

City of Southfield Annual Action Plan FY 2021-2022

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.

The city received a special allocation from the enactment of the CARES Act. The activities and funding are incorporated into a substantial

amendment to the PY2019 Annual Action Plan.

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	411,507	25,000	0	436,507	1,185,000	Approximately \$400k in funds
Other	public - federal	Admin and Planning Public Services Other	409,829	0	0	409,829	0	The Coronavirus Aid, Relief and Economic Security(CARES) Act provides funding to prevent, prepare for, and respond to coronavirus through providing quality subsidized housing and expanding economic opportunities for low-and moderate-income persons.

Table 1 - Expected Resources – Priority Table

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

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 non-profit organization to provide affordable housing. The Neighborhood Stabilization Program (NSP) in corporation with Habitat for Humanity is constructing 4 new single-family homes for low income families. Completion is anticipated in the spring of 2021. The Southfield Neighborhood Revitalization Initiative (SNRI) also in corporation with Habitat for Humanity homes are also rehabilitating homes and building new residential units. In the near future the city will conduct a housing study to look at the market conditions, needs and possibilities.

Discussion

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	Citywide	Housing Rehab, Single-Family, owner occupied Housing Repairs for Seniors Eliminate Blight Affordable Housing	CDBG: \$250,000 CDBG-CV Round #3: \$0	Homeowner Housing Added: 4 Household Housing Unit Homeowner Housing Rehabilitated: 160 Household Housing Unit
2	Public Services	2021	2026	Homeless Non-Homeless Special Needs	Citywide	Access to Human Services Senior Transportation Youth Programs Service Victims of Domestic Violence Shelters for the Homeless	CDBG: \$70,000 CDBG-CV Round #3: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homeless Person Overnight Shelter: 50 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds Homelessness Prevention: 25 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Code Enforcement	2021	2026	Eliminate Blight	Code Enforcement	Eliminate Blight	CDBG: \$25,000	Housing Code Enforcement/Foreclosed Property Care: 800 Household Housing Unit
4	Public Service Covid-Urgent Need	2021	2026	Non-Homeless Special Needs	Citywide	Rent, Mortgage and Utility Assistance (Cares Act)	CDBG: \$0 CDBG-CV Round #3: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Food Distribution - Covid	2021	2026	Food Distribution	Citywide	Food Distribution (Cares Act)	CDBG: \$0 CDBG-CV Round #3: \$20,000	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Southfield Home Improvement Program (SHIP) and CHORE provide housing rehabilitation from small to larger projects for single family owner-occupied housing. Rebuilding Together and Habitat for Humanity rehabilitate homes and also Habitat builds new properties.
2	Goal Name	Public Services
	Goal Description	Many Public services are provided with CDBG funds: HAVEN, assistance for victims of domestic violence, South Oakland Shelter (SOS) helping the homeless, Southfield Youth Assistance (SYA) providing recreational and educational programs, Emergency Relief Fund (ERF), the Fair Housing Center and Senior Transportation (TOSS).

3	Goal Name	Code Enforcement
	Goal Description	City of Southfield Code Enforcement in low-mod income areas.
4	Goal Name	Public Service Covid-Urgent Need
	Goal Description	Using Cares Act funding the City's Human Services Department will assist those affected by the Corona Virus Pandemic with payments for utilities, rent and mortgage.
5	Goal Name	Food Distribution - Covid
	Goal Description	By providing Cares Act funds to Cares of Farmington Hills, food boxes will be provided to Southfield households affected by the Corona Virus Pandemic.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Southfield CDBG program will continue to fund a variety of programs and services.

#	Project Name
1	Program Administration
2	Southfield Home Improvement Program
3	CHORE
4	Southfield Youth Assistance
5	Emergency Relief Funds
6	Fair Housing Activities
7	HAVEN
8	Lighthouse of Michigan - South Oakland Shelter
9	Rebuilding Together
10	Cares Act Human Services and Food Distribution

Table 3 – Project Information

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

Priority is given to maintaining the existing housing stock, its value but also its sustainability. Housing rehabilitation also helps the homeowner remain living in a safe and affordable owner-occupied dwelling. Funding priority is also given to residents in need of immediate public services like funds for utilities, rent and medical needs and those that are homeless or victims of domestic violence. The recreational and educational needs of our low-income youth are also addressed with CDBG funds. Obstacles remain in the amount of funds available for each project, the cost and availability of building materials, and additional needs and concerns due to the Corona Virus Pandemic. As a result of the 7% reduction of entitlement funds this fiscal year, two prior projects, Senior Transportation and Code Enforcement were not funded.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation Public Services Code Enforcement Public Service Covid-Urgent Need Food Distribution - Covid
	Needs Addressed	Housing Rehab, Single-Family, owner occupied Access to Human Services Housing Repairs for Seniors Senior Transportation Improve Public Facilities and Infrastructure Youth Programs Eliminate Blight Service Victims of Domestic Violence Fair Housing Affordable Housing Shelters for the Homeless Food Distribution (Cares Act) Rent, Mortgage and Utility Assistance (Cares Act)
	Funding	CDBG: \$77,789 CDBG-CV Round #3: \$79,000
	Description	Manage the CDBG program. Includes wages, supplies, etc.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	2,000
	Location Description	Citywide - Low/Mod Eligible
	Planned Activities	Administer the CDBG program.
2	Project Name	Southfield Home Improvement Program
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehab, Single-Family, owner occupied
	Funding	CDBG: \$134,933

	Description	Improve single family housing for lower income households.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	12 low/mod income families should benefit from home rehabilitation.
	Location Description	Citywide- direct benefit, Low/Mod Eligible
	Planned Activities	Make code related improvements to single-family owner occupied houses, such as: roof, furnaces, siding.
3	Project Name	CHORE
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehab, Single-Family, owner occupied Housing Repairs for Seniors
	Funding	CDBG: \$145,000
	Description	Minor home repairs for senior (62 years and over) and permanently disabled homeowners.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	150 seniors or disabled persons.
	Location Description	Citywide-direct benefit Low/Mod eligible
	Planned Activities	Do minor repairs of existing single family houses owned by seniors or disabled persons.
4	Project Name	Southfield Youth Assistance
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Youth Programs
	Funding	CDBG: \$17,330
	Description	Provides funds to lower income youth for educational, recreational and self-improvement activities.

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	150 families.
	Location Description	Citywide- Low/Mod Income Eligible
	Planned Activities	Summer camps, self improvement activities, recreational activities, academic assistance, virtual learning and distribution of technology for virtual learning.
5	Project Name	Emergency Relief Funds
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Access to Human Services
	Funding	CDBG: \$15,000
	Description	Provide one time financial assistance for medication, food, transportation, utility and rent assistance to lower income residents.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide-Low/Mod income eligible.
	Planned Activities	Provide emergency funds.
6	Project Name	Fair Housing Activities
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Fair Housing
	Funding	CDBG: \$1,955
	Description	Fair Housing education, advocacy and counseling.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Estimated 20 families will be assisted.
	Location Description	City of Southfield residential facilities.
	Planned Activities	Support the Fair Housing Center of Metropolitan Detroit, Fair Housing education, advocacy and counseling.
7	Project Name	HAVEN
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Service Victims of Domestic Violence Shelters for the Homeless
	Funding	CDBG: \$3,000
	Description	Service victims of domestic violence.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	20 families.
	Location Description	Haven shelters.
	Planned Activities	Counseling, intervention, sheltering, for Victims of Domestic violence
8	Project Name	Lighthouse of Michigan - South Oakland Shelter
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Shelters for the Homeless
	Funding	CDBG: \$1,500
	Description	Provide temporary sheltering, counseling to Southfield residents.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 families up to 150 days of service.

	Location Description	Shelters in Oakland County.
	Planned Activities	Provide temporary sheltering, counseling to Southfield residents.
9	Project Name	Rebuilding Together
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehab, Single-Family, owner occupied
	Funding	CDBG: \$15,000
	Description	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
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	6-8 families.
	Location Description	Citywide-direct benefit, low/mod income eligible.
	Planned Activities	Home repairs and with the use of volunteers.
10	Project Name	Cares Act Human Services and Food Distribution
	Target Area	Citywide
	Goals Supported	Public Service Covid-Urgent Need Food Distribution - Covid
	Needs Addressed	Food Distribution (Cares Act) Rent, Mortgage and Utility Assistance (Cares Act)
	Funding	CDBG-CV Round #3: \$330,829
	Description	Rent, mortgage and utility assistance, and food distribution for those affected by the corona virus pandemic.
	Target Date	7/1/2022
	Estimate the number and type of families that will benefit from the proposed activities	500 families
	Location Description	citywide

	Planned Activities	payment checks and food box distribution
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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

Assistance is given by direct-benefit Citywide.

Geographic Distribution

Target Area	Percentage of Funds
Code Enforcement	
Citywide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

none

Discussion

none

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 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, 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 that 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. It is a partnership with the State of Michigan, Oakland County, the City of Southfield in cooperation with the Southfield Public Schools.

Actions planned to develop institutional structure

The City has reorganized the city structure and departments to provide better service delivery systems.

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. Recently, the City formed a partnership with Habitat for Humanity called the 'Neighborhood Revitalization Initiative'. This program obtained 50 taxed foreclosed properties, rehabilitated the and resold properties to owner occupied homebuyers. No federal funds were used for this program. Also on May 26, 2020 the Southfield Growth Corporation authorized the sale of 4 properties to Habitat for Humanity, for the construction of new, affordable, single-family housing units.

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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

For the three year period of FY 2019, FY 2020, FY2021