities for a period of 7/1/2016 through 6/30/2020.

#### **2. Summary of the objectives and outcomes identified in the Plan**

The various housing programs have allowed lower income residents and seniors to maintain affordable housing. Activities have included home improvements and human service activities such as transportation of senior adults, emergency assistance programs, youth programs, domestic violence programs, homeless programs and fair housing activities.

#### **3. Evaluation of past performance**

Program activities such as the CHORE (aka Home Chore) and the Southfield Home Improvement Program provide assistance to homeowners to maintain the homes. Annually, the CHORE program services 157 households and the SHIP program 8 -10 houses. The programs have waiting lists so more funding could result in assisting additional people.

#### **4. Summary of citizen participation process and consultation process**

Federal Regulations require communities to have Citizen Participation Plans. The Plan allows for public input into the Five Year Consolidated Plan and the Annual Action Plans. Southfield advertised and held a public meeting on September 15, 2015. In addition, the City consulted with City Departments, non-profits and other service providers. The citizen participation and consultation process have confirmed the many needs of residents. In the last 2 years the City has updated several planning studies. This has included the Master Plan, the Economic Profile, the Sustainablesouthfield.mindmixer.com, the Capital Improvement Plan, the Valley Woods Senior Campus Community Revitalization Plan, etc. These studies have included public participation at many different levels. Essentially, the challenge is to find the resources to meet the growing needs.

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

Comments received during the Citizen Participation process as well as comments received throughout the year are considered for inclusion into the Consolidated Plan and ultimately considered for future funding. In some cases, comments or proposals are referred to other programs or agencies.

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

Typically, comments have been in support of current programs or in support of additional funding for these programs. Other requests for programs funds may be referred to other programs or resources.

## **7. Summary**

The development of the Consolidated Plan is a coordinated effort involving residents, elected officials, City staff and various service providers to determine how federal resources and leveraged funds will be utilized. In general, there seems to be greater gap between the needs and the resources available.

## The Process

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

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

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 Waterford Township. Oakland County Community & Home Improvement is the lead agency for the Consortium. Monthly meetings allowed the Consortium to share information and meet with service providers. This coordination is 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: Richard A. Lampi, Operations Specialist/Housing Department, at 248 796-4174, or [rlampi@cityofsouthfield.com](mailto:rlampi@cityofsouthfield.com).

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Southfield is a member of the Oakland County HOME Consortium. Information, data, schedules were shared at monthly meeting which was benefit to the process. In addition, the Consortium met with non-profits and other service agencies. Finally, Southfield CDBG staff met with various city departments, reviewed documents and studies for consideration in the development of the plan.

**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(I)).**

The Consortium met regularly for the purpose of developing the Five Year Consolidated Plan. The Consortium also met with agencies and service providers to better understand the needs of those groups. Meeting dates include: 3/26/15, 4/14/15, 6/25/15, 7/16/15, 7/23/15, 8/20/15, 9/17/15, 10/15/15, 11/19/15, 12/17/15, 1/14/16, 2/5/16, 2/25/16, 3/17/16, etc.

**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 Alliance for Housing Oakland County's Continuum Care provided a 2013 Plan. Southfield utilizes the Alliance for reference data and as a referral agency.

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

The Alliance for Housing 2013 Plan provided information used by the Oakland County HOME Consortium. The City of Southfield does not receive ESG funds. It is important to note that the City makes referrals to the Alliance.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	Pontiac Housing Commission
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On August 20, 2015 the Consortium met with Ahmad Taylor of Pontiac Public Housing. See Oakland County Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Alliance for Housing Oakland County Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	On July 16, 2015 the Consortium met with Leah McCall from the Alliance for Housing. The Alliance provided information about their organization and discussed their needs.
3	<b>Agency/Group/Organization</b>	HAVEN
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultations occurred with various agencies during the development of the Consolidated Plan. The City talked with Emily Metusak 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. Information was incorporated into the plan
4	<b>Agency/Group/Organization</b>	South Oakland Shelter
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was with various groups during the development of the Consolidated Plan. the city consulted with Jenny Poma of South Oakland Shelter to review their services, needs and potential funding. Based on their request the city council may consider providing SOS with CDBG funds.
5	<b>Agency/Group/Organization</b>	Southfield Youth Assistance (SYA)
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Informal consultation occurred in the development of the Consolidated Plan. The city met with Paula Johnson, Director of Southfield Youth Assistance and Pam Srtzalkowski, former Director of SYA, to discuss their program, needs and funding. The results of these consultations may result in future CDBG funding.
6	<b>Agency/Group/Organization</b>	Fair Housing Center of Metro Detroit
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Informal consultation occurred in the development of the Consolidated Plan. The city consulted with Margaret L. M. Brown, Executive Director of the FHCMD to discuss programs, results, and CDBG funding. The City Council may consider funding the Center.
7	<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

