

Executive Summary

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

1. Introduction

The City of Dearborn's 2024-25 Housing and Community Development Annual Action Plan is a document that shall direct the City in its use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding.

During the report period, the City of Dearborn received a 50th Year CDBG Entitlement allocation of HUD funding in the amount of \$2,816,643 which includes an CDBG entitlement allocation of \$1,838,904, reprogramming of unexpended prior year funding in the amount of \$350,561, anticipated CDBG program income of \$70,000, and a 2024 HOME Allocation in the amount of \$557,178 from the Wayne County HOME Consortia.

The City of Dearborn 2024-25 Annual Action Plan proposed objectives will include the following activities and public services:

1. Provide up to 10 emergency minor home repair rehab projects and 5 comprehensive home rehab repair projects consisting of correcting code violations in the entire home
2. Replacement of old playground equipment to include an inclusive swing set at the Authur-Basse Park.
3. Expand the city's traffic calming efforts with an emphasis on improving pedestrian safety and crosswalk improvements such as installing rectangular rapid flashing beacons (RRFB), illuminated stop signs, and in-street pedestrian crossing signs. Speed humps will also be installed to reduce speeds on residential streets
4. Public service activity which will fund two Vector Control technician's salaries and fringes for the City's Vector Control Program.
5. Economic development activity which consists of a Façade Improvement Program in the Warren Ave Business District.
6. Provide salary and fringe benefits for the Dix-Vernor Staff Liaison and eligible programs.
7. Provide salary and fringe benefits for Warren Ave Outreach Manager who will be responsible for managing all relations with workforce development agencies, k-12 schools, higher education institutions, trade schools, and potential employers.
8. Continuation of annual support for fair housing enforcement activities of the Fair Housing Center of Metropolitan Detroit.
9. Provide grant planning and management services.

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CDBG-CV CARES Act

The 2024-25 Annual Action Plan proposes to use these remaining CDBG CARES Act (CDBG-CV) actual resources in the following categories

Administration and Planning	\$86,324.60	
Warren Ave Business Corridor	<u>\$447,290.43</u>	Interior upgrades to HVAC systems and HEPA air filtration
TOTAL	\$533,615.03	

2. Summarize the objectives and outcomes identified in the Plan

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

This Annual Action Plan proposes to use 2024-25 CDBG funds in the following categories:

01-Administration & Planning	\$306,000
02-Housing Rehabilitation	\$175,000
03-Public Facilities and Improvements	\$550,000
04- Public Service	\$90,000
05-Special Economic Development	\$1,068,465
06- Contingencies (program income)	\$70,000

This Annual Action Plan proposes to use the remaining 2024-25 CDBG-CV funds in the following categories:

Administration and Planning	\$86,324.60
Unexpended and Unprogrammed Funds	<u>\$447,290.43</u>
TOTAL	\$533,615.03

3. Evaluation of past performance

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

Housing and Community Development expenditures summary for fiscal years ending June 30th:

Third Year (2024-25)	\$2,305,926.56	as of 6/30/2024
Second Year (2022-23)	\$605,747.78	as of 7/18/2023
First Year (2021-22)	<u>\$816,631.37</u>	as of 6/30/2022
Con Plan Total	\$3,728,305.71	

Expenditures for the most recently completed fiscal year totaled \$721,326.20 for the following national objective categories:

Low/Mod Housing Benefit	\$19,035.57
Low/Mod Neighborhood Benefit	\$495,593.57
Low/Mod Limited Clientele	\$127,297.50
Planning/Administration	\$79,399.56

CDBG-CV CARES Act

The City of Dearborn was allocated \$1,775,769 of CDBG CARES Act (CDBG-CV) funds from the US Department of HUD in 2020. To date, a total of \$1,242,153.97 has been expended in efforts to prevent, prepare for, and respond to coronavirus. The remaining amount of CDBG CARES Act funding is \$533,615.03.

\$700,000 of prior year CDBG unexpended funding was previously allocated to the CARES Act small business program and will be transferred back to Dearborn's CDBG program because of HUD's timeliness expenditure requirements.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Economic Development Department sought out participation and consultation in the development of this Plan from residents, nonprofit organizations, human service providers, the Continuum of Care,

government employees, elected officials, and businesses. **Recently, the City of Dearborn has partnered with an Arabic newspaper located in the City. The Arab American News newspaper will publish all of Dearborn's public notices to include CDBG in the Arabic language.**

Two community public input meetings/hearings were held at the Dearborn Administrative Center on **March 27, 2024 at 2:00 p.m. and April 24, 2024 at 5:00p.m.** In addition, service providers were asked to solicit input for the Plan.

Two rounds of email invitations were sent by the City of Dearborn to over 120 community development representatives operating within the Metro Detroit/Dearborn area notifying them of the Consolidated Planning process, and encouraging them to attend on or both public hearings that are required within the City's Citizen Participation Plan. The Public Notice was also posted on the City's Economic Development Department webpage at www.cityofdearborn.org.

Representatives of area community development organizations were asked to participate. Eight topic areas from the City's Citizen Participation Plan were presented for targeted comments but all comments were accepted.

After the two public hearings, a draft of the Annual Plan was solicited for a 30-day comment period to gather input from community at-large. The public notice was published in the Dearborn Press and Guide and the Arab American News as well as on the city's website. In addition, the draft Annual Plan was emailed to all of the applicants who submitted a request for funding application for the 2024-25 Program Year. The draft Annual Plan was available on the City's website, in the ED Dept., three public libraries, and at the ACCESS and LAHC non-profit organizations offices.

5. Summary of public comments

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

There were no comments received during the 30-day public comment period.

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

The city completed outreach to local nonprofits, stakeholders, community organizations, community leaders, and residents who access public services. No organization, stakeholder, or resident submitted any comments or views during the public hearings or 30-day comment period.

7. Summary

The 2024-25 Dearborn Annual Action Plan reflects the coordinated efforts of City staff, a wide network of community stakeholders, and City residents. Through priorities outlined in this Plan, the impact of

federal funds received by the City will be maximized through a focused approach to addressing community needs and delivering services to the low and moderate-income residents of Dearborn, particularly in our target “areas of concentration” neighborhoods.

Dearborn’s FY2024-25 Annual Action Plan proposes to use funding in the performance categories summarized below.

Decent Housing

Availability/Accessibility	\$732,178 includes 2023 HOME Allocation
Affordability	\$0

Suitable Living Environment

Availability/Accessibility	\$90,000
Sustainability	\$1,618,465

Planning/Administration

Not Applicable	\$306,000
Program Income	\$70,000

The City focused programs within three core CDBG – eligible neighborhoods or “areas of concentration,” which included Fordson East, Fordson West, and Salina neighborhoods. These neighborhoods were determined through the 2020 Census to have a minimum of 51% low to moderate income persons as defined by HUD and will be the primary focus area of the 2021-2025 Consolidated Plan. Residents in these neighborhoods continue to face many interrelated social issues such as poverty; lack of affordable housing; substandard housing; higher incidence of criminal activity; assistance in addressing language barriers; and a need for support services.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	DEARBORN	Economic Development Department

Table 1 – Responsible Agencies

Narrative

The lead entity for the administration of CDBG and HOME programs is the City of Dearborn through the Economic Development Department. As the lead agency, the city is responsible for overseeing the development and implementation of the 2021-2025 Consolidated Plan, Annual Action Plans and the Consolidated Annual Performance and Evaluation Reports. Economic Development staff provides administrative and planning support for the use of the federal funds.

Wade Trim Associates, Inc. was procured and hired by the City of Dearborn to assist in conducting the required housing and homeless needs assessment and the housing market analysis portions for the 2021-2025 Five- Year Con Plan.

Consolidated Plan Public Contact Information

Consolidated Plan Public Contact Information

Regina Sistrunk
Community Development Compliance Officer
Economic Development Department
City of Dearborn / rsistrunk@dearborn.gov

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

1. Introduction

As lead agency, the City of Dearborn, through the Economic Development Department oversaw the consultation required to complete the 2024-25 Annual Action Plan. The City's Community Development Compliance Officer and Team collaborated with a wide network and gathered information from community service and housing providers, nonprofit organizations, the Continuum of Care, government employees, elected officials, businesses, neighborhood representatives and residents. The outcomes of the Annual Plan represent the information collected from this collaboration, as well as from public comment and public hearing opportunities.

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)).

Many of the local housing providers, health and mental health agencies, and homeless service providers are members of the Out Wayne County Homeless Services Coalition (Continuum of Care). Coordination between these agencies and City occurs primarily through the monthly Out Wayne County Coalition meetings and events. Additionally, the Dearborn Housing Division assists with public housing and senior living through the management of five high rise apartment buildings for low- and moderate-income seniors in Dearborn.

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

The City of Dearborn is a member of the local Out-Wayne County Homeless Services Coalition (Continuum of Care). The Coalition is a county- wide informal partnership between more than thirty agencies, organizations, and governmental entities that work to bridge the gaps that lead to homelessness excluding the City of Detroit. Wayne Metropolitan Community Action Agency is the lead organization of the coalition. Shortly after the formation of the coalition, member agencies also formed a Continuum of Care (CoC) that would address the specific needs of Out-Wayne County's homeless population while fostering better communication and closing service gaps. The ACCESS Emergency Services team represents the city on this coalition. They attend monthly case consultation meetings, provide case management, homelessness prevention and intervention services, leverage funds, and coordinate various other services.

