

City of Southfield Consolidated Plan FY 2021-2026

Community Development Block Grant Program

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Southfield has utilized Community Development Block Grant (CDBG) funds for over 40 years to address the needs of low-and moderate-income (LMI) 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 5-Year Consolidated Plan is to identify community needs, goals and activities for a period of 7/1/2021 through 6/30/2026.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The various housing programs have allowed low income (LI) 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 education and recreational programs, domestic violence programs, homeless programs, fair housing activities and food distribution. The Corona Virus Pandemic has created a need for rental, mortgage and utility assistance, as well as a large increased need for food pantry distribution.

3. Evaluation of past performance

Program activities such as the CHORE (aka Home Chore) and the Southfield Home Improvement Program (SHIP) provide assistance to homeowners to maintain their homes. Annually, the CHORE program services 154 households and the SHIP program 8 -10 houses. These programs have waiting lists so additional funding could result in assisting additional people. The City has also worked with other groups such as Oakland County home improvement, Rebuilding Together of Southeast Michigan, and Habitat for Humanity to further improve the Southfield housing stock.

4. Summary of citizen participation process and consultation process

Federal Regulations require communities to have a Citizen Participation Plan (CPP). The CPP allows for public input into the 5-Year Con Plan (2021-2026) and the PY 2021 Annual Action Plan (AAP). Southfield advertised and held a public meeting on April 26, 2021. Another Legal Notice was posted May 27, 2021 with a public comment period ending on June 1, 2021. In addition, the City consulted with City

Departments, neighboring communities, non-profits and other service providers. The City is currently updating the City's Comprehensive Master Plan (adopted June 20, 2016). Public input has already been collected by our program on the topics of Housing Needs and needs resulting from the Corona Virus Pandemic. The City's Capital Improvement Plan was updated and approved on May 11, 2020, and also included public participation.

Our CDBG program has conducted its own month long survey in February 2021, of residents, business owners, religious institutions and service agencies, with 130 respondents. The survey identified the priority needs of the community in the areas of: housing, public facilities, public infrastructure and public services. Essentially, the challenge is to find the resources to meet the growing needs.

Articles appeared in the Southfield Sun about the CDBG program, as well as on the City's website and social media pages.

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 resources.

7. Summary

The development of the Con 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, Pontiac and Waterford Township. Oakland County Community & Home Improvement is the lead agency for the Consortium. Regular 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: Richard A. Lampi, Operations Specialist/Housing Department, at 248 796-4174, rlampi@cityofsouthfield.com or Nina Greenstein, Special Projects Coordinator at 248-796-5119, ngreenstein@cityofsouthfield.com.

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Southfield is a member of the Oakland County HOME Consortium. Information, data, schedules were shared at regularly scheduled meeting benefitting the process. In addition, the Consortium met with non-profits and other service agencies. Southfield CDBG staff met with various city departments, reviewed documents, conducted surveys and monitored service agencies for consideration in the development of the plan. Many communications and meetings were conducted virtually, but with much success due to the Corona Virus Pandemic.

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)).

CDBG staff surveyed all our subrecipient service providers during the month of February 2021 to solicit their priority needs. Virtual monitoring’s were conducted during the fiscal year beginning July 1, 2020.

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. Virtual meetings where scheduled on the second and fourth Thursday of the month beginning January 2021, and prior to that monthly phone conferences where accomplished.

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 held a Virtual Annual Retreat webinar on September 24, 2020. Southfield utilizes the Alliance for reference data and as a referral agency. Significant data was collected from the Webinar on: changes to the eviction process under the Cares Act and assistance offered through the Oakland County Community Home and Improvement Division Program, January 2020 Housing Inventory Count Data and Literally Homeless Persons. Additional information was provided on Cares Act dollars available for CoC.

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’s Virtual Annual Retreat provided the Annual Homeless Report, PIT and HIC data from January 2019 and January 2020. 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	Agency/Group/Organization	HAVEN
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations occurred with various agencies during the development of the Consolidated Plan. A survey was conducted of all the CDBG subrecipients to do a needs assessment. The City talked with Philip Whitfield 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
2	Agency/Group/Organization	Alliance for Housing Oakland County Continuum of Care
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Alliance for Housing Oakland County's Continuum Care held a Virtual Annual Retreat webinar on September 24, 2020. Southfield utilizes the Alliance for reference data and as a referral agency. Significant data was collected from the Webinar on: changes to the eviction process under the Cares Act and assistance offered through the Oakland County Community Home and Improvement Division Program, January 2020 Housing Inventory Count Data and Literally Homeless Persons. Additional information was provided on Cares Act dollars available for CoC.