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal consultations were made in the development of the Consolidated Plan.
8	<b>Agency/Group/Organization</b>	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
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal consultations were made in the development of the Consolidated Plan.
9	<b>Agency/Group/Organization</b>	WATERFORD TOWNSHIP
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal consultations were made in the development of the Consolidated Plan.
10	<b>Agency/Group/Organization</b>	Oakland County Community & Home Improvement
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal consultations were made in the development of the consolidated Plan.
11	<b>Agency/Group/Organization</b>	SOUTHFIELD
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Individual Southfield CDBG activities were consulted in the development of the Consolidated Plan. This included the Southfield Home Improvement Program, Chore, Human Services Emergency Relief Program, Transportation for Southfield Seniors, Code Enforcement, Rebuilding Together. Also a review of the City Master Plan (2014), Capital Improvement Plan 2015-2021, and Mindmixer.com was considered. Most indicate the waiting lists are longer and the resources available are scarce. As a result of the consultations the City Council may consider funding for their activities.
12	<b>Agency/Group/Organization</b>	Rebuilding Together
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal consultations were made in the development of the consolidated Plan. On November 18, 2015 staff met with Gale Frazee, President of Rebuilding Together - Oakland County and Halie Black, Development Director of Rebuilding Together, to discuss their program, results of their work and future projects in Southfield and funding. The City Council will consider continued CDBG funding

13	<b>Agency/Group/Organization</b>	SEMCOG - Southeast Michigan Council of Governments
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	formal consultations were made in the development of the Consolidated Plan. Staff met with Kevin Vettrino of SEMCOG, to review local and regional census data, and to discuss trends in the region.

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

With no additional CDBG funds available, some agencies were reluctant to provide additional information.

**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	Alliance for Housing	To end homelessness

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

On December 22, 2015 City staff met with Planning Directors from the neighboring communities of Farmington, Farmington Hills and Livonia to discuss community needs. All the communities are similar in age and are dealing with aging housing and outdated infrastructure.

**Narrative**

## **PR-15 Citizen 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**

A legal notice was placed in Southfield Eccentric on September 6, 2015. The public comment period was from September 7, 2015 through September 22, 2015. The purpose of the notice was to solicit comments on the performance of the CDBG Program and for the development of the Five Year Consolidated Plan and the Annual Action Plan.

The City held a public meeting at the Southfield City Hall on September 15, 2015.

In addition the City developed other planning studies during the development of the consolidated plan which encouraged public participation through public meetings, forums, informational meetings and internet surveys. The plans included the City Master Plan, the Capital Improvement Plan, the Valley Woods Senior Campus Community Revitalization Plan, the Mindmixer community survey. On December 4, 2015 the Southfield City Council participated in a Visioning session to establish WIGs (Wildly Important Goals).

**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	Internet Outreach	General population	This was a legal notice informing the public of a City Council Public Hearing on the CDBG Program. The Public Hearing was placed in the South Oakland Eccentric on 4/12/15.	One resident requested for park benches along Civic Center Drive near Berg. The City will look at other sources to complete the request.	na	
2	Legal Notice	General Public	On September 6, 2015 a legal notice was published in the South Oakland Eccentric regarding the CAPER, Annual Action Plan and Five Year Consolidated Plan.	There were no comments at the meeting.	NA	
5	Legal Notice	Senior Adults	On 6/25/15 staff met with H. Gunther of the Commission on Senior Adults.	Senior walkers need more park benches on Berg Road near senior housing. Also need a program to borrow medical equipment.		

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)
6	Internet Outreach	Non-targeted/broad community	www.sustainablesouthfield.mindmixer.com was a yearlong survey to get input for the Master Plan and other documents.	Over 1000 comments were received about various topics such as city services, housing and neighborhoods, infrastructure, etc. these are being considered for incorporation into the Master Plan.		

**Table 4– Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The City of Southfield will review data received during the consultation period to determine community needs. It is important to note that household income has dropped 13.8% from 2009 to 2014, and housing costs have increased. This is according to a December 9, 2015 Detroit News article. Resources are limited and demand is growing. Most of the single family houses were built between 1950 and 1970, which results in a need for rehabilitation and repairs. In addition infrastructure is old and in need of upgrades. The City Administration and CDBG staff reviewed the data and developed preliminary project plans, which are presented to City Council. The final use of CDBG funds is approved by the City Council. The City has determined that it is important, at a minimum, to continue the current level of CDBG services and activities. This may require seeking other funding sources. City staff is also encouraged to seek other grants and funding sources.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Public Facility needs were reviewed by City staff, consultations with interest groups, and planning documents/studies. Many of the City facilities and infrastructure were constructed 30 plus years ago requiring upgrades. The FY2015/16 - FY2020/21 Capital Improvement Program was important in identifying capital needs over the next five years. Specifically, City facilities and buildings need barrier free upgrades, such as sidewalk ramps, handicapped accessible restrooms, etc.

### **How were these needs determined?**

Needs were initially determined through a review of the Capital Improvement Program which was developed by City Staff. Energy audits on City owned facilities and consultations regarding the Americans with Disability Act as it relates to City facilities have provided a statement of needs. Also, on December 17, 2015, the City purchased the Northland Shopping Center. This is an abandoned and deteriorated shopping center, which was constructed in the 1950's. The proposed redevelopment of this property will provide additional needs to this area to prevent further decline.