The composed members work to meet the needs of homeless persons in Wayne County. The Coalition believes that the needs of homeless persons and the challenges of serving homeless persons in the geographic area are unique. The Coalition is committed to the development and implementation of a

unified and effective strategy for moving homeless persons toward permanent housing or permanent supportive housing.

The Coalition recognizes the importance of taking local action to end homelessness. As a result, Out-Wayne County Homeless Services Coalition has developed the framework for a Ten-Year Plan to End Homelessness based on the unique needs of the homeless and near homeless persons and families in the 43 communities that comprise Out-Wayne County. The entire membership of the Coalition is engaged in this process and the Out-Wayne County Homeless Services Coalition assumes responsibility for ensuring that objectives are met. The strategies contained in this Plan are consistent with the of Wayne County's Consolidated Plan.

As a founding member of the Out-Wayne County Homeless Services Coalition, the City of Dearborn recognizes homelessness as a regional issue and makes no attempt to separate Dearborn statistics from those of Out-Wayne County.

ACCESS is the City of Dearborn's lead agency for homeless prevention and they provide homeless prevention services for low to moderately income at risk homeless individuals and families and may include: financial assistance for back rent, security deposit, housing relocation and stabilization, and tenant-landlord engagement.

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

The City of Dearborn thoroughly explored the opportunities and responsibilities of the recently revised Emergency Solutions Grant Program. It is our belief that the State of Michigan, through its existing programs and 10-year plan to end homelessness, has an existing network and the demonstrated administrative capacity to best manage the allocated funding on behalf of the homeless and at-risk populations in the City of Dearborn and throughout the State of Michigan.

The City of Dearborn has therefore declined its Emergency Solutions Grant allocation with the knowledge that these funds will be added to the State of Michigan allocation.

Following past practices, the State of Michigan (MSHDA) will allocate Dearborn ESG resources through the Out-Wayne County Homeless Coalition (the Coalition), the Continuum of Care (CoC) body serving Wayne County excluding the City of Detroit.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ACCESS
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted via emails and meetings.

2	Agency/Group/Organization	LAHC
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted via emails and meetings.

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

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		

Table 3 - Other local / regional / federal planning efforts

Narrative

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

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

The 2024-25 Dearborn Annual Action Plan reflects the coordinated efforts of City staff, a wide network of community stakeholders, and City residents. Through priorities outlined in this Plan, the impact of federal funds received by the City will be maximized through a focused approach to addressing community needs and delivering services to the low- and moderate-income residents of Dearborn, particularly in our target “areas of concentration” neighborhoods which are located primarily in the Northeast and Southeast area in Dearborn.

As lead agency, the City of Dearborn, through the ED Department oversaw the consultation required to complete the 2021-2025 Consolidated Plan as well as the next two Annual Action Plans. The City’s Community Development Division collaborated with a wide network and gathered information from community service and housing providers, nonprofit organizations, the Continuum of Care, City employees, elected officials, businesses, neighborhood representatives and residents. The outcomes of the Consolidated Plan and following Annual Plans represent the information collected from these consultations, as well as from public comment and public hearing opportunities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	First public hearing held on March 27, 2024 at 2:00p.m.	None	None	www.cityofdearborn.org
2	Public Hearing	Non-targeted/broad community	Second public hearing held on April 24, 2024 at 5:00p.m.	None	None	www.cityofdearborn.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-English Speaking - Specify other language: Arabic Residents of Public and Assisted Housing	Public Notices for March 27th and April 24th public hearings were published in the Dearborn Free Press and Guide in English and Arabic American News in Arabic languages.	None	None	www.cityofdearborn.org

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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	1,838,904.00	70,000.00	365,561.00	2,274,465.00	1,700,000.00	2024-25 Annual CDBG Allocation \$1,838,904; unexpended prior year funds \$350,561; identified program income in the amount of \$70,000.
Other	public - federal	Housing	557,178.00	0.00	0.00	557,178.00	500,000.00	2023 Annual HOME Investment Partnerships Program allocation of \$557,178 through Wayne County HOME Consortia

Table 5 - Expected Resources – Priority Table

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

Community Development Block Grant will leverage additional resources as follows:

Fire and rescue equipment will be leveraged with additional City general fund dollars.

Park improvements, and installation, community projects, and health services will be supported with additional City general fund and State dollars.

Sub-recipients for the city will leverage with other federal and state funds, as well as, non-governmental funding.

HOME Investment Partnership Funds will leverage additional public and private investment:

Homeownership investment will be supported by other agencies such as Wayne County Community Action Agency, MSHDA, MI Emergency Relief, and other local community foundation grants.

HOME match requirements will be achieved through the donation of property, private equity investment, and other private sources.

Rental housing projects may leverage additional funding from HUD; the application of Low-Income Housing Tax Credits; private equity investment, private construction and acquisition financing; and other private sources.

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

Housing Rehabilitation Programs--

\$ 0 Carry-forward from prior CDBG allocation

\$175,000 2024-25 CDBG allocation

\$557,178 HOME Funds through Wayne County HOME Consortia

HUD-NSP1/3 funding carry-forward1--

\$0 Acquisition and demolition of foreclosed, blighted residential structures

\$0 Acquisition, rehabilitation and resale of foreclosed residential structures

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	Administration, Planning, and Management	2021	2025	Administration and Planning	City-Wide	Grant Administration and Planning	CDBG: \$300,000.00	Other: 5 Other
2	Improve the condition of existing housing.	2021	2025	Affordable Housing	City-Wide	Rehabilitation Single-Unit Residential	CDBG: \$175,000.00 HOME Funds: \$557,178.00	Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Support Health Services	2021	2025	Non-Housing Community Development	Fordson East Fordson West Salina	Health Services	CDBG: \$90,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 51000 Persons Assisted
4	Support Neighborhood/Recreational Facilities	2021	2025	Non-Housing Community Development	Fordson East Fordson West Salina	Neighborhood and Recreational Facilities	CDBG: \$200,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 51000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve Public Infrastructure	2021	2025	Non-Housing Community Development	Fordson East Fordson West Salina	Street Improvements	CDBG: \$350,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 51000 Persons Assisted
6	Support Economic Development	2021	2025	Economic Development	Fordson East Fordson West Salina	Economic Development	CDBG: \$1,068,465.00	Facade treatment/business building rehabilitation: 20 Business Businesses assisted: 20 Businesses Assisted
7	Affirmatively Further Fair Housing	2021	2025	Grant Administration and Planning	City-Wide	Fair Housing Activities (subject to admin cap)	CDBG: \$6,000.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Administration, Planning, and Management
	Goal Description	Grant Administration and Planning
2	Goal Name	Improve the condition of existing housing.
	Goal Description	Emergency Rehabilitation Single-Unit Residential Rehabilitation Single-Unit Residential

3	Goal Name	Support Health Services
	Goal Description	Dearborn's Public Works Department will utilize the CDBG funds for salaries and fringes for one Vector Control Environmental Technician. This will be a continuation of the pest (rodents) control and health services program. Health services include complaint investigation, education, counseling and the inspection of food establishments, child care facilities and neighborhood pools. As well as inspecting rental homes and multi-family homes for harborage, and educating residents about correct property maintenance. NE and SE Dearborn.
4	Goal Name	Support Neighborhood/Recreational Facilities
	Goal Description	Dearborn Recreation & Parks Department will utilize funds for the replacement of old playground equipment, installation of a small soccer field, new fencing, and other amenities desired by residents at Arthur Basse Park which has not seen any improvements in the past 25+ years.
5	Goal Name	Improve Public Infrastructure
	Goal Description	This CDBG project will include traffic calming efforts with an emphasis on improving pedestrian safety. It will include crosswalk improvements such as installing rectangular rapid flashing beacons (RRFB), illuminated stop signs, and in-street pedestrian crossing signs. Speed humps will also be installed to reduce speeds on residential streets.
6	Goal Name	Support Economic Development
	Goal Description	Funds will be utilized to install streetscape amenities and provide targeted assistance for improving the appearance and structural conditions of building facades in the Warren Ave. Business District.
7	Goal Name	Affirmatively Further Fair Housing
	Goal Description	2024 CDBG Allocation \$6,000 CDBG funds will be utilized for the FAIR HOUSING CENTER OF METROPOLITAN DETROIT (FHCMD) for the continuation of annual support for fair housing enforcement activities from the FHCMD.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Dearborn will conduct the following activities and projects to address the goals and needs noted below. All of these activities will be carried out by the City of Dearborn and the inter-depts.

#	Project Name
1	2024 Administration & Planning
2	2024 Home Rehabilitation
3	2024 Vector Control
4	2024 Arthur Basse Park
5	2024 Traffic Safety Streets Project
6	2024 Warren ave Facade Program
7	2024 Dix Vernor Facade Program
8	2024 Fair Housing

Table 7 – Project Information

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

The reason for allocation priorities in these CDBG areas of concentration neighborhoods were based on eligibility under HUD rules where at least 51 percent of the residents are considered extremely-low, low, and moderate income by HUD. Each of these neighborhoods has high percentages of low-income population as follows: Fordson East 77.51%, Fordson West 71.97%, and Salina 74.35%.

All three neighborhood census tracts meet HUD’s definition of “racially or ethnically concentrated areas of poverty. An area must have non-White/Caucasian population of 50% or more and poverty rate that exceeds 40% to be considered concentrated. Not unexpectedly, these same neighborhoods tend to have lower percentage of persons employed and lower percentage of persons with either a high school.