3	Agency/Group/Organization	South Oakland Shelter
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SOS, is now known mostly as Lighthouse of Michigan. A survey was conducted of all the CDBG subrecipients to do a needs assessment. Staff as consulted on the phone, and email with Jenny Poma of South Oakland Shelter 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
4	Agency/Group/Organization	Southfield Youth Assistance (SYA)
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Youth needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred in the development of the Consolidated Plan. A survey was conducted of all the CDBG subrecipients to do a needs assessment. The city met with Vicki Salinger and Paula Johnson of Southfield Youth Assistance to discuss their program, needs and funding. It is anticipated that SYA will continue to receive CDBG funding in the future. Information was incorporated into the plan
5	Agency/Group/Organization	Fair Housing Center of Metro Detroit
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred in the development of the Consolidated Plan. A survey was conducted of all the CDBG subrecipients to do a needs assessment. The city spoke on the phone and emailed with Steve Tomkowiak, Executive Director to discuss their program, needs and funding. It is anticipated that FHC will continue to receive CDBG funding in the future. Information was incorporated into the plan.
6	Agency/Group/Organization	Rebuilding Together
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred in the development of the Consolidated Plan. A survey was conducted of all the CDBG subrecipients to do a needs assessment. Staff had phone conversations with 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.
7	Agency/Group/Organization	Habitat For Humanity of Oakland County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred in the development of the Consolidated Plan. A survey was conducted of all the CDBG subrecipients to do a needs assessment. Conference calls were held weekly with Habitat for Humanity representative Scott Milliken, CDBG staff and City of Southfield Administrator Fred Zorn. The City Council will consider continued CDBG funding.
8	Agency/Group/Organization	SEMCOG - Southeast Michigan Council of Governments
	Agency/Group/Organization Type	Housing Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff collected data from SEMCOG for the development of this plan. Due to the Corona Virus Pandemic, the SEMCOG offices were closed, so we consulted on the phone and using email. We collected data from Kevin Johnson, Economic and Community Vitality, on trends in the region, especially the effects of the Pandemic.
9	Agency/Group/Organization	Oakland County Michigan Works!
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development employment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Jeffrey Granat at the Southfield location. The Oakland County Michigan Works program administers a variety of workforce programs. In partnership with employers, educators, economic developers and community organizations, our mission is to lead in the creation of a qualified workforce that meets the current and future talent needs of the county's businesses. New goals of the program include: continue to hold and improve virtual job fairs, virtual trainings and assist the workforce in adjusting to more work from home and virtual meetings, interviews etc.
10	Agency/Group/Organization	Cares of Farmington Hills
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Food Distribution Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Food Distribution

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG staff visited the food pantry and consulted with Cares staff and Cares Executive Director, Todd Lipa. It was explained to staff the large increase of households needing food and making use of the drive through food box distribution. CDBG-CV Cares Act funds are being used for some funding.
11	Agency/Group/Organization	Oakland County Community & Home Improvement
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Beginning 2021, Bi-monthly consultations with Oakland County staff, Shane Bies and Samantha Ferguson to develop a coordinated Con Plan.
12	Agency/Group/Organization	city of Southfield
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs 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 public safety

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Individual City of 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 and Code Enforcement. Groups were surveyed as part of the February 2021 Community Needs Survey and activity monitored during the fiscal year. As a result of the consultations the City Council may consider funding changes for their activities. In addition CDBG staff consulted with Lieutenant Matthew Taylor of the Police Department and Sherry Veal, Manager of the Southfield Housing Commission.
13	Agency/Group/Organization	City of Royal Oak
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with city staffer, Joe Murphy, as part of Southfield's work with the Oakland County HOME Consortium. Information, data, schedules were shared at regularly scheduled virtual meetings, benefitting the process of creating the most pertinent and coordinated ConPlan.
14	Agency/Group/Organization	FARMINGTON HILLS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with city staffer, Charmaine Kettler Schmult, as part of Southfield's work with the Oakland County HOME Consortium. Information, data, schedules were shared at regularly scheduled virtual meetings, benefitting the process of creating the most pertinent and coordinated ConPlan.
15	Agency/Group/Organization	WATERFORD TOWNSHIP
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Waterford staffer, Rob Merinsky, as part of Southfield's work with the Oakland County HOME Consortium. Information, data, schedules were shared at regularly scheduled virtual meetings, benefitting the process of creating the most pertinent and coordinated ConPlan.
16	Agency/Group/Organization	CITY OF PONTIAC
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with city staffer, Linnette E. Phillip, as part of Southfield's work with the Oakland County HOME Consortium. Information, data, schedules were shared at regularly scheduled virtual meetings, benefitting the process of creating the most pertinent and coordinated ConPlan.

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

All types that we could provide funding or continue funding were consulted. In general communications and networking were more limited because of Corona Virus Pandemic closures and restrictions.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance For Housing	To address the needs of the homeless and to find them housing permanent.

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(I))

The City of Southfield is a member of the Oakland County HOME Consortium which includes five local communities and works with Oakland County. Information, data, schedules were shared at regularly scheduled meeting benefitting the process.

CDBG 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.

Membership and participation in the Michigan Community Development Association (MCDA) aided coordination with the State and provided value information on the needs of other communities and plans to help aid in issues resulting from the Corona Virus Pandemic.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 Sun and on the City Website on September 9, 2020. The public comment period was from September 9, 2020 through September 23, 2020. The purpose of the notice was to solicit comments on the performance of the CDBG FY 2019-2020 Program and for the development of the five-year Consolidated Plan (FY 2021-2026) and the Annual Action Plan (FY 2020-2021).

The City held a virtual public meeting on September 23, 2020.

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 City's Capital Improvement Plan was updated and approved on May 11, 2020.

The City is currently updating the City's Comprehensive Master Plan (adopted June 20, 2016) entitled Sustainable Southfield 2026. Public input was collected by CDBG staff on the topics of the implications of the Corona Virus Pandemic and Expanded Housing Options. The data on implications of the Corona Virus Pandemic concluded that economic loss of wages and tax base was the most difficult challenge, but that reduced traffic and flexibility of remote work was a positive. The public also found a need, at this time of the pandemic, to reinvigorate drive through businesses, outdoor seating spaces, pathways for walking and cycling. The data on Expanded Housing Options concluded there is an interest in new types of housing, but no majority support for any type of multi-unit housing. Only the addition of zoning to allow for Accessory Dwelling Units ("mother-in-law suites) got the majority of support from the survey respondents. There was support for reuse of underutilized buildings, but not necessarily for multifamily housing. This data strengthened CDBG's goal of continued funding of single-family rehabilitation and single-family home repairs.

Our CDBG program has conducted its own month long survey in February 2021, of residents, business owners, religious institutions and service agencies, with 130 respondents. The survey identified the priority needs of the community in the areas of: housing, public facilities, public infrastructure and public services. The survey and CDBG program was promoted on the City's website, and the City's social media accounts on Facebook (10,837 followers), Twitter(1,387 followers) and Nextdoor (9,725 members) during the entire month of survey access. A front page article about the survey and the CDBG program was published on February 11, 2021 in the Southfield Sun printed newspaper (circulation of 26,944) and appears on the Southfield Sun webpage. Higher levels of current priority needs were identified as: rehabilitation of single family dwellings, compliance with Fair Housing Regulations, public infrastructure improvements, and youth programming and skills training.

Notice of the public hearing and a 30-day comment period for the development of the five-year Consolidated Plan (FY 2021-2026) and the Annual Action Plan (FY 2020-2021) began March 25, 2021 until April 26, 2021.

Phone calls and emails were received by residents. CDBG staff responding with phone calls providing program information and all available assistance.

At the public hearing, April 26, 2021, a resident requested more funding for a public service provider, HAVEN. City Council responded by doubling the funding for the next fiscal year.

An additional public comment period was open from May 27, 2021 to June 1, 2021 to respond to additional entitlement funds. No comments were received.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Newspaper Ad	Non-targeted/broad community	A public meeting notice was placed in the Oakland Press regarding the CAPER FY 19/20 and the Five Year Consolidated Plan	none	none
Public Meeting	Non-targeted/broad community	A virtual public meeting was held on the CAPER FY 19/20 and the Five Year Consolidated Plan on September 23, 2020.	none	none
Newspaper Ad	Non-targeted/broad community	A Public Hearing Notice on the Five Year Consolidated Plan 2021-2016 and the Annual Action Plan 2021-2022 was placed in the March 25, 2020 in the Oakland Press.	Survey data was requested by a consultant for Southfield's Head Start program.	none

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Comment	Non-targeted/broad community	A thirty-day public comment period went into effect March 25, 2021 until April 26, 2021. Email addresses for city staff and phone numbers where provided in the published public hearing notice.	Emails and calls were received. CDBG staff provided information on our programs and gave referrals for available applications for assistance.	none
Public Meeting	Non-targeted/broad community	Virtual City Council meeting held on March 22, 2021 to announce agenda item and public hearing on the Five Year Consolidated Plan 2021-2016 and the Annual Action Plan 2021-2022.	none	none
Public Hearing	Non-targeted/broad community	Virtual public hearing held on April 26, 2021 on the Five Year Consolidated Plan 2021-2016 and the Annual Action Plan 2021-2022.	A resident requested more funding for a public service provider, HAVEN. Council responded by doubling the funding for the next fiscal year.	none
Internet Outreach	Non-targeted/broad community	City council agendas are posted on the city's website and the meetings are streamed live of the city's website and announced of the city's social media.	n/a	none

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Internet Outreach	Non-targeted/broad community	City of Southfield website published a press release on January 26,2021 about the CDBG program and requests for public input as to the community's priority needs. In addition, information was posted on the City's FaceBook, Twitter and Instagram pages. These all included a link the CDBG Community Needs Survey.	Survey collected data from 130 respondents.	none

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Internet Outreach	Non-targeted/broad community	The City Planning Department conducted a survey in February and March 2021 to gather public input for updating the Comprehensive Master Plan (adopted June 20, 2016) entitled Sustainable Southfield 2026. Public input was collected by CDBG staff on the topics of the implications of the Corona Virus Pandemic and Expanded Housing Options.	The data on implications of the Corona Virus Pandemic concluded that economic loss of wages and tax base was the most difficult challenge, but that reduced traffic and flexibility of remote work was a positive. The public also found a need, at this time of the pandemic, to reinvigorate drive through businesses, outdoor seating spaces, pathways for walking and cycling. The data on Expanded Housing Options concluded there is an interest in new types of housing, but no majority support for any type of multi-unit housing. Only the addition of zoning to allow for Accessory Dwelling Units.	none

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Internet Outreach	Non-targeted/broad community	Our CDBG program has conducted its own month long survey in February 2021, of residents, business owners, religious institutions and service agencies, with 130 respondents. The survey identified the priority needs of the community in the areas of: housing, public facilities, public infrastructure and public services. The survey and CDBG program was promoted on the City's social media account, in newspaper articles and emailed to many contacts.	Higher levels of current priority needs were identified as: rehabilitation of single family dwellings, compliance with Fair Housing Regulations, public infrastructure improvements, and youth programming and skills training.	none
Public Comment	Non-targeted/broad community	Promotion of the CDBG program in a front page Southfield Sun Article published 3/11/2021	none	none
Public Comment	Non-targeted/broad community	An additional public comment period was open from May 27, 2021 to June 1, 2021 to respond to additional entitlement funds.	no comments received.	None

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Southfield will review data received during the consultation period to determine community needs. 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. We cannot, at this time, properly analyse the amount of increased needs over the next 5 years as a result of the Corona Virus Pandemic. We know that incomes have decreased and unemployment increased, as well as the increased cost of building materials and more limited supplies.

The City Administration and CDBG staff review the data and develop 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 defending existing programs and seeking other funding sources. City staff also seeks 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 FY 2020/2021 to FY 2025/2026 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.

In December 2020, City Council approved a purchase agreement for the sale of the majority of the former Northland Center for \$11,093,000 to Contour Companies of Bloomfield Hills. Contour Companies have proposed a true dynamic mixed-use redevelopment including apartments at various rental rates, retail and restaurants, office and green space that very closely mirrors the City's original vision for the Northland redevelopment based upon residents' collective input.

Many city plans have worked to address these needs including: The Southfield Capital Improvement Plan FY 2020/2021 to FY 2025/2026 adopted by City Council on May 11, 2020, the Sustainable Southfield 2026 Master Plan Update (to be adopted 6/2021), the Parks and Recreation Master Plan 2017-2021, and the Business and Economic Development 2020 Annual Report.

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?

Both the CDBG Community Needs Survey (February 2021) and the Sustainable Southfield (2026) survey collected data and comments on public infrastructure needs. The CDBG Survey identified as the priority public infrastructure needs: sidewalk accessibility, street lighting and park improvements.

The Southfield Mayor and City Council hold 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 3-5 month waiting list. There is an excess of eligible projects. The CHORE program provides minor home repairs for senior adult homeowners. While they can service around 150 households, the budgeted of \$500.00 per year often does not cover the needed repairs and maintenance, especially taking into account increased labor and materials cost. There are new clients that want to apply each year and can’t always be added to the list. The Human Services - Emergency Relief Program provides funding for emergencies for food, medication, prevention of utility shut offs, rental and mortgage payments to prevent homelessness.

The public service needs of our residents have greatly increased because of the Corona Virus Pandemic. Funds provided by the Cares Act have provided a resource for the constant requests for help with utility payments, rent and mortgage and the need for food.

How were these needs determined?

Both the CDBG Community Needs Survey (February 2021) and the Sustainable Southfield (2026) survey collected data on public service needs.

There has been a large increase in request for services due to the Corona Virus Pandemic.

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. 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 properties. 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. Narrative and additional data was provided by the American Community Survey, 2018 and images created by the City's Economic Development Department.

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	17	6	0	0	0
Arts, Entertainment, Accommodations	3,075	5,517	12	6	-6
Construction	436	1,689	2	2	0
Education and Health Care Services	6,392	18,814	24	22	-2
Finance, Insurance, and Real Estate	2,269	14,547	9	17	8
Information	894	6,102	3	7	4
Manufacturing	2,612	2,624	10	3	-7
Other Services	915	2,444	3	3	0
Professional, Scientific, Management Services	4,715	21,235	18	25	7
Public Administration	0	0	0	0	0
Retail Trade	3,161	7,251	12	8	-4
Transportation and Warehousing	794	796	3	1	-2
Wholesale Trade	991	4,758	4	6	2
Total	26,271	85,783	--	--	--

Table 4 - Business Activity

Labor Force

Total Population in the Civilian Labor Force	36,305
Civilian Employed Population 16 years and over	32,165
Unemployment Rate	11.37
Unemployment Rate for Ages 16-24	33.56
Unemployment Rate for Ages 25-65	7.21

Table 5 - Labor Force

Alternate Data Source Name:
American Community Survey 2018

Occupations by Sector	Number of People
Management, business and financial	7,960
Farming, fisheries and forestry occupations	1,360
Service	3,230
Sales and office	8,430
Construction, extraction, maintenance and repair	1,005
Production, transportation and material moving	1,485

Occupation of Residents City of Southfield

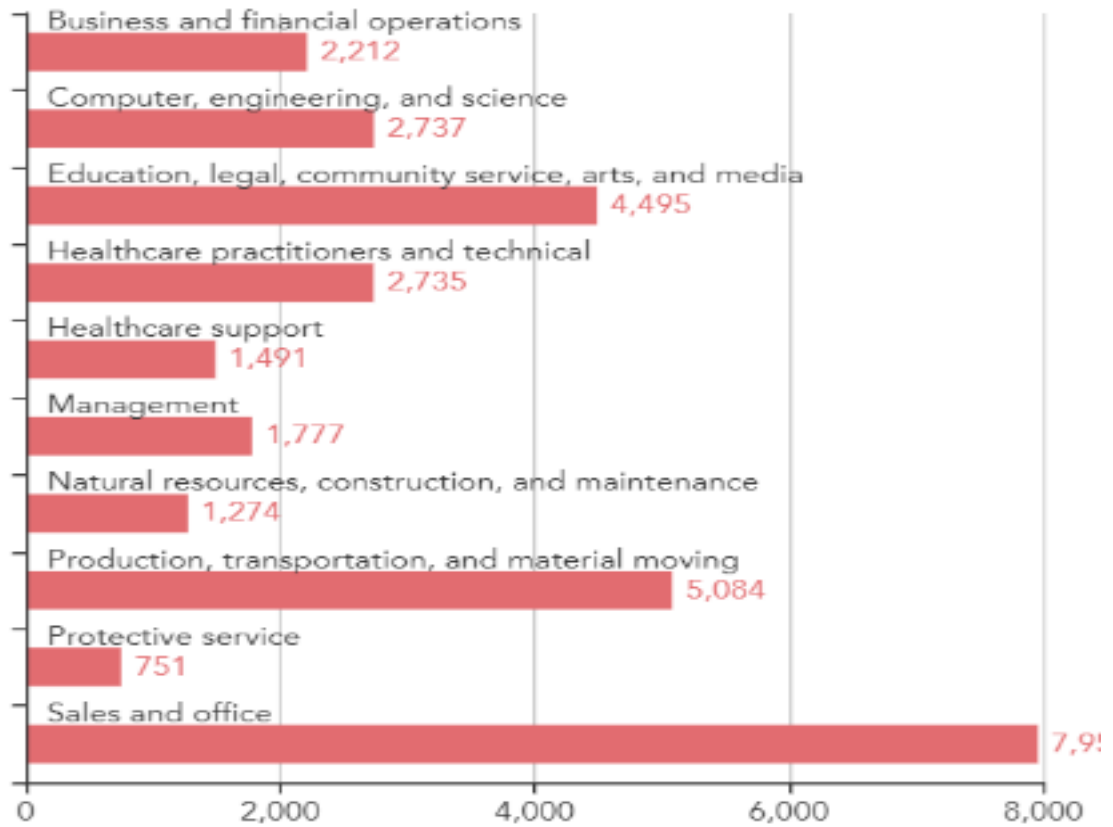


Table 6 –

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,360	67%
30-59 Minutes	8,835	29%
60 or More Minutes	1,240	4%
Total	30,435	100%

Table 7 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	785	185	955
High school graduate (includes equivalency)	4,510	695	2,040
Some college or Associate's degree	9,755	1,165	3,710
Bachelor's degree or higher	11,630	730	2,305

Table 8 - Educational Attainment by Employment Status

Alternate Data Source Name:
American Community Survey 2018
Data Source Comments:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	50	145	105	230	690
9th to 12th grade, no diploma	540	310	285	845	1,195
High school graduate, GED, or alternative	1,645	1,335	1,835	4,080	3,355
Some college, no degree	3,095	2,870	2,540	5,670	3,080
Associate's degree	380	715	815	2,050	730
Bachelor's degree	525	2,350	2,075	4,530	1,890
Graduate or professional degree	35	850	1,480	3,375	2,335

Table 9 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,083
High school graduate (includes equivalency)	27,077
Some college or Associate's degree	33,082
Bachelor's degree	46,309
Graduate or professional degree	63,158

Table 10 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

American Community Survey 2018

Data Source Comments:

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 (2018) include: Ascension Health/St. Johns Providence Hospital (4000 employees), Beaumont Health (2,500), Credit Acceptance Corporation (2,000 employees) and Denso Corporation and Lear Corporation (1000 employees). However, many of these positions are filled with non-residents. The City has created Smart Zone Districts for the purpose of attracting more technology based businesses.

The Centrepolis Accelerator, at Lawrence Technological University is a partnership with the City of Southfield. The Centrepolis Accelerator fuels the growth of Southeast Michigan’s small manufacturers and hardware entrepreneurs by providing access to key resources including mentors, workshops, cutting-edge technologies, corporate connections, student & faculty engagement, events, workspace, and a collaborative community of peers. The Centrepolis SmartZone is led and powered by the City of Southfield's governing officials.

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 resident's ability to obtain higher paying employment in Southfield is an important goal.

Even with the Corona Virus Pandemic restrictions, job fairs and job training/workforce development has continued virtually.

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 Centrepolis Smart Zone. The Sustainable Southfield 2026 Mater Plan Update will include new input for economic development and data on the changing economy, especially due to the Corona Virus Pandemic.

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 2017/2018, 2018/2019, 2019/2020 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.

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.

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.

Also, the CDBG Community Needs Survey was sent using NextDoor which reaches most 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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband wiring and connections for households, including low- and moderate-income households and neighborhoods has become increasingly more important. High-speed internet access is necessary for much of our day-to-day lives. It impacts regional commerce, education, health and public safety, cultural enrichment, government operations, and aids in countless conveniences and efficiencies in our lives. With the onset on the Corona Virus Pandemic, broadband access has become essential for virtual communications, which in many instances have replaced in person communications: for instance, online schooling for children as young as nursery school, virtual meetings for government and business and telemedicine.

According to data from the Southeast Michigan Council of Governments (SEMCOG), 83.5% of Southfield Households use broadband totaling 27,000 households. This is slightly higher than the regional percentage of households with broadband. 6.9% of Southfield's children have broadband (as mentioned now essential for virtual education) with 99% having a desktop or laptop. Computer ownership and broadband access are almost equal amongst residence of differing race/ethnicity and even income.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

No need identified.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The city of Southfield approved a zoning ordinance supporting green infrastructure as well as a joint resolution in support of the Paris Climate Agreement during the City Council meeting on Monday, June 12, 2017.

PSLU-0003 is a text amendment to the Code of the City of Southfield amending the Zoning Ordinance to include green infrastructure. The text amendments address regulations for green infrastructure and low impact development methods as well as revise storm water management, landscape and parking standards, conditions and general requirements. The amendments will promote the enforcement of green infrastructure and ensure the health, safety and welfare of the community.

The joint resolution shows the commitment of the Mayor of Southfield and Southfield City Council to support the principles represented in the Paris Climate Agreement of 2016. There has been an increase in extreme weather events across the United States which have adversely affected supply chains, consumer behaviors and local economies. By signing a joint resolution, the Mayor of Southfield and the Southfield City Council commit to continue to support the principles represented in the Paris Climate Agreement of 2016 and will take meaningful action to demonstrate that the city of Southfield is committed to upholding the historic principles represented in the Paris Climate Accord that can be enacted to fight the climate crisis.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The City's Emergency Management Division is designed to meet the needs of our residents with regards to early warning and safety in cases of natural or man-made disasters. The primary duties of Emergency Management include creating and maintaining a disaster plan to address the management of disasters, and supporting the coordination of resources. Disasters are natural or man-made events that overwhelm our local first responders.

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. Our CDBG program has conducted its own month long survey in February 2021, of residents, business owners, religious institutions and service agencies, with 130 respondents. The survey identified the priority needs of the community in the areas of: housing, public facilities, public infrastructure and public services. Including the new survey data, 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
- Housing maintenance; single-family, owner occupied for seniors and people with disabilities
- Senior Adult Programs; including housing assistance, transportation, emergency relief
- Services for victims of domestic violence
- Youth Programs; including life skills and employment training
- Fair Housing education
- Program administration
- Capital improvements; street lighting, sidewalks, sewers, ADA compliance
- Public facilities infrastructure; senior centers, youth centers, neighborhood centers, park improvements, improved recreational facilities
- Mental health services
- support for substance abuse treatment
- homeless persons shelters and other services
- Code enforcement
- Emergency food distribution, rent, mortgage and utility assistance (Cares Act)

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

Geographic Area

Table 11 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	housing Rehabilitation and infrastructure improvements.
	Other Target Area Description:	housing Rehabilitation and infrastructure improvements.
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City of Southfield Boundaries
	Include specific housing and commercial characteristics of this target area.	Citywide
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Citywide need
	Identify the needs in this target area.	Citywide need
	What are the opportunities for improvement in this target area?	Citywide improvement
	Are there barriers to improvement in this target area?	Citywide barriers
2	Area Name:	Code Enforcement
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	eliminate blight conditions
	Identify the neighborhood boundaries for this target area.	CDBG Low-Mod HUD Eligible Areas
Include specific housing and commercial characteristics of this target area.	Low-Mod.	

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Low-Mod needs.
Identify the needs in this target area.	Low-Mod needs.
What are the opportunities for improvement in this target area?	Eliminate blight.
Are there barriers to improvement in this target area?	Same as citywide.

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. CDBG activities indicated an equal distribution of services throughout the City.

The City of Southfield will select activities that meet the CDBG Program National Objectives and Goals identified in the Consolidated Plan. 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

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

Priority Needs

Table 12 – Priority Needs Summary

1	Priority Need Name	Housing Rehab, Single-Family, owner occupied
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Housing Rehabilitation
	Description	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 Habitat for Humanity. Other programs offering similar services will be considered. Programs will be offered citywide to income eligible homeowners.
	Basis for Relative Priority	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, Habitat for Humanity and the Oakland County HOME program to assist low and/or moderate income homeowners. Other housing programs will be considered.
2	Priority Need Name	Access to Human Services

	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Public Services
	Description	The City, through the CDBG program has supported several public service / human service activities. These activities assisted include food distribution, assistance with rent, mortgage and utility payments. The Corona Virus Pandemic has greatly increased the need for these services.
	Basis for Relative Priority	There is a high demand for these services.
3	Priority Need Name	Housing Repairs for Seniors
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Housing Rehabilitation Public Services
	Description	Home repairs for single-family, owner-occupied, households owned by seniors.

	Basis for Relative Priority	Many seniors in Southfield would like to stay in their homes. However, assistnace is needed because of financial retrains as well as the increased need for repairs as the homes age.
4	Priority Need Name	Senior Transportation
	Priority Level	Low
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Public Services
	Description	Providing van rides by appoint for errands and medical appointments for Southfield seniors.
	Basis for Relative Priority	Increased age of city population, plus limited access to any transportation besides personal automobiles.
5	Priority Need Name	Improve Public Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities

	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Public Services Capital Improvements
	Description	Capital improvement activities are needed, such as: sewers (storm and sanitary), ADA/barrier free improvements, pedestrian pathways, street lighting improvements, senior centers, youth centers, and park improvements are essential to the City.
	Basis for Relative Priority	These improvements affect the quality of life for all residents. When surveyed, all these needs were identified as priority by the respondents.
6	Priority Need Name	Youth Programs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Public Services
	Description	Residence have identified a need for youth educational and recreational programs including: mentoring, tutoring, job skills training, camps and sports.
	Basis for Relative Priority	The City has a large population of youth. Because of the Corona Virus Pandemic most schools have been closed and activities cancelled, leading to an even greater need for assistance.
7	Priority Need Name	Eliminate Blight
	Priority Level	Low
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	Code Enforcement housing Rehabilitation and infrastructure improvements.
	Associated Goals	Housing Rehabilitation Code Enforcement
	Description	Code enforcement staff remove blighting problems.
	Basis for Relative Priority	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.
8	Priority Need Name	Service Victims of Domestic Violence
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Victims of Domestic Violence
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Public Services
	Description	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.
	Basis for Relative Priority	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.
9	Priority Need Name	Fair Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Public Services
	Description	This activity involves implementing the requirements of Federal fair housing obligations and includes analyzing and removing obstacles to affordable housing, public education of an individual's right to fair housing, and testing to ensure Compliance with Federal Laws.
	Basis for Relative Priority	Each program year, the city certifies it will comply with anti-discrimination laws and further fair housing. This is required by Federal law.
10	Priority Need Name	Affordable Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Housing Rehabilitation Public Services
	Description	Rental housing of all types that is affordable for individuals and for families.
	Basis for Relative Priority	This year Section 8 Housing received close to 24,000 requests for vouchers with only 334 for Southfield Housing Commission to give. The waiting list has 1,500 families.
11	Priority Need Name	Shelters for the Homeless
	Priority Level	Low
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Public Services
	Description	SOS provides temporary sheltering, counseling, and referrals to those who are homeless or about to be homeless.
	Basis for Relative Priority	Homelessness continues in the City.
12	Priority Need Name	Food Distribution (Cares Act)
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.
	Associated Goals	Food Distribution - Covid
	Description	Food box distribution to qualifying Southfield Households.
	Basis for Relative Priority	The Corona Virus Pandemic has greatly increased household's need for assistance getting and paying for food.
13	Priority Need Name	Rent, Mortgage and Utility Assistance (Cares Act)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	housing Rehabilitation and infrastructure improvements.

Associated Goals	Public Service Covid-Urgent Need
Description	This activity provides no more than three (3) months, per HUD regulations, of financial assistance to low- to moderate-income renter-occupied households and owner-occupied mortgage payments for those who are at-risk of eviction or losing homes, due to financial circumstances created by the Corona Virus Pandemic. Assistance is also available for utility payments.
Basis for Relative Priority	The Corona Virus Pandemic has resulted in households being at-risk of losing their place of residence or having their electricity or natural gas service disconnected due constrained financial circumstances.

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 City is Redeveloping 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 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 13 - 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 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 m

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 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
SOUTHFIELD	Government	Planning	Jurisdiction
HAVEN	Non-profit organizations	Homelessness 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	Nation
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
Habitat For Humanity of Oakland County	Non-profit organizations	Ownership	Nation

Table 14 - 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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			X
Other Street Outreach Services	X	X	X
Supportive Services			
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		
Other			
	X		

Table 15 - 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

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Housing Rehabilitation	2021	2026	Housing Sustainability	Citywide	Housing Rehab, Single-Family, owner occupied Housing Repairs for Seniors Eliminate Blight Affordable Housing	CDBG: \$600,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Services	2021	2026	Homeless Non-Homeless Special Needs	Citywide	Access to Human Services Housing Repairs for Seniors Senior Transportation Improve Public Facilities and Infrastructure Youth Programs Service Victims of Domestic Violence Fair Housing Affordable Housing Shelters for the Homeless	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homelessness Prevention: 300 Persons Assisted
Capital Improvements	2021	2026	Non-Housing Community Development	Citywide	Improve Public Facilities and Infrastructure	CDBG: \$0 CDBG-CV Round #3: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
Code Enforcement	2021	2026	Eliminate Blight	Code Enforcement	Eliminate Blight	CDBG: \$0 CDBG-CV Round #3: \$0	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
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: \$369,829	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homelessness Prevention: 300 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Food Distribution - Covid	2021	2026	Food Distribution	Citywide	Food Distribution (Cares Act)	CDBG-CV Round #3: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
Goal Name	Housing Rehabilitation						
Goal Description	Improve existing owner-occupied single family homes. Through programs such as the Southfield Home Improvement Program, Rebuilding Together, the CHORE program assist lower income homeowners to repair and improve their homes.						
Goal Name	Public Services						
Goal Description	Gain access to public services. 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: 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.						
Goal Name	Capital Improvements						
Goal Description	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.						
Goal Name	Code Enforcement						
Goal Description	Eliminate blight and code violations with city staff by removing blight in lower income areas.						
Goal Name	Public Service Covid-Urgent Need						
Goal Description	Assistance with rent, mortgage and utility payments.						
Goal Name	Food Distribution – Covid						
Goal Description	Food pantry distribution of food boxes to eligible Southfield Families impacted by the Corona Virus Pandemic.						

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, 2 low income

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

Chore: 50 extremely low income, 50 low income and 54 moderate income

Oakland County HOME Program: 4 extremely low, 4 low, and 4 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 on individual sites 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 non-profit 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 to the Oakland County Michigan Works program located on Civic Center Drive near City Hall. The Oakland County Michigan Works program administers a variety of workforce programs. In partnership with employers, educators, economic developers and community organizations, our mission is to lead in the creation of a qualified workforce that meets the current and future talent needs of the county's businesses. 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 underwent a major reorganization to improve record keeping, monitoring of subrecipients and in-house programs. The Operations Specialist became responsible for the management of the program. This includes: monitoring ongoing in house programs and subrecipients (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.

The Operations Specialist and Special Projects Coordinator (beginning FY 2020) 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, consolidated plans, cash on hand reports and evaluation reports, etc.

In response to a HUD monitoring conducted in November 2020, many improvements to monitoring were implemented. Improvements include: updated subrecipient agreements, an updated subrecipient monitoring checklist and schedule, memorandums of understanding written agreements with in-house recipients of CDBG funds, updated conflict of interests statements as well as an established personally identifiable information (PII).