The Valley Woods Senior Campus - Community Revitalization Plan (adopted 5/19/14) offers strategies for redevelopment in this area. It includes acquiring nearby properties for the purpose of consolidation and redevelopment.

### **Describe the jurisdiction's need for Public Improvements:**

The Capital Improvement Program, Energy Audits of City facilities, and ADA studies on City facilities, outline many of the capital items and public improvements that are needed. ADA improvements to City facilities ranked high on the list. Connecting various modes of transportation, such as sidewalks, bike paths and streets.

### **How were these needs determined?**

On December 4, 2015, the Southfield Mayor and City Council held a goals session. At this meeting City administration along with department heads review planning studies, financial / audit reports and other documents with the elected officials. The results of this meeting lead to goals and priorities for the new

year. These goals are then incorporated into the budget process. Funding of specific priorities leads to the implementation of the goals.

**Describe the jurisdiction's need for Public Services:**

The City has several programs which directly assist low and moderate income persons and families. Many of the programs have waiting lists to receive assistance or requests for assistance after funds have run out. The Southfield Home Improvement Program, which repairs homes for low and moderate income families, has a 15 month waiting list. The CHORE program provides minor home repairs for senior adult homeowners has scaled back on its level of service. While they can service 157 households, they have reduced the dollar amount budgeted for each applicant from \$600.00 per year to \$500.00 per year. They also have a waiting list. The Human Services - Emergency Relief Program provides funding for emergencies for food, medication, prevention of utility shut offs, etc. They perpetually exhaust their funds at the end of a program year.

**How were these needs determined?**

Many of the needs are determined by the fact that we are unable to service residents due to lack of funds.

**Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of Southfield offers a variety of social service programs that assist lower income residents. These programs are offered to the youth, families (including single headed households) and the elderly. According to a December 3, 2015 article in the Detroit News, "Poverty is up in third of Detroit Area Communities". Specifically, in Southfield, household incomes dropped 13.8% from 2009 (\$57,468) to 2014 (\$49,548%). Current services are strained, and the demand is growing. Also, the cost of housing is increasing in both the homeowner and rental markets. New housing construction has not targeted lower income populations.

The foreclosure crisis in 2008, amplified the impact that is caused by foreclosures. During that period Southfield lead Oakland County in foreclosures. The Neighborhood Stabilization Program provided an opportunity to purchase, rehabilitate and sell these priorities. Eighty plus properties were improved. A 2015 listing of tax foreclosed properties indicates there are 60 properties in Southfield that could be auctioned by Oakland County.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The City of Southfield experienced most of its growth from the mid 1950's through the 1980's. As the community matures so does the infrastructure. The City is in need of many capital improvements, ie sidewalks and sewers to reduce the decline of the neighborhoods. In addition, City facilities need to be upgraded to be in compliance with the American with Disabilities Act.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5	11	0	0	0
Arts, Entertainment, Accommodations	2,262	7,135	11	8	-3
Construction	374	1,980	2	2	0
Education and Health Care Services	6,220	20,966	29	24	-5
Finance, Insurance, and Real Estate	1,976	13,477	9	15	6
Information	764	5,507	4	6	2
Manufacturing	1,870	4,476	9	5	-4
Other Services	787	2,147	4	2	-2
Professional, Scientific, Management Services	2,739	19,480	13	22	9
Public Administration	1	0	0	0	0
Retail Trade	2,751	8,293	13	9	-4
Transportation and Warehousing	679	665	3	1	-2
Wholesale Trade	873	4,941	4	6	2
Total	21,301	89,078	--	--	--

**Table 5 - Business Activity**

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	36,978
Civilian Employed Population 16 years and over	32,555
Unemployment Rate	11.96
Unemployment Rate for Ages 16-24	31.73
Unemployment Rate for Ages 25-65	7.97

**Table 6 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector		Number of People
Management, business and financial	8,561	
Farming, fisheries and forestry occupations	1,309	
Service	3,074	
Sales and office	8,878	
Construction, extraction, maintenance and repair	1,228	
Production, transportation and material moving	1,509	

**Table 7 – Occupations by Sector**

Data Source: 2007-2011 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	20,479	67%
30-59 Minutes	9,110	30%

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
60 or More Minutes	1,068	3%
<b>Total</b>	<b>30,657</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2007-2011 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	629	121	1,052
High school graduate (includes equivalency)	4,537	855	1,814
Some college or Associate's degree	10,030	1,335	2,958
Bachelor's degree or higher	12,204	798	2,660

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

Educational Attainment by Age

	<b>Age</b>				
	<b>18-24 yrs</b>	<b>25-34 yrs</b>	<b>35-44 yrs</b>	<b>45-65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	64	67	113	181	501
9th to 12th grade, no diploma	595	323	223	895	1,293
High school graduate, GED, or alternative	1,498	1,400	1,689	4,117	3,414
Some college, no degree	2,683	2,778	2,763	5,517	2,596
Associate's degree	174	673	810	1,809	594
Bachelor's degree	503	2,057	2,234	5,223	1,982
Graduate or professional degree	17	1,047	1,538	3,576	1,905

**Table 10 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	19,345
High school graduate (includes equivalency)	29,556
Some college or Associate's degree	33,048
Bachelor's degree	47,628
Graduate or professional degree	64,907

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

### **Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Office and management positions are the major employment sectors in the City. The major employers in Southfield include: St. Johns Providence Hospital (3600 employees), Lear Corporation (1450 employees) and Denso Corporation (1100 employees). However many of these positions are filled with nonresidents. The City has created Smart Zone Districts for the purpose of attracting more technology based businesses.

### **Describe the workforce and infrastructure needs of the business community:**

The City had a consultant, the Bonner Advisory Group create an 'Economic Profile and Opportunities Report (October 12, 2015)'. It identifies five goals and strategies to meet future economic challenges. In part this includes: making Southfield businesses more competitive, diversifying the economy in line with new global and technological realities and making Southfield residents more competitive with increased education for high quality jobs.

### **Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.**

### **Describe any needs for workforce development, business support or infrastructure these changes may create.**

With an improved economy, there has been an increase in redevelopment and new business relocation to the City. The City has developed Smart Zone Districts for the purpose of attracting technology based businesses. The Downtown Development Authority promotes growth in the southeast section of the City. In addition, the City participates in the "Michigan Works" program which assists job seekers and employers.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

One of our goals is to increase educational opportunities at all levels to make residents better suited for better jobs. This includes working with the public schools, Oakland Community College, Lawrence Technological University and Specs Howard School of Broadcasting which are located in Southfield as well as neighboring educational institutions.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The economic goals and strategies identified in the Master Plan offered economic development challenges. This included making local businesses more competitive, diversifying the economic base, improving the residential workforce and growing economic partnerships with the City. Improving Southfield residents' ability to obtain higher paying employment in Southfield is an important goal.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City does participate in several economic development initiatives to promote economic development. These include: the Downtown Development Authority, the Smart Zone Districts and cooperative projects with Lawrence Technological University. The City is completing a

study called Mind Mixer as part on the Master Plan. The Mind Mixer allowed anyone to answer survey questions on the City website regarding economic and community development issues. The results for this will be incorporated in future studies.

**Discussion**

NA

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

CDBG staff reviewed the project locations of housing related activities from the Southfield Home Improvement Program, CHORE program, Rebuilding Together program and NSP program to determine if there is a concentration in a specific area of the city. Based on the program years FY2014/15, FY2013/14 and FY2012/13 the project locations appear to be scattered throughout the City and not concentrated in a specific area.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

There is no concentration of racial, ethnic minorities or low income families in the city. There is a concentration of Russian Orthodox Jewish residents on the east side of the city (Ten Mile and Greenfield Roads). This is based upon conversations with residents of this Jewish Community.

### **What are the characteristics of the market in these areas/neighborhoods?**

This population exhibits the same or similar needs as the remainder of the City. In the near future, the City is proposing a housing market study to look at needs and demands for various types of housing.

### **Are there any community assets in these areas/neighborhoods?**

The City is continuously reviewing the neighborhoods to determine needs. Recently, the city began to organize neighborhood associations to increase the dialog between City hall and the neighborhoods.

### **Are there other strategic opportunities in any of these areas?**

The City of Southfield Total Living Commission, is developing a program called the Southfield Homeowners Coalition. The purpose is to develop neighborhood associations to provide a forum for local programs.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Southfield recognizes a major gap between increasing needs/demands and limited resources available. A desire of the City is to provide at least the current level of services and to find additional resources to meet the growing demands. This Strategic Plan provides an overview of why and how the City of Southfield may spend CDBG program funds over the next five years to address the following priority needs:

- Housing Rehabilitation; single-family, owner occupied including Chore, Rebuilding Together, SHIP
- Senior Adult Programs; including housing assistance, transportation, emergency relief
- Services for victims of domestic violence
- Youth Programs
- Code enforcement
- Fair Housing education
- Program administration
- Capital improvements; sidewalks, sewers, ADA compliance
- Mental health services

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

**Table 12 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Most CDBG Programs in Southfield are offered to income eligible residents on a direct benefit basis. A study of 2013/14 CDBG activities indicated an equal distribution of services throughout the City. The exception to this was a concentrated effort in the John Grace Area with the Rebuilding Together Program in 2014 which targeted the area and complimented other capital improvements in the area.

The City of Southfield will select activities that meet the CDBG Program National Objectives and Goals identified in the Consolidated Plan. all activities will benefit low and/or moderate income people or areas. The City will work with service agencies to monitor conditions in areas with relatively higher percentages of lower income populations. The City will consider activities designated to improve the physical condition of neighborhoods that benefit all residents of the area.

The City of Southfield has several proposals / plans which identify needs in the city and help establish priorities. These include: 1. Valley Woods Senior Campus Community revitalization Plan, 2. the updated City Master Plan, 3. the Non Motorized Pathway and Public Transit Plan, 4.the Southfield SmartZone Action Plan, 5. the proposed conversion of the John Grace Community Building into other uses such as senior housing, 6. the sale of underutilized city owned properties to provide income for other projects. In 2016, the City Council will consider two other programs which establish additional priorities: 1. a Neighborhood Enterprise Zone Program which would provide incentives, such as tax abatements, to homeowners who improve their property, and 2. a Tax Foreclosure Program, similar to the Neighborhood Stabilization Program, with the use of non federal funds with the Southfield Non Profit Corporation.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

1	<b>Priority Need Name</b>	housing rehabilitation, single-family, owner occup
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Improve existing single family houses
	<b>Description</b>	75% of single family homes are 50 years or older. Many needs repair. An effort will be made to improve existing single family housing. Traditionally this has been accomplished with the following programs: SHIP, CHORE, Rebuilding Together, Oakland County HOME program and the NSP program. Other programs offering similar services will be considered. Programs will be offered city wide to income eligible homeowners.
	<b>Basis for Relative Priority</b>	18,000 single family houses are 50 years or older, and are in need of repair. The City intends to improve existing housing stock through programs such as the Southfield Home Improvement Program (SHIP), Rebuilding Together with the use of volunteers, the Chore Program for minor home repairs for senior homeowners and the Oakland County HOME program to assist low and/or moderate income homeowners. Other housing programs will be considered.
2	<b>Priority Need Name</b>	Access to social programs
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Gain Access to public services
	<b>Description</b>	Declining income requires the need for other services. Traditionally the City, through the CDBG program has supported several public service / human service activities. The activities assisted include: the Transportation of Southfield Seniors, Southfield Human Services/Emergency Relief Program, Fair Housing, Southfield Youth Assistance, South Oakland Shelter, Haven (domestic violence). There is also a need to coordinate and refer needy residents to appropriate service providers.
	<b>Basis for Relative Priority</b>	Current programs have waiting lists or run out of funding during the program year. Demands for social / human service programs is growing. It is important to continued existing programs, refer the needy to other service providers and be as efficient as possible with limited resources.
<b>3</b>	<b>Priority Need Name</b>	Service victims of domestic violence
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Gain Access to public services
	<b>Description</b>	Support agencies that provide the following services to victims of domestic violence and sexual assault; education, legal advocacy, immediate medical/forensic examinations, counseling and emergency housing.
	<b>Basis for Relative Priority</b>	The 2013 Annual State of Homelessness Report prepared by the Alliance for Housing-Oakland County touch briefly on homelessness as it relates to domestic violence. According to HAVEN (Help Against Violent Encounters Now) domestic violence affects all income ranges and all areas of the city. Assistance to Haven will help all affected by domestic violence.
4	<b>Priority Need Name</b>	Improve Public Facilities and Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities Non-housing Community Development

	<b>Geographic Areas Affected</b>	Citywide, Low/Moderate Income Areas.
	<b>Associated Goals</b>	capital improvements
	<b>Description</b>	Capital improvement activities, such as: sidewalks, sewers (storm and sanitary), ADA/barrier free improvements, park improvements are essential to the City. These improvements affect the quality of life for all residents.
	<b>Basis for Relative Priority</b>	Capital Improvement activities affect all population and sub populations. Improvements like barrier free improvements in public places improve mobility and the quality of life of those utilizing those facilities.
5	<b>Priority Need Name</b>	eliminate blight
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low /Moderate Income Areas
	<b>Associated Goals</b>	capital improvements
	<b>Description</b>	Blighting conditions can lead to the decline of an area. Elimination of blight through enforcement and / or removal of blighting situations is essential to neighborhood preservation.
	<b>Basis for Relative Priority</b>	It is important to stop decline in neighborhoods. Code enforcement staff can physically remove blighting problems in a quick and efficient manner.

## **Narrative (Optional)**

The priority is to maintain the existing service levels and be more efficient with other services. In addition, to support other agencies seeking assistance from other granting programs. The City is considering several non federally funded, housing programs to improve housing and neighborhoods and the redevelopment of the Northland Shopping Center. The priority needs may be revised based upon the direction of these activities.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

CDBG 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 is considering pilot programs with the use of nonfederal funds to improve housing stock and prevent neighborhood deterioration.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	451,118	25,000	0	476,118	1,804,000	Approximately \$451,000 in CDBG entitlement funds annually, in addition to \$25,000 in program income from the rehabilitation program

**Table 14 - Anticipated Resources**

**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. Public service activities will rely on other sources to meet their needs. 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 state that may be used to address the needs identified in the plan**

City owned property may be sold to generate funds for future projects or property may be donated to a nonprofit organization to provide affordable housing. In the near future the city will conduct a housing study to look at the market conditions, needs and possibilities.

**Discussion**

There is not enough funding and other resources to address the growing needs in an aging community. The city is seeking funding sources and new program opportunities to complement existing programs.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
city of Southfield	Government	Planning	Jurisdiction
HAVEN	Non-profit organizations	Non-homeless special needs	Region
Rebuilding Together	Non-profit organizations	Ownership	Nation
South Oakland Shelter	Non-profit organizations	Homelessness	Region
Southfield Youth Assistance (SYA)	Non-profit organizations	public services	Jurisdiction
Fair Housing Center of Metro Detroit	Non-profit organizations	public services	Region
Salvation Army	Community/Faith-based organization	public services	Region
Community Housing Network, Inc	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Oakland County Community & Home Improvement	Government	Ownership Rental	Region
Alliance for Housing Oakland County Continuum of Care	Continuum of care	Homelessness	Region
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY	Government	Public Housing	State
City of Warren	Government	Non-homeless special needs public services	Region

**Table 15 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The CDBG Programs have been working for many years to deliver needed services and programs. Limited funding and staffing are making it difficult to meet the increasing needs. Over the years it has

been important to coordinate and cooperate with other agencies and service providers to leverage funds and provide assistance to those in need. Improved communication and leveraging of funds may help close the gap.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			
	X		

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Homeless individuals and families are assisted by gaining access to existing public service organizations which will assist in their needs. The Homeless Management Information System (HMIS) is designed to create a step by step management care plan for clients and track their history. The City of Warren is the local agency HIV/Aids programs.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strength: the HMIS is the best system in years to track the progress of individuals.

Gaps: data collection is voluntary and may not accurately reflect the assistance received.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

While current data is best we have, it is incomplete. It is important to get additional information at shelters to get a better understanding of the issues. It is important for service providers to obtain data on their clients and this data provided into the HMIS system.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve existing single family houses	2016	2020	Affordable Housing	Citywide	housing rehabilitation, single-family, owner occup	CDBG: \$90,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Gain Access to public services	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Access to social programs Service victims of domestic violence	CDBG: \$68,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted  Homeless Person Overnight Shelter: 100 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 100 Beds  Homelessness Prevention: 100 Persons Assisted  Housing for People with HIV/AIDS added: 10 Household Housing Unit  HIV/AIDS Housing Operations: 10 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	capital improvements	2016	2020	Non-Housing Community Development	Citywide, Low /Moderate Income Areas	Improve Public Facilities and Infrastructure eliminate blight	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 17 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Improve existing single family houses
	<b>Goal Description</b>	Through programs such as the Southfield Home Improvement Program, Rebuilding Together, the CHORE program assist lower income homeowners to repair and improve their homes.
2	<b>Goal Name</b>	Gain Access to public services
	<b>Goal Description</b>	Assist low and/or moderate residents with a variety of services such as transportation, youth assistance, emergency relief, domestic violence, counseling, fair housing, etc. the City of Southfield proposes to use CDBG funds for continued funding of ongoing programs. These include: Transportation of Southfield Seniors (TOSS), Southfield Youth Assistance (SYA), Emergency Relief Funds (ERF) as part of the Human Services Department, HAVEN (Help against violent encounters now), South Oakland Shelter, and working with the Fair Housing Center of Metropolitan Detroit. The City will make referrals to other public service agencies, and support grant applications for other service agencies.
3	<b>Goal Name</b>	capital improvements
	<b>Goal Description</b>	Improving the community with activities such as sidewalks, sewers and ADA improvements is essential for neighborhood preservation. In recent years, CDBG funds have been budgeted for barrier free improvements to public facilities.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

We estimate annually we will assist the various income groups, annually, through the existing programs:

Southfield Home Improvement Program: 3 extremely low income, 3 low income, and 4 moderate income

Rebuilding Together: 3 extremely low income, 3 low income, and 4 moderate income

Chore: 50 extremely low income, 50 low income and 57 moderate income

Oakland County HOME Program: 15 moderate income families



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Rehabilitation projects in which the structure was constructed before 1978 fall under the Federal LBP regulations. The Southfield Home Improvement Program provides information to applicants regarding the dangers of lead based paint. In addition, the program provides lead based paint testing on houses which may receive assistance and the house are corrected (with lead certified contractors) if there is a presence of lead. It is estimated that 5 - 10 houses will be tested annually. An occupancy plan will be developed to ensure the safety of the residents during construction and clearance tests will be conducted at the end of construction.

### **How are the actions listed above integrated into housing policies and procedures?**

Lead testing is in the Southfield Home Improvement Program guidelines and required for any project receiving federal funds. The program cooperates with the State of Michigan, Department of Community Health on lead hazard education and abatement.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City offers programs and/or works with nonprofit organizations that assist poverty level families. While maintaining existing programs is a goal.

The demand for increased services relates to available funds. Lower income and poverty level families are referred to agencies to assist with their needs. Specifically referrals are made the Michigan Works program located in the John Grace Community Center. Also referrals are made to the Southfield Human Services Department to assist residents with transportation funds to job interviews. The City has a section 3 policy and encourages contractors to hire lower income residents in the area.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The goals to reduce poverty will remain the same as in the past unless additional funding or resources become available. The City will coordinate with social service agencies to assist residents and to support grant applications by those agencies. The city will work with other service agencies, governmental agencies to further identify the needs of those threatened with poverty to find resources for those in need.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Since 2013, the CDBG program has undergone a major reorganization to improve record keeping, monitoring of sub recipients and in house programs. The Operations Specialist will be responsible for the management of the program. This will include monitoring ongoing in house programs and sub recipients (site visits or desk top monitoring). The Director of Fiscal Services will oversee financial and reporting and accounting. The SHIP program is now under the direction of the Operations Specialist.

In addition the Operations Specialist is responsible for preparing and submitting to HUD required reports regarding the status of the CDBG Program. These include: environmental review records, annual action plans and proposed use of funds, quarterly financial summary reports, semi-annual contract and subcontract activity reports, semiannual labor standard reports, consolidated annual performance and evaluation reports, etc.

## Expected Resources

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

#### Introduction

CDBG 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 is considering pilot programs with the use of non federal funds to improve housing stock and prevent neighborhood deterioration.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	451,118	25,000	0	476,118	1,804,000	Approximately \$451,000 in CDBG entitlement funds annually, in addition to \$25,000 in program income from the rehabilitation program

Table 18 - 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. Public service activities will rely on other sources to meet their needs. 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**

City owned property may be sold to generate funds for future projects or property may be donated to a nonprofit organization to provide affordable housing. In the near future the city will conduct a housing study to look at the market conditions, needs and possibilities.

**Discussion**

Currently, there is not enough funding and other resources to address the growing needs in an aging community. The city is seeking funding sources and program opportunities to complement existing programs.

## 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	Improve existing single family houses	2016	2020	Affordable Housing		housing rehabilitation, single-family, owner occup		Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Gain Access to public services	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs		Access to social programs		Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Homelessness Prevention: 10 Persons Assisted
3	capital improvements	2016	2020	Non-Housing Community Development		Improve Public Facilities and Infrastructure	CDBG: \$2,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted

Table 19 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Improve existing single family houses
	<b>Goal Description</b>	Improving the existing housing stock is critical improving neighborhoods and eliminating blighting situations.
<b>2</b>	<b>Goal Name</b>	Gain Access to public services
	<b>Goal Description</b>	Public service activities are essential improving the quality of life for many of the lower income residents in Southfield. The activities range from transportation of seniors, to fair housing, to issues of domestic violence.
<b>3</b>	<b>Goal Name</b>	capital improvements
	<b>Goal Description</b>	To rehabilitate public areas in compliance with ADA (Americans with Disabilities Act) regulations.

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

### Introduction

Over the years, the City of Southfield has offered a variety of CDBG activities that affect all age groups. These same services will be continued in the future.

#	Project Name
1	Program Administration
2	Fair Housing
3	HAVEN
4	TOSS (Transportation for Southfield Seniors)
5	SYA
6	ERF
7	SOS (South Oakland Shelter)
8	Code Enforcement
9	Chore
10	SHIP (Southfield Home Improvement Program)
11	Rebuilding Together

Table 20 – Project Information

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

Southfield will offer the same or similar activities it has offered over the past several years. The level of service provided will coincide with the federal funds available.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	NA
	<b>Needs Addressed</b>	NA
	<b>Funding</b>	CDBG: \$88,223
	<b>Description</b>	Provide funds to manage the CDBG Program, including wages, supplies, training, etc.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Manage the CDBG Program
2	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Domestic Violence
	<b>Needs Addressed</b>	Access to social programs
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Support the Fair Housing Center of Metropolitan Detroit.
	<b>Target Date</b>	6/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four to six households will receive counseling, 482 will receive fair housing newsletters, Fair Housing training to 150 people.
	<b>Location Description</b>	Citywide in Southfield.
	<b>Planned Activities</b>	Assist those affected by discrimination
<b>3</b>	<b>Project Name</b>	HAVEN
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Domestic violence
	<b>Needs Addressed</b>	Counseling, Intervention, and sheltering those in need.
	<b>Funding</b>	CDBG: \$750.00
	<b>Description</b>	Provide assistance to address the needs of domestic violence through counseling, intervention, sheltering etc
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 112 individual residents will be assisted.
	<b>Location Description</b>	Citywide and at HAVEN facilities
	<b>Planned Activities</b>	Counseling, intervention, sheltering
<b>4</b>	<b>Project Name</b>	TOSS (Transportation for Southfield Seniors)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Access to public services
	<b>Needs Addressed</b>	Access to social programs
	<b>Funding</b>	CDBG: \$26,167.00
	<b>Description</b>	Provide transportation to the senior adult community for trips to the doctor, shopping, etc

	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1500 seniors will be assisted.
	<b>Location Description</b>	Service is provided citywide to senior citizens and persons with disabilities
	<b>Planned Activities</b>	Transporting senior residents to shopping, medical appointments etc
5	<b>Project Name</b>	SYA (Southfield Youth Assistance)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Access to public service activities
	<b>Needs Addressed</b>	Youth Program
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Southfield Youth Assistance provides funds to lower income youth for educational, recreational and self improvement activities.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 140 youth will benefit from the Southfield Youth Assistance programs
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Youth sport and music camps, tutoring, recreational activities, etc.
6	<b>Project Name</b>	ERF (Emergency Relief Fund)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Access to public services
	<b>Needs Addressed</b>	Emergency funds for utility/rent assistance, transportation, food/medication, etc
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	The Emergency Relief Fund provides one time financial assistance for medication, food, transportation, utility and rent assistance.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 60 low and/or moderate income residents will be assisted annually.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Rent/utility assistance, food/medication, transportation, etc.
<b>7</b>	<b>Project Name</b>	SOS (South Oakland Shelter)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Access to public service activities.
	<b>Needs Addressed</b>	Access to social programs
	<b>Funding</b>	CDBG: \$750
	<b>Description</b>	South Oakland Shelter provides temporary shelter, counseling, ???
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	33 persons from Southfield will be assisted
	<b>Location Description</b>	Citywide and a SOS facilities
	<b>Planned Activities</b>	Emergency shelter, permanent supportive housing and follow up care
<b>8</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	Low / moderate income areas
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	eliminate blight
	<b>Funding</b>	CDBG: \$30,000

	<b>Description</b>	Code enforcement provides city employees to eliminate blight in the lower income areas of the city.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 households will be affected
	<b>Location Description</b>	Low / moderate income areas
	<b>Planned Activities</b>	Remove debris/junk, weed cutting, snow removal
9	<b>Project Name</b>	Chore
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing rehabilitation
	<b>Needs Addressed</b>	housing rehabilitation, single-family, owner occup
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	Chore provides assistance to senior adult homeowners with minor hoe repair.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 157 senior households will be assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Yard work, lawn cutting. Leaf raking, minor home repair.
10	<b>Project Name</b>	SHIP (Southfield Home Improvement Program)
	<b>Target Area</b>	Citywide low/moderate income senior homeowners
	<b>Goals Supported</b>	Housing rehabilitation
	<b>Needs Addressed</b>	housing rehabilitation, single-family, owner occup
	<b>Funding</b>	CDBG: \$83,228 plus program income

	<b>Description</b>	SHIP provides assistance to low and/or moderate income homeowners to improve their single family homes.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Eight to twelve low / moderate income households will be assisted
	<b>Location Description</b>	Citywide based on household income
	<b>Planned Activities</b>	Replacing roof, furnaces and other code related repairs
<b>11</b>	<b>Project Name</b>	Rebuilding Together
	<b>Target Area</b>	Citywide, low / moderate income households
	<b>Goals Supported</b>	Housing rehabilitation
	<b>Needs Addressed</b>	housing rehabilitation, single-family, owner occupied
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Rebuilding together will assist lower income homeowners with improvements with volunteer labor.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 10 -12 homes will be improved
	<b>Location Description</b>	Citywide, low and moderate income households.
	<b>Planned Activities</b>	Yard work, painting, minor home repair, etc. with volunteer groups

## **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**

Basically, the entire City has needs. Most activities and programs will be offered citywide and benefit low and/or moderate income people or areas. The needs may be amended based on future studies and programs.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 21 - Geographic Distribution**

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

Currently, investments will be offered citywide because the need is citywide. Current funding is proposed as a direct benefit. The priorities may change based upon the needs established as a result of new activities and studies, which are being considered. The 2015 purchase of the abandoned Northland Shopping Center (Eight Mile and Greenfield Roads) may be designated as a target area in the future.

### **Discussion**

CDBG Funds will be utilized city wide to benefit low and/or moderate income people. The City is considering other redevelopment programs based on recent and future studies. The studies may alter the priorities and the distribution of funds. the studies include: The Northland Redevelopment Study (Eight Mile and Greenfield Roads), Residential Enterprise Zones (a pilot program proposed in two locations: Eight Mile and Evergreen Roads, and Twelve Mile and Greenfield Roads), the Valley Woods Senior Campus Community Revitalization Plan, the Capital Improvement Plan, and a Proposed Tax Foreclosure Program (similar to the Neighborhood Stabilization Program).

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

### **Introduction**

The CDBG program is the primary source of funding for Consolidated Plan activities. 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 to address the many needs.

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

The City is considering several pilot programs to foster and maintain affordable housing. This includes a tax enterprise zone to encourage property owners to invest in their property with the use of tax incentives. Secondly a program similar to the Neighborhood Stabilization Program without the use of federal funds to purchase tax foreclosed houses, rehabilitate them and resell them.

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

The City of Southfield will continue to test for lead-based paint hazards for households participating in the Southfield Home Improvement Program and the Oakland County Home Program. Other inquiries will be referred to websites to educate 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.

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

The City is in the process of reorganizing the city structure and departments to provide better service delivery systems. In addition the City is working with subdivision associations to establish improved communication between the city and the subdivisions.

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

### **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

#### 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

## Appendix - Alternate/Local Data Sources