These areas of concentration neighborhoods also have a much older housing stock. Over 70% of the housing stock was built prior to 1960. The advanced age of the housing stock indicates a need for continued maintenance, code enforcement, lead- based paint removal, weatherization and energy efficiency upgrades.

HOME funds are intended to be used throughout the City. HOME funds are predominately utilized for Dearborn Comprehensive Home Rehabilitation Program to sustain affordable housing. Dispersing affordable housing throughout the city helps to prevent concentrating low-income residents within one neighborhood.

AP-38 Project Summary
Project Summary Information

1	Project Name	2024 Administration & Planning
	Target Area	City-Wide
	Goals Supported	Administration, Planning, and Management
	Needs Addressed	Grant Administration and Planning
	Funding	CDBG: \$300,000.00
	Description	CDBG funds will be utilized for general program administration and grant planning services.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	City-Wide
	Planned Activities	CDBG funds will be utilized for general program administration and grant planning services.
2	Project Name	2024 Home Rehabilitation
	Target Area	City-Wide
	Goals Supported	Improve the condition of existing housing.
	Needs Addressed	Rehabilitation Single-Unit Residential
	Funding	CDBG: \$175,000.00 HOME Funds: \$557,178.00
	Description	Funds will be utilized for the continuance of the Emergency Minor Home Repair Program which provide up to 5 (five) minor home repairs of up to \$19,500 toward eligible home repairs. The 2023 HOME allocation of \$557,178 are receive through the Wayne County HOME Consortia and will be utilized for five (5) comprehensive home rehabilitations with max cap of \$85,000 per home. The HOME rehab projects will consist of correcting code violations in the entire home to assure safe and sanitary living environment for Dearborn residents. Package includes deferred loans to low- and moderate-income homeowners City-Wide. Program administered by the Community Development Division of the City Economic Development Department.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	An estimated twenty (20) extremely-low, low, and moderately low-income households will benefit from this CDBG activity.
	Location Description	The Dearborn Home Rehabilitation Program will be available city-wide.
	Planned Activities	CDBG funds will be utilized for the continuance of the Emergency Minor Home Repair Program and the HOME comprehensive rehabilitation program. The funds will also be utilized for a new Front Porch and Step Repair Program.
3	Project Name	2024 Vector Control
	Target Area	Fordson East Fordson West Salina
	Goals Supported	Support Health Services
	Needs Addressed	Health Services
	Funding	CDBG: \$90,000.00
	Description	Dearborn's Public Works Department will utilize the CDBG funds for salaries and fringes for one Vector Control Environmental Technician. This will be a continuation of the pest (rodents) control and health services program. Health services include complaint investigation, education, counseling and the inspection of food establishments, child care facilities and neighborhood pools. As well as inspecting rental homes and multi-family homes for harborage, and educating residents about correct property maintenance. NE and SE Dearborn.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 51,000 of Dearborn residents in the surrounding area will benefit from the proposed activity.
	Location Description	The project will be administered at the Dearborn Public Works Department located at 2951 Greenfield, Dearborn, MI.

	Planned Activities	The Public Works Department will utilize the CDBG funds for salaries/fringes for two Vector Control Environmental Technicians. This will be a continuation of the pest (rodents) control and health services program.
4	Project Name	2024 Arthur Basse Park
	Target Area	Fordson East Fordson West Salina
	Goals Supported	Support Neighborhood/Recreational Facilities
	Needs Addressed	Neighborhood and Recreational Facilities
	Funding	CDBG: \$215,000.00
	Description	Dearborn Recreation & Parks Department will utilize funds for the replacement of old playground equipment, installation of a small soccer field, new fencing, and other amenities desired by residents at Arthur Basse Park which has not seen any improvements in the past 25+ years.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 51,000 of Dearborn residents in the surrounding area will benefit from the proposed activity.
	Location Description	Arthur Basse Park is located at 7250 Miller Rd., Dearborn MI 48126.
5	Planned Activities	Dearborn Recreation & Parks Department is requesting funds for the replacement of an old playground equipment and new fencing, and other amenities. The project will be administered at the Dearborn Public Works Department located at 2951 Greenfield, Dearborn, MI.
	Project Name	2024 Traffic Safety Streets Project
	Target Area	Fordson East Fordson West Salina
	Goals Supported	Improve Public Infrastructure
	Needs Addressed	Street Improvements
	Funding	CDBG: \$350,000.00

	Description	This CDBG project will include traffic calming efforts with an emphasis on improving pedestrian safety. It will include crosswalk improvements such as installing rectangular rapid flashing beacons (RRFB), illuminated stop signs, and in-street pedestrian crossing signs. Speed humps will also be installed to reduce speeds on residential streets.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 51,000 of Dearborn residents in the surrounding area will benefit from the proposed activity.
	Location Description	The project will be administered at the Dearborn Public Safety Department located at 16099 Michigan Ave., Dearborn, MI.
	Planned Activities	This CDBG project will include traffic calming efforts with an emphasis on improving pedestrian safety.
6	Project Name	2024 Warren ave Facade Program
	Target Area	Fordson East Fordson West
	Goals Supported	Support Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$925,690.00
	Description	Funds will be utilized to install streetscape amenities and provide targeted assistance for improving the appearance and structural conditions of building facades in the Warren Ave. Business District.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 51,000 of Dearborn residents in the surrounding area will benefit from the proposed activity.
	Location Description	The project will be administered by the Business Services Division of the Dearborn Economic Development Department. The Warren Ave Business District is about 2 miles long on Warren Ave between Greenfield Rd and Lonyo Ave.

	Planned Activities	Funds will be utilized to install streetscape amenities and provide targeted assistance for improving the appearance and structural conditions of building facades in the Warren Ave. Business Corridor and project management for staff.
7	Project Name	2024 Dix Vernor Facade Program
	Target Area	Salina
	Goals Supported	Support Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$142,775.00
	Description	Funds will be used to pay for Dix Vernor economic development projects and project management for staff salary and fringe benefits for the Dix-Vernor project.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 9,000 of Dearborn residents in the surrounding area will benefit from the proposed activity.
	Location Description	The project will be administered by the Business Services Division of the Dearborn Economic Development Department. The Dix-Vernor Business Corridor runs along Dix Ave between Industrial and Amazon St.
	Planned Activities	Funds will be used to administer Dix Vernor Projects and project management to pay for staff.
8	Project Name	2024 Fair Housing
	Target Area	City-Wide
	Goals Supported	Affirmatively Further Fair Housing
	Needs Addressed	Fair Housing Activities (subject to admin cap)
	Funding	CDBG: \$6,000.00
	Description	2024 CDBG Allocation \$6,000 CDBG funds will be utilized for the FAIR HOUSING CENTER OF METROPOLITAN DETROIT (FHCMD) for the continuation of annual support for fair housing enforcement activities from the FHCMD.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	City-wide.
	Location Description	The FHMD offices is located at 220 Bagley, Room 1020, Detroit, MI 48226
	Planned Activities	Continuation of annual support for enforcement activities of the Fair Housing Center of Metro-Detroit.

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

Geographic Distribution

Target Area	Percentage of Funds
Fordson East	34
Fordson West	33
Salina	33
City-Wide	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City focused programs within three core CDBG – eligible neighborhoods or “areas of concentration,” which included Fordson East, Fordson West, and Salina neighborhoods. These neighborhoods were determined through the 2010 Census to have a minimum of 51% low to moderate income persons as defined by HUD and will be the primary focus area of the 2021-2025 Consolidated Plan. Residents in these neighborhoods continue to face many interrelated social issues such as poverty; lack of affordable housing; substandard housing; higher incidence of criminal activity; assistance in addressing language barriers; and a need for support services.

The City of Dearborn has made every effort over the last five years to increase the impact of its HUD funding, placing as many resources as possible directly into the development or rehabilitation/repair of housing and community social services. The City focused CDBG programs within three core CDBG – eligible neighborhoods or “areas of concentration,” which included Fordson East, Fordson West, and Salina neighborhoods.

Discussion

The focus of CDBG funding in these areas of concentration neighborhoods were based on eligibility under HUD rules where at least 51 percent of the residents are considered low and moderate income by HUD. Each of these neighborhoods has high percentages of low-income population as follows: Fordson East 77.51%, Fordson West 71.97%, and Salina 74.35%.

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

Introduction

Certain factors barring affordable housing can be removed or improved through activities within local government control.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

1. The City of Dearborn Planning Division and Zoning Division have completed its work on updating and streamlining its zoning codes to be able to assist more residents and developers in a more efficient and productive manner.
2. The City of Dearborn Property Maintenance and Development Services Department have completed its work on updating and streamlining its current permit process to be able to assist more residents and contractors more efficiently.
3. The City of Dearborn Community Development Department staff will continue to evaluate internal policies and procedures affecting the implementation of federally funded housing programs and projects.
4. The Economic Development Department will continue to pursue other sources of funds, both public and private, to address barriers to affordable housing.
5. The Community Development Department will continue to implement, evaluate, and fund programs that promote affordable housing and strive to end homelessness.

Discussion

Dearborn is committed to improving or removing activities that are perceived as barriers to affordable housing. City's permitting processes are frequently reviewed and simplified to reduce duplication and costs. Staff regularly evaluates internal procedures before implementing policies or unnecessary steps that increase affordable housing costs. Staff carefully reviews all potential housing programs before approving them to avoid potential impacts to affordable housing.

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

Introduction

The City of Dearborn will engage in a variety of activities during the 2024/25 CDBG program year, which are intended to further local housing and community development goals.

Actions planned to address obstacles to meeting underserved needs

The Economic Development Department will continue to collaborate with our local housing division, and social service providers, government officials, department managers, and citizens to identify areas of need in the community. Coordinated efforts have been improved and will continue to be enhanced through PY2023 with Wayne County HOME Consortia, CDBG subrecipients, local funders, and other governmental entities to try and address underserved needs.

Based on the information gathered for the development of the 2021-2025 Consolidated Plan, one of the more underserved populations is extremely-low income, particularly in regards to housing. Among renters and homeowners housing costs are by far the most prevalent of housing problems. Small and large family renters experience the highest prevalence of cost burdens at greater than 30% and 50% of area median income (AMI). Elderly families with income under 50% of AMI have the highest cost burden at greater than 30% of AMI. The housing rehabilitation programs, homeownership programs, and rental housing (if feasible) will help the city address these underserved needs.

Actions planned to foster and maintain affordable housing

Improve the condition of existing housing.

Funding available will be utilized to sustain (or improve) existing assisted housing units and to rehabilitate substandard housing.

Improve access to and the stability of affordable housing.

Homebuyer assistance programs (purchase-rehab, down payment assistance, etc.) may also be developed and implemented.

Increase the supply of affordable housing.

The City of Dearborn Economic Development Department has added a new construction activity to the

HOME Program funding it receives from the Wayne County HOME Consortia. The general project scope of the Lonyo HOME Project includes:

- Develop a pattern book and design guideline for duplexes, triplexes, and fourplexes for an area of Dearborn generally bounded by Lonyo, Wyoming, and Warren Ave, covering approximately 45 parcels.
- Facilitate pre-approvals through planning and zoning processes to enable rapid development of housing typologies in the pattern book/design guideline
- Issue an RFP to solicit private developers to construct the housing units within the parameters of planning/zoning pre-approvals and pattern book/design guideline; provide expedited permitting services and support rapid construction of housing.
- Subsidize the design and construction of the housing, and offer it at workforce rates.
- Leverage other potential sources of funding to support stormwater retention, infrastructure, and other costs to support constructing the housing at a high quality and for workforce rates.
- Comply with all applicable HOME/HUD/CDBG/other criteria.
- Partner, where feasible, with nonprofit service providers to facilitate access to the housing units and supportive/wrap-around services to facilitate housing stability and upward economic mobility for the occupants.

Through the production of new units. The City of Dearborn will consider issuing a Certificate of Consistency for any such proposed rental housing (multi-family) projects if the proposing agency can demonstrate a need within the Dearborn population to be served, the ability to properly manage the project after construction, and a project location that does not result in (or increase) an excessive concentration of low-income households in a particular neighborhood. Projects that will adversely compete with existing assisted housing will not be certified.

Actions planned to reduce lead-based paint hazards

Economic Development Department personnel have attended HUD, State of Michigan, Michigan Community Development Association (MCDA), and Southeast Michigan Council of Governments (SEMCOG) workshops and seminars. Members of our rehabilitation staff have been certified by the State of Michigan for risk assessment, paint inspection, and clearance testing.

Lead risk assessments will be completed for all housing units receiving a comprehensive housing rehabilitation. When conditions are found which indicate a potential lead-based paint hazard, appropriate remedial action will be included as part of the rehabilitation work. All lead work will be conducted in accordance with federal regulations and performed by an appropriately certified and/or licensed contractor.

Actions planned to reduce the number of poverty-level families

The City of Dearborn has well-established service networks to provide services to impoverished and underserved residents. These include:

A local Social Service Provider funded by the City to address critical social service needs. These include food and housing assistance, utility shut-off prevention and restoration, advocacy, information and referrals, senior services, translation, and both immigration and legal services.

1. A local Social Service Provider funded by the City to address critical homeless service needs. These include emergency shelter (hotel/motel), assistance with rent/mortgage/utility payments to prevent displacement and/or homelessness, referrals to transitional and permanent housing programs including Section 8, subsidized housing programs, and senior citizen housing.
2. City Housing Division to manage subsidized and rent controlled housing for the low-income seniors and disabled.
3. Employment training and job counseling through Michigan Works, ACCESS and M-TEC at the Henry Ford College. Other employment and training services offered are provision career assessments, talent building programs, job placement/retention and career advancement, referrals to employability skills and job training, education and workforce development opportunities.
4. Continue partnership with the Out Wayne County Homeless Coalition to improve the capacity of all community partners to help homeless, imminently homeless, and marginally housed persons locate, secure, and sustain permanent housing.
5. The Economic Development Department plans to establish a workforce hub and entrepreneurship incubator. This will support women starting businesses in Dearborn and create an open space for entrepreneurs.
6. The Economic Development Department will execute a Housing Market Analysis in order to clarify the demand and economics to guide, with public data, new housing construction desired by property owners, families, and other stakeholders.

Actions planned to develop institutional structure

Recently within the last year, the City of Dearborn has some challenges with administrative capacity. This is primarily due to a newly-appointed Mayor which caused a lot of high seniority staff to retire and other employees to be promoted to other departments. The Economic Development Department lost three staff positions during this period who were promoted to other departments. By the end of 2022, the Economic Development Department will have filled the three positions that were lost and will have regained most levels of staff capacity. In 2023, Economic Development Department still has not completely regained its full staff capacity.

However, with declining revenues, we must offset lost resources to maintain our services and programs.

The following are therefore considered for the next five years:

Management Capacity

Develop additional cost-effective ways to provide affordable housing. We have, and will continue to seek additional ways to share resources and costs to maintain an acceptable level of program and management capacity.

Identify service gaps and improve efficiency and effectiveness in their delivery. This is a continuing process and, although, no specific actions have been identified for implementation during the 2021-2025 consolidated program year's measures will be taken.

CHDO Capacity Development

The City of Dearborn was approved a CHDO who's primary (or only) service area is Dearborn. The Wayne County HOME Consortia assisted the city with the application process, technical assistance, and other HUD requirements to approve Leaders Advancing and Helping Communities (LAHC). Unfortunately, the LAHC organization withdrew their CHDO status in early 2023 which shows Dearborn still has this identifiable gap in our housing delivery system.

CHDO's are generally established to address the needs of a severely distressed community or to address a significant gap in the provision of housing to an identifiable group. Any organization interested in creating or becoming a CHDO in the City of Dearborn may contact the Economic Development Department for more information and technical assistance. Technical assistance may also be available through the US Department of Housing and Urban Development (HUD) and the Michigan State Housing Development Authority (MSHDA).

Expanding the Network of Partners

The City will continue efforts to strengthen existing and establish new relationships with service providers to expand and strengthen services in the community.

Impact on Declining Revenues

Recent budget constraints and downsizing at the federal, state and local level significantly impact the resources available to address existing conditions.

With each "available" resource comes a complex, ever-changing set of laws, rules, regulations, plans, certifications, application, documentation and reporting requirements. Existing administrative capacity is already strained in the support of ongoing programs. The addition of new programs requires a major

commitment of administrative and technical staff talent to research, design and implement each program.

This gap in financial resources and administrative capacity will certainly impact our priorities and project selection process. Projects that require excessive administration, or that result in long-term operation commitments are less likely to receive assistance.

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

The City of Dearborn has indicated that the priority needs addressed during the five-year period of this Plan are; Affordable Housing which includes comprehensive and minor home rehabilitation, down payment assistance, rental housing and code enforcement. The Public Facilities priority needs are neighborhood/recreation facilities, public infrastructure, and fire stations/equipment. The Public Service priority needs are crime awareness services, youth empowerment/development services, youth drug prevention services, health services, park management, and social services. The institutional structure for public facilities, public infrastructure, code enforcement, crime awareness services, youth empowerment/development services, health services, and park management priorities are internal to the city and has no gaps to providing services. The social service and youth drug prevention programs are done through a collaborative relationship with the City's two (2) CDBG sub-recipient agencies and will be monitored per HUD regulations. The Economic Development staff at the city plan to engage with the Housing Division staff to review possible areas of partnership that will improve affordable housing priorities.

The development of new affordable housing, particularly with supportive services, is a goal of the Continuum of Care. Partnerships with Out Wayne County Coalition, local non-profits housing providers and MSHDA will need to take place as well as the development of an affordable housing strategy. The city will continue to invest in affordable housing through both the CDBG and HOME grant programs. The development of new units will continue to be considered based on successful financial statements and plans.

The Out Wayne County Homeless Coalition serves as the area's Continuum of Care and has been working collaboratively for over 20 years to provide services to the homeless or those at-risk of homelessness. Coalition members deliver services based on a central-intake model with Wayne Metropolitan Community Action Agency serving as the Housing Assessment and Resource Agency. To have a more proactive approach to homeless prevention, the Coalition developed a Ten-Year Strategy to End Homelessness and meets monthly to align projects, programs, supports and interventions to meet the goals of the Ten-Year Strategy.

Assisted Housing

Townsend Towers, Kennedy Plaza, Sisson Manor: 333 units, federally-financed (rent subsidy) housing for the low-income elderly. Estimated annual turnover is 40 units.

Village Park Apartments: 152 units, Section 8 project-based rental assistance complex consisting of 30 one-bedroom apartments, 72 two-bedroom apartments, 20 two-bedroom townhouses, and 30 three-bedroom townhouses for low-income families.

Hubbard Manor East, Hubbard Manor West: 351 units of locally financed (rental revenues) housing units for moderate-income elderly households.

St. Sarkis Towers: 151 units, project-based rental assistance for low-income elderly and disabled households.

Normandy Apartments: 96 units, project-based rental assistance for low-income elderly and disabled households.

Dearborn Town Center Senior building.: 77 units for the senior community with one- and two-bedroom units.

The City of Dearborn does not have any Section 8 Vouchers at this time.

All of the assisted units described above are expected to continue throughout the five-year life of this plan.

To further enhance low-to-moderate income neighborhoods, park improvements, health services, and vector control support are also planned in these neighborhoods.

Discussion

Program Specific Requirements

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

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the AP-35 Projects Table. The following identifies program income will be used and is included in projects to be carried out.

The city is anticipating generating up to \$70,000 in program income during the 2024-25 program year. These funds will be utilized for some of the 2024-25 CDBG eligible projects and activities.

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	70,000
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:	70,000

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.	100.00%

Discussion

This will be the fourth year into the 2021-2025 Consolidated Plan. The majority of the projects identified in this Plan will meet and exceed the minimum overall benefit of 70 percent of low- and moderate-income residents. The city anticipates the overall benefit of persons of low and moderate income with the projects identified will be 100 percent.

Attachments

Citizen Participation Comments

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EXECUTIVE SUMMARY



DEARBORN
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Immediate Effect Is Requested

REQUEST: Authorize the Mayor to execute the 50th Year Community Development Block Grant (CDBG) application and grant agreement with the US Department of Housing and Urban Development and to execute sub-recipient agreements and a contract agreement as identified in the Council Resolution.

DEPARTMENT: Economic Development

BRIEF DESCRIPTION: The City of Dearborn entitlement allocation of \$1,838,904 for the 50th Year (FY 2024-2025) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD). Also \$350,561 of unexpended prior year funds and anticipated \$70,000 from Program Income.

PRIOR COUNCIL ACTION: The 2021-2025 Five Year Consolidated Plan was approved at the City Council at its July 13, 2021 Regular Meeting.

BACKGROUND: The City of Dearborn's 2024-25 Housing and Community Development Annual Action Plan is a document that shall direct the City in its use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding. During the report period, the City of Dearborn 50th Year CDBG Entitlement Program in the amount of \$2,169,465 includes an CDBG entitlement allocation of \$1,838,904 and prior year unexpended/unprogrammed funds in the amount of \$350,561 and anticipated CDBG program income of \$70,000.

The City of Dearborn 2024-25 Annual Action Plan proposed CDBG objectives will include the following activities and public services:

CDBG Resources	FY 2024-25
Entitlement Funds	\$1,838,904.00
Anticipated Program Income	\$70,000.00
Unexpended Prior Year Funds	\$350,561.00
Total Resources Available	\$2,259,465.00
Projected Use of Funds:	
Administration & Planning	\$306,000.00
Housing Rehabilitation	\$175,000.00
Public Facilities & Improvement	\$550,000.00
Public Services	\$80,000.00
Special Economic Development	\$1,068,465.00
Anticipated Program Income	\$70,000.00
Total Projected Uses	\$2,259,465.00

EXECUTIVE SUMMARY



DEARBORN
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DEVELOPMENT

FISCAL IMPACT: The City of Dearborn receives an estimated \$1.7M of federal annual entitlement CDBG funding from the U.S. Department of Housing and Urban Development.

IMPACT TO COMMUNITY:

Improve the condition of existing housing by supporting housing rehabilitation of owner-occupied housing.

Support neighborhood and recreational facilities through park renovations and enhancements.

Maintain, improve, and replace existing public facilities such as libraries and fire stations.

Support health services with the continuation of the Vector pest (rodents) control program.

Support youth empowerment with the continuation of the youth substance abuse prevention program in the Dearborn Public Schools.

Increase social service programs for low-and-moderate income residents through the continuation of emergency shelter programs (hotel/motel vouchers) to prevent homelessness, transitional housing, subsidized and senior housing assistance, food assistance, health & mental health, employment & training, legal aid services, education, and programs which address language barriers.

Improve economic development initiatives for local businesses with facade improvement rehabilitation activities.

Increase economic development initiatives by providing a culinary focused workforce development training program.

IMPLEMENTATION TIMELINE: Immediate effect is requested to submit the Community Development Block Grant application and

grant agreement to the US Department of Housing and Urban Development and to execute sub-recipient agreements as identified in the Council Resolution.

COMPLIANCE/PERFORMANCE METRICS: There are three main components to the CPD Outcome Performance Measurement System:

Objectives: Objectives closely mirror the statutory objectives of each program. The objectives are framed broadly to capture the range of community impacts that occur as a result of program activities.

Outcomes: The program outcome helps further refine the grantee's objective and is designed to capture the nature of the change or the expected result of the objective that a grantee seeks to achieve.

Indicators: There are four common indicators that are relevant for most activities. The system requires the grantee to report on these data elements for nearly all program activities.

EXECUTIVE SUMMARY



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- ✓ Amount of money leveraged from other Federal, state, local, and private sources, per activity.
- ✓ Number of persons, households, businesses, units or beds assisted, as appropriate.
- ✓ Income levels of persons or households by: 30 percent, 50 percent or 80 percent of area median income.
- ✓ For CDBG activities that benefit an area, the data reported for that activity will need to show the total number of persons served and the percentage of LMI individuals served. Race, ethnicity, and disability data for activities that currently report these data elements.

ECONOMIC DEVELOPMENT DEPARTMENT
**DEARBORN
ECONOMIC
DEVELOPMENT**

TO: City Council
FROM: Jordan Twardy, Economic Development Director
VIA: Mayor Abdulrah H. Hammoud
SUBJECT: 2024-25 Community Development Block Grant Application
DATE: July 1, 2024


The attached, proposed Council Resolution will authorize the Mayor to execute the 50th Year Community Development Block Grant (CDBG) application and grant agreement with the US Department of Housing and Urban Development and to execute sub-recipient agreements and a contract agreement as identified in the Council Resolution.

In addition, the Finance Director be authorized to recognize and appropriate the grant award and the estimated program income and to receive, direct and dispense those award funds within the Community Development Fund (283) or other funds as supported through the annual schedule of supported resources which could include the General Fund (101), Local Street Fund (203), Library Fund (271), Water Fund (591), Facilities Fund (634), or Fleet Replacement Fund (668). Immediate effect is requested.

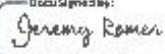
CDBG Resources	FY 2024-25
Entitlement Funds	\$1,838,904.00
Anticipated Program Income	\$70,000.00
Unexpended Prior Year Funds	\$350,561.00
Total Resources Available	\$2,259,465.00
Projected Use of Funds:	
Administration & Planning	\$306,000.00
Housing Rehabilitation	\$175,000.00
Public Facilities & Improvement	\$550,000.00
Public Services	\$80,000.00
Special Economic Development	\$1,068,465.00
Anticipated Program Income	\$70,000.00
Total projected uses	\$2,259,465.00

Immediate effect is requested.

Respectfully Submitted,

DocuSigned by:
 7/2/2024
1C2AD074680548C
Jordan Twardy
Economic Development Director

Approved:

DocuSigned by:
 7/2/2024
E7A5708A75F3488
Jeremy Romer
Corporation Counsel

DocuSigned by:
 7/2/2024
F7791871421447E
Michael Kennedy
Finance Director

COUNCIL RESOLUTION

WHEREAS: The City of Dearborn anticipates an entitlement allocation of \$1,838,904.00 for the 50th Year (FY 2024-25) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD). And,

WHEREAS: The City will also be programming \$70,000.00 (contingencies) of anticipated program income. And,

WHEREAS: The City of Dearborn will reprogram \$350,561.00 in unexpended/unprogrammed CDBG funds towards Special Economic Projects. Therefore, be it

RESOLVED: That the Mayor is hereby authorized to execute an application and grant agreement in the amount of \$2,259,465.00. The agreement includes \$1,838,904 in entitlement funds, \$350,561 of unexpended/unprogrammed CDBG funds towards Special Economic Projects, and an estimated \$70,000 in program income for the 50th Year Community Development Block Grant Program to support eligible projects, programs, and activities. Be it further

RESOLVED: That the Mayor be and is hereby authorized to execute contract between the City of Dearborn and the Fair Housing Center of Metropolitan Detroit (FHCMD). Be it further

RESOLVED: That prior period funding for the Home Rehabilitation Program (project Z51200) that is unexpended at June 30, 2024 shall roll forward to the 50th Year Home Rehabilitation budget. Be it further

RESOLVED: That the Economic Development Department is hereby authorized to administer the program in accordance with program regulations. Be it further

RESOLVED: That immediate effect is authorized.

The resolution was unanimously adopted.

By Abraham supported by Ferrick.

7-353-24. WHEREAS: The City of Dearborn anticipates an entitlement allocation in the amount of \$1,838,904.00 for the 50th Year (FY 2024-2025) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD); and

WHEREAS: The City will also be programming (contingencies) of anticipated program income in the amount of \$70,000.00 (contingencies); and

WHEREAS: The City of Dearborn will reprogram unexpended/unprogrammed CDBG funds in the amount of \$350,561.00 toward Special Economic Projects; therefore be it

RESOLVED: That the Mayor be and is hereby authorized to execute an application and grant agreement in the amount of \$2,259,465.00; be it further

RESOLVED: That the agreement includes entitlement funds in the amount of \$1,838,904, unexpended/unprogrammed CDBG funds in the amount of \$350,561 toward Special Economic Projects, and an estimated program income in the amount of \$70,000 for the 50th Year Community Development Block Grant Program to support eligible projects, programs, and activities; be it further

RESOLVED: That the Mayor be and is hereby authorized to execute a contract between the City of Dearborn and the Fair Housing Center of Metropolitan Detroit (FHCD); be it further

RESOLVED: That prior period funding for the Home Rehabilitation Program (project Z51200) that is unexpended as of June 30, 2024 shall roll forward to the 50th Year Home Rehabilitation Budget; be it further

RESOLVED: That the Economic Development Department be and is hereby authorized to administer the program in accordance with program regulations; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

EXECUTIVE SUMMARY



DEARBORN
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DEVELOPMENT

Immediate Effect is Requested

REQUEST: Wayne County HOME Consortia Dearborn 2023 Funding Allocation, \$557,178.
Immediate effect is requested.

DEPARTMENT: Economic Development Department

BRIEF DESCRIPTION: The attached proposed Council Resolution will authorize the Economic and Community Development Department to administer 2023 Wayne County HOME Consortia funding in the amount of \$557,178.

HUD HOME Regulations require a 25% local match. A matching contribution in the minimum amount of \$139,295 for 2023 will be required to support our 2023 funding allocation. The match is already covered by prior private local contributions.

Based upon preliminary information provided by the lead entity, we anticipate utilizing the funding allocation for two activities:

New Housing Construction Development of affordable housing for low/moderate income households. (Activity will be managed by EDD.)

Homeowner Rehabilitation Assistance for income-qualified homeowners for comprehensive rehabilitation of their home. (Activity will be managed by EDD.)

PRIOR COUNCIL ACTION: Council Resolution #7-308-21 authorized the City of Dearborn to enter into an inter-local agreement defining the City of Dearborn's membership and participation in the Wayne County HOME Consortia. The consortium was established to formulate and submit required plans for the purpose of receiving an allocation and participating in the HOME Investment Partnerships Program (HOME) administered by the US Department of Housing and Urban Development (HUD). The 2023 funding cycle is \$557,178.

The City of Dearborn may enter into agreements to administer programs directly, or may allocate funding to consortium programs (such as down payment assistance for first-time home buyers) that are administered by the County on behalf of participating HOME Consortia members.

Additionally, the Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project 08000 based upon program income that is generated by HOME Program activities. Also, the Finance Department is

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**DEARBORN
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hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

Immediate effect is requested.

ECONOMIC DEVELOPMENT DEPARTMENT



**DEARBORN
ECONOMIC
DEVELOPMENT**

TO: City Council
FROM: Jordan Twardy, Economic Development Director
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Wayne County HOME Consortia—2023 Funding Allocation
DATE: July 1, 2024

The attached proposed Council Resolution will authorize the Economic Development Department to administer 2023 Wayne County HOME Consortia funding in the amount of \$557,178. Economic Development Department is requesting to add the new construction activity in anticipation of new construction housing projects in the future.

Background Information:

Council Resolution #7-308-21 authorized the City of Dearborn to enter into an inter-local agreement defining the City of Dearborn's membership and participation in the **Wayne County HOME Consortia**. The consortium was established to formulate and submit required plans for the purpose of receiving an allocation and participating in the HOME Investment Partnerships Program (HOME) administered by the US Department of Housing and Urban Development (HUD). The 2023 funding cycle is \$557,178.

The City of Dearborn may enter into agreements to administer programs directly, or may allocate funding to consortium programs (such as down payment assistance for first-time home buyers) that are administered by the County on behalf of participating HOME Consortia members.

HUD HOME Regulations require a **25% local match**. A matching contribution in the minimum amount of **\$139,295 for 2023** will be required to support our 2023 funding allocation. The match is already covered by prior private local contributions.

Based upon preliminary information provided by the lead entity, we anticipate utilizing the funding allocation for two activities:


New Housing Construction—development of affordable housing for low/moderate income households. (Activity will be managed by EDD.)

Homeowner Rehabilitation. Assistance for income-qualified homeowners for comprehensive rehabilitation of their home. (Activity will be managed by ECD.)

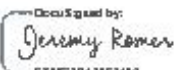
The Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project C08000 based upon program income that is generated by HOME Program activities. Also, the Finance Department is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

Immediate effect is requested.

Respectfully Submitted,

DocuSigned by:
 7/8/2024
Jordan Twardy
Economic Development Director

Approved:

DocuSigned by:
 7/8/2024
Jeremy Romer
Corporation Counsel

DocuSigned by:
 7/8/2024
Michael Kennedy
Finance Director

COUNCIL RESOLUTION

WHEREAS: Council Resolution No. #7-308-21 authorized the City of Dearborn to enter into an inter-local agreement defining its membership and participation in the Wayne County HOME Consortia; and,

WHEREAS: The City of Dearborn's share of the consortium's 2023 funding allocation from the US Department of Housing and Urban Development HOME Investment Partnerships Program is \$557,178 plus any program income that may be generated by program activities; and,

WHEREAS: HUD HOME Program regulations require a twenty-five percent local match of \$139,295; and therefore be it

RESOLVED: That the Director and Deputy Director of the Economic Development Department are designated as authorized signatories for plans, applications, agreements, amendments, reports and documents related to this program; be it further

RESOLVED: That the Economic Development Department is authorized to administer HOME program activities and sub-recipient agreements; be it further

RESOLVED: That city-owned residential property that is suitable for renovation and resale may be donated to the HOME Program to satisfy local match requirements; be it further

RESOLVED: When a city-owned property is donated to the HOME Program, the proceeds from the future resale of that property shall become program income to the HOME Program; be it further

RESOLVED: That the Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project C08000 based upon program income that is generated by HOME Program activities; be it further

RESOLVED: That the Finance Department is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

By Alsawaf supported by Herrick.

7-351-24. WHEREAS: The US Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) was authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA) for the purpose of providing decent affordable housing to low-and-moderate income households, and

WHEREAS: NAHA provides for the designation of geographically contiguous units of local government to participate as a consortium and be considered a single unit of local government for the purposes of the HOME program, and

WHEREAS: The Cities of Dearborn, Lincoln Park, Livonia, Taylor, and the County of Wayne are contiguous units of local government and desire to form a consortia (the "Wayne County HOME Consortia") for the purposes of formulating and submitting required plans for the purpose of receiving an allocation and participating in the HOME Program administered by HUD for which they may be eligible, and for the purpose of cooperating to undertake or to assist in the undertaking of housing assistance activities for the HOME Program, and

WHEREAS: HUD regulations require consortia designations to be re-certified every three years and the current designation expires on June 30, 2024, and

WHEREAS: After this current HOME ICA agreement expires on June 30, 2024, all future HOME ICA agreements shall automatically be renewed for the Consortium's participation in successive qualification periods of three federal fiscal years each at which time the opportunity to renew or discontinue will be available; therefore be it

RESOLVED: That Mayor Abdullah H. Hammond be and is hereby authorized to execute an Intergovernmental Agreement (ICA) defining the City of Dearborn's membership and participation in the Wayne County HOME Consortia for the term of three-years from July 1, 2024 to June 30, 2027; be it further

RESOLVED: That the Economic Development Department be and is hereby authorized to donate city-owned residential properties (properly acquired through tax foreclosure, the HUD \$1 Home Sale Program, or the locally funded Neighborhood Stabilization Program that are suitable for renovation and resale to qualified homebuyers) to satisfy program matching requirements; be it further

RESOLVED: That the Finance Director be and is hereby authorized to automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project C08028 based upon program income that is generated by LOMA Program activities; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Citizen Participation Comments

DocuSign Envelope ID: 2B6E65B7-4016-4A4E-A148-B14A31B2EAD63

EXECUTIVE SUMMARY



DEARBORN
ECONOMIC
DEVELOPMENT

Immediate Effect is Requested

REQUEST: Authorize the Mayor to execute the 50th Year Community Development Block Grant (CDBG) application and grant agreement with the US Department of Housing and Urban Development and to execute sub-recipient agreements and a contract agreement as identified in the Council Resolution.

DEPARTMENT: Economic Development

BRIEF DESCRIPTION: The City of Dearborn entitlement allocation of \$1,838,904 for the 50th Year (FY 2024-2025) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD). Also \$350,561 of unexpended prior year funds and anticipated \$70,000 from Program Income.

PRIOR COUNCIL ACTION: The 2021-2025 Five Year Consolidated Plan was approved at the City Council at its July 13, 2021 Regular Meeting.

BACKGROUND: The City of Dearborn's 2024-25 Housing and Community Development Annual Action Plan is a document that shall direct the City in its use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding. During the report period, the City of Dearborn 50th Year CDBG Entitlement Program in the amount of \$2,169,465 includes an CDBG entitlement allocation of \$1,838,904 and prior year unexpended/unprogrammed funds in the amount of \$350,561 and anticipated CDBG program income of \$70,000.

The City of Dearborn 2024-25 Annual Action Plan proposed CDBG objectives will include the following activities and public services:

CDBG Resources	FY 2024-25
Entitlement Funds	\$1,838,904.00
Anticipated Program Income	\$70,000.00
Unexpended Prior Year Funds	\$350,561.00
Total Resources Available	\$2,259,465.00
Projected Use of Funds:	
Administration & Planning	\$306,000.00
Housing Rehabilitation	\$175,000.00
Public Facilities & Improvement	\$550,000.00
Public Services	\$80,000.00
Special Economic Development	\$1,068,465.00
Anticipated Program Income	\$70,000.00
Total Projected Uses	\$2,259,465.00

EXECUTIVE SUMMARY



DEARBORN
ECONOMIC
DEVELOPMENT

FISCAL IMPACT: The City of Dearborn receives an estimated \$1.7M of federal annual entitlement CDBG funding from the U.S. Department of Housing and Urban Development.

IMPACT TO COMMUNITY:

Improve the condition of existing housing by supporting housing rehabilitation of owner-occupied housing.

Support neighborhood and recreational facilities through park renovations and enhancements.

Maintain, improve, and replace existing public facilities such as libraries and fire stations.

Support health services with the continuation of the Vector pest (rodents) control program.

Support youth empowerment with the continuation of the youth substance abuse prevention program in the Dearborn Public Schools.

Increase social service programs for low-and-moderate income residents through the continuation of emergency shelter programs (hotel/motel vouchers) to prevent homelessness, transitional housing, subsidized and senior housing assistance, food assistance, health & mental health, employment & training, legal aid services, education, and programs which address language barriers.

Improve economic development initiatives for local businesses with facade improvement rehabilitation activities.

Increase economic development initiatives by providing a culinary focused workforce development training program.

IMPLEMENTATION TIMELINE: Immediate effect is requested to submit the Community Development Block Grant application and

grant agreement to the US Department of Housing and Urban Development and to execute sub-recipient agreements as identified in the Council Resolution.

COMPLIANCE/PERFORMANCE METRICS: There are three main components to the CPD Outcome Performance Measurement System:

Objectives: Objectives closely mirror the statutory objectives of each program. The objectives are framed broadly to capture the range of community impacts that occur as a result of program activities.

Outcomes: The program outcome helps further refine the grantee's objective and is designed to capture the nature of the change or the expected result of the objective that a grantee seeks to achieve.

Indicators: There are four common indicators that are relevant for most activities. The system requires the grantee to report on these data elements for nearly all program activities.

EXECUTIVE SUMMARY



- ✓ Amount of money leveraged from other Federal, state, local, and private sources, per activity.
- ✓ Number of persons, households, businesses, units or beds assisted, as appropriate.
- ✓ Income levels of persons or households by: 30 percent, 50 percent or 80 percent of area median income.
- ✓ For CDBG activities that benefit an area, the data reported for that activity will need to show the total number of persons served and the percentage of LMI individuals served. Race, ethnicity, and disability data for activities that currently report these data elements.

ECONOMIC DEVELOPMENT DEPARTMENT
**DEARBORN
ECONOMIC
DEVELOPMENT**

TO: City Council
FROM: Jordan Twardy, Economic Development Director
VIA: Mayor Abdulrah H. Hammoud
SUBJECT: 2024-25 Community Development Block Grant Application
DATE: July 1, 2024

The attached, proposed Council Resolution will authorize the Mayor to execute the 50th Year Community Development Block Grant (CDBG) application and grant agreement with the US Department of Housing and Urban Development and to execute sub-recipient agreements and a contract agreement as identified in the Council Resolution.

In addition, the Finance Director be authorized to recognize and appropriate the grant award and the estimated program income and to receive, direct and dispense those award funds within the Community Development Fund (283) or other funds as supported through the annual schedule of supported resources which could include the General Fund (101), Local Street Fund (203), Library Fund (271), Water Fund (591), Facilities Fund (634), or Fleet Replacement Fund (668). Immediate effect is requested.

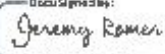
CDBG Resources	FY 2024-25
Entitlement Funds	\$1,838,904.00
Anticipated Program Income	\$70,000.00
Unexpended Prior Year Funds	\$350,561.00
Total Resources Available	\$2,259,465.00
Projected Use of Funds:	
Administration & Planning	\$306,000.00
Housing Rehabilitation	\$175,000.00
Public Facilities & Improvement	\$550,000.00
Public Services	\$80,000.00
Special Economic Development	\$1,068,465.00
Anticipated Program Income	\$70,000.00
Total projected uses	\$2,259,465.00

Immediate effect is requested.

Respectfully Submitted,

DocuSigned by:
 7/2/2024
1C2AD074680548C
Jordan Twardy
Economic Development Director

Approved:

DocuSigned by:
 7/2/2024
E7A5708A75F3488
Jeremy Romer
Corporation Counsel

DocuSigned by:
 7/2/2024
F7791871421447E
Michael Kennedy
Finance Director

COUNCIL RESOLUTION

WHEREAS: The City of Dearborn anticipates an entitlement allocation of \$1,838,904.00 for the 50th Year (FY 2024-25) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD). And,

WHEREAS: The City will also be programming \$70,000.00 (contingencies) of anticipated program income. And,

WHEREAS: The City of Dearborn will reprogram \$350,561.00 in unexpended/unprogrammed CDBG funds towards Special Economic Projects. Therefore, be it

RESOLVED: That the Mayor is hereby authorized to execute an application and grant agreement in the amount of \$2,259,465.00. The agreement includes \$1,838,904 in entitlement funds, \$350,561 of unexpended/unprogrammed CDBG funds towards Special Economic Projects, and an estimated \$70,000 in program income for the 50th Year Community Development Block Grant Program to support eligible projects, programs, and activities. Be it further

RESOLVED: That the Mayor be and is hereby authorized to execute contract between the City of Dearborn and the Fair Housing Center of Metropolitan Detroit (FHCMD). Be it further

RESOLVED: That prior period funding for the Home Rehabilitation Program (project Z51200) that is unexpended at June 30, 2024 shall roll forward to the 50th Year Home Rehabilitation budget. Be it further

RESOLVED: That the Economic Development Department is hereby authorized to administer the program in accordance with program regulations. Be it further

RESOLVED: That immediate effect is authorized.

The resolution was unanimously adopted.

By Abraham supported by Ferrick.

7-353-24. WHEREAS: The City of Dearborn anticipates an entitlement allocation in the amount of \$1,838,904.00 for the 50th Year (FY 2024-2025) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD); and

WHEREAS: The City will also be programming (contingencies) of anticipated program income in the amount of \$70,000.00 (contingencies); and

WHEREAS: The City of Dearborn will reprogram unexpended/unprogrammed CDBG funds in the amount of \$350,561.00 toward Special Economic Projects; therefore be it

RESOLVED: That the Mayor be and is hereby authorized to execute an application and grant agreement in the amount of \$2,209,465.00; be it further

RESOLVED: That the agreement includes entitlement funds in the amount of \$1,838,904, unexpended/unprogrammed CDBG funds in the amount of \$350,561 toward Special Economic Projects, and an estimated program income in the amount of \$70,000 for the 50th Year Community Development Block Grant Program to support eligible projects, programs, and activities; be it further

RESOLVED: That the Mayor be and is hereby authorized to execute a contract between the City of Dearborn and the Fair Housing Center of Metropolitan Detroit (FHCD); be it further

RESOLVED: That prior period funding for the Home Rehabilitation Program (project Z51200) that is unexpended as of June 30, 2024 shall roll forward to the 50th Year Home Rehabilitation Budget; be it further

RESOLVED: That the Economic Development Department be and is hereby authorized to administer the program in accordance with program regulations; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

EXECUTIVE SUMMARY



DEARBORN
ECONOMIC
DEVELOPMENT

Immediate Effect is Requested

REQUEST: Wayne County HOME Consortia Dearborn 2023 Funding Allocation, \$557,178.
Immediate effect is requested.

DEPARTMENT: Economic Development Department

BRIEF DESCRIPTION: The attached proposed Council Resolution will authorize the Economic and Community Development Department to administer 2023 Wayne County HOME Consortia funding in the amount of \$557,178.

HUD HOME Regulations require a 25% local match. A matching contribution in the minimum amount of \$139,295 for 2023 will be required to support our 2023 funding allocation. The match is already covered by prior private local contributions.

Based upon preliminary information provided by the lead entity, we anticipate utilizing the funding allocation for two activities:

New Housing Construction Development of affordable housing for low/moderate income households. (Activity will be managed by EDD.)

Homeowner Rehabilitation Assistance for income-qualified homeowners for comprehensive rehabilitation of their home. (Activity will be managed by EDD.)

PRIOR COUNCIL ACTION: Council Resolution #7-308-21 authorized the City of Dearborn to enter into an inter-local agreement defining the City of Dearborn's membership and participation in the Wayne County HOME Consortia. The consortium was established to formulate and submit required plans for the purpose of receiving an allocation and participating in the HOME Investment Partnerships Program (HOME) administered by the US Department of Housing and Urban Development (HUD). The 2023 funding cycle is \$557,178.

The City of Dearborn may enter into agreements to administer programs directly, or may allocate funding to consortium programs (such as down payment assistance for first-time home buyers) that are administered by the County on behalf of participating HOME Consortia members.

Additionally, the Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project 08000 based upon program income that is generated by HOME Program activities. Also, the Finance Department is

EXECUTIVE SUMMARY



**DEARBORN
ECONOMIC
DEVELOPMENT**

hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

Immediate effect is requested.

ECONOMIC DEVELOPMENT DEPARTMENT



**DEARBORN
ECONOMIC
DEVELOPMENT**

TO: City Council
FROM: Jordan Twardy, Economic Development Director
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Wayne County HOME Consortia—2023 Funding Allocation
DATE: July 1, 2024

The attached proposed Council Resolution will authorize the Economic Development Department to administer 2023 Wayne County HOME Consortia funding in the amount of \$557,178. Economic Development Department is requesting to add the new construction activity in anticipation of new construction housing projects in the future.

Background Information:

Council Resolution #7-308-21 authorized the City of Dearborn to enter into an inter-local agreement defining the City of Dearborn's membership and participation in the **Wayne County HOME Consortia**. The consortium was established to formulate and submit required plans for the purpose of receiving an allocation and participating in the HOME Investment Partnerships Program (HOME) administered by the US Department of Housing and Urban Development (HUD). The 2023 funding cycle is \$557,178.

The City of Dearborn may enter into agreements to administer programs directly, or may allocate funding to consortium programs (such as down payment assistance for first-time home buyers) that are administered by the County on behalf of participating HOME Consortia members.

HUD HOME Regulations require a **25% local match**. A matching contribution in the minimum amount of **\$139,295 for 2023** will be required to support our 2023 funding allocation. The match is already covered by prior private local contributions.

Based upon preliminary information provided by the lead entity, we anticipate utilizing the funding allocation for two activities:


New Housing Construction—development of affordable housing for low/moderate income households. (Activity will be managed by EDD.)

Homeowner Rehabilitation. Assistance for income-qualified homeowners for comprehensive rehabilitation of their home. (Activity will be managed by ECD.)

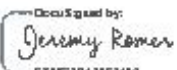
The Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project C08000 based upon program income that is generated by HOME Program activities. Also, the Finance Department is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

Immediate effect is requested.

Respectfully Submitted,

DocuSigned by:
 7/8/2024
Jordan Twardy
Economic Development Director

Approved:

DocuSigned by:
 7/8/2024
Jeremy Romer
Corporation Counsel

DocuSigned by:
 7/8/2024
Michael Kennedy
Finance Director

COUNCIL RESOLUTION

WHEREAS: Council Resolution No. #7-308-21 authorized the City of Dearborn to enter into an inter-local agreement defining its membership and participation in the Wayne County HOME Consortia; and,

WHEREAS: The City of Dearborn's share of the consortium's 2023 funding allocation from the US Department of Housing and Urban Development HOME Investment Partnerships Program is \$557,178 plus any program income that may be generated by program activities; and,

WHEREAS: HUD HOME Program regulations require a twenty-five percent local match of \$139,295; and therefore be it

RESOLVED: That the Director and Deputy Director of the Economic Development Department are designated as authorized signatories for plans, applications, agreements, amendments, reports and documents related to this program; be it further

RESOLVED: That the Economic Development Department is authorized to administer HOME program activities and sub-recipient agreements; be it further

RESOLVED: That city-owned residential property that is suitable for renovation and resale may be donated to the HOME Program to satisfy local match requirements; be it further

RESOLVED: When a city-owned property is donated to the HOME Program, the proceeds from the future resale of that property shall become program income to the HOME Program; be it further

RESOLVED: That the Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project C08000 based upon program income that is generated by HOME Program activities; be it further

RESOLVED: That the Finance Department is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

By Alsawaf supported by Herrick.

7-351-24. WHEREAS: The US Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) was authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA) for the purpose of providing decent affordable housing to low-and-moderate income households, and

WHEREAS: NAHA provides for the designation of geographically contiguous units of local government to participate as a consortium and be considered a single unit of local government for the purposes of the HOME program, and

WHEREAS: The Cities of Dearborn, Lincoln Park, Livonia, Taylor, and the County of Wayne are contiguous units of local government and desire to form a consortia (the "Wayne County HOME Consortia") for the purposes of formulating and submitting required plans for the purpose of receiving an allocation and participating in the HOME Program administered by HUD for which they may be eligible, and for the purpose of cooperating to undertake or to assist in the undertaking of housing assistance activities for the HOME Program, and

WHEREAS: HUD regulations require consortia designations to be re-certified every three years and the current designation expires on June 30, 2024, and

WHEREAS: After this current HOME ICA agreement expires on June 30, 2024, all future HOME ICA agreements shall automatically be renewed for the Consortium's participation in successive qualification periods of three federal fiscal years each at which time the opportunity to renew or discontinue will be available; therefore be it

RESOLVED: That Mayor Abdullah H. Hammond be and is hereby authorized to execute an Intergovernmental Agreement (ICA) defining the City of Dearborn's membership and participation in the Wayne County HOME Consortia for the term of three-years from July 1, 2024 to June 30, 2027; be it further

RESOLVED: That the Economic Development Department be and is hereby authorized to donate city-owned residential properties (properly acquired through tax foreclosure, the HUD \$1 Home Sale Program, or the locally funded Neighborhood Stabilization Program that are suitable for renovation and resale to qualified homebuyers) to satisfy program matching requirements; be it further

RESOLVED: That the Finance Director be and is hereby authorized to automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project 008028 based upon program income that is generated by LOMA Program activities; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Citizen Participation Comments

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EXECUTIVE SUMMARY



DEARBORN
ECONOMIC
DEVELOPMENT

Immediate Effect is Requested

REQUEST: Authorize the Mayor to execute the 50th Year Community Development Block Grant (CDBG) application and grant agreement with the US Department of Housing and Urban Development and to execute sub-recipient agreements and a contract agreement as identified in the Council Resolution.

DEPARTMENT: Economic Development

BRIEF DESCRIPTION: The City of Dearborn entitlement allocation of \$1,838,904 for the 50th Year (FY 2024-2025) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD). Also \$350,561 of unexpended prior year funds and anticipated \$70,000 from Program Income.

PRIOR COUNCIL ACTION: The 2021-2025 Five Year Consolidated Plan was approved at the City Council at its July 13, 2021 Regular Meeting.

BACKGROUND: The City of Dearborn's 2024-25 Housing and Community Development Annual Action Plan is a document that shall direct the City in its use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding. During the report period, the City of Dearborn 50th Year CDBG Entitlement Program in the amount of \$2,169,465 includes an CDBG entitlement allocation of \$1,838,904 and prior year unexpended/unprogrammed funds in the amount of \$350,561 and anticipated CDBG program income of \$70,000.

The City of Dearborn 2024-25 Annual Action Plan proposed CDBG objectives will include the following activities and public services:

CDBG Resources	FY 2024-25
Entitlement Funds	\$1,838,904.00
Anticipated Program Income	\$70,000.00
Unexpended Prior Year Funds	\$350,561.00
Total Resources Available	\$2,259,465.00
Projected Use of Funds:	
Administration & Planning	\$306,000.00
Housing Rehabilitation	\$175,000.00
Public Facilities & Improvement	\$550,000.00
Public Services	\$80,000.00
Special Economic Development	\$1,068,465.00
Anticipated Program Income	\$70,000.00
Total Projected Uses	\$2,259,465.00

EXECUTIVE SUMMARY



DEARBORN
ECONOMIC
DEVELOPMENT

FISCAL IMPACT: The City of Dearborn receives an estimated \$1.7M of federal annual entitlement CDBG funding from the U.S. Department of Housing and Urban Development.

IMPACT TO COMMUNITY:

Improve the condition of existing housing by supporting housing rehabilitation of owner-occupied housing.

Support neighborhood and recreational facilities through park renovations and enhancements.

Maintain, improve, and replace existing public facilities such as libraries and fire stations.

Support health services with the continuation of the Vector pest (rodents) control program.

Support youth empowerment with the continuation of the youth substance abuse prevention program in the Dearborn Public Schools.

Increase social service programs for low-and-moderate income residents through the continuation of emergency shelter programs (hotel/motel vouchers) to prevent homelessness, transitional housing, subsidized and senior housing assistance, food assistance, health & mental health, employment & training, legal aid services, education, and programs which address language barriers.

Improve economic development initiatives for local businesses with facade improvement rehabilitation activities.

Increase economic development initiatives by providing a culinary focused workforce development training program.

IMPLEMENTATION TIMELINE: Immediate effect is requested to submit the Community Development Block Grant application and

grant agreement to the US Department of Housing and Urban Development and to execute sub-recipient agreements as identified in the Council Resolution.

COMPLIANCE/PERFORMANCE METRICS: There are three main components to the CPD Outcome Performance Measurement System:

Objectives: Objectives closely mirror the statutory objectives of each program. The objectives are framed broadly to capture the range of community impacts that occur as a result of program activities.

Outcomes: The program outcome helps further refine the grantee's objective and is designed to capture the nature of the change or the expected result of the objective that a grantee seeks to achieve.

Indicators: There are four common indicators that are relevant for most activities. The system requires the grantee to report on these data elements for nearly all program activities.

EXECUTIVE SUMMARY



- ✓ Amount of money leveraged from other Federal, state, local, and private sources, per activity.
- ✓ Number of persons, households, businesses, units or beds assisted, as appropriate.
- ✓ Income levels of persons or households by: 30 percent, 50 percent or 80 percent of area median income.
- ✓ For CDBG activities that benefit an area, the data reported for that activity will need to show the total number of persons served and the percentage of LMI individuals served. Race, ethnicity, and disability data for activities that currently report these data elements.

ECONOMIC DEVELOPMENT DEPARTMENT
**DEARBORN
ECONOMIC
DEVELOPMENT**

TO: City Council
FROM: Jordan Twardy, Economic Development Director
VIA: Mayor Abdulrah H. Hammoud
SUBJECT: 2024-25 Community Development Block Grant Application
DATE: July 1, 2024

The attached, proposed Council Resolution will authorize the Mayor to execute the 50th Year Community Development Block Grant (CDBG) application and grant agreement with the US Department of Housing and Urban Development and to execute sub-recipient agreements and a contract agreement as identified in the Council Resolution.

In addition, the Finance Director be authorized to recognize and appropriate the grant award and the estimated program income and to receive, direct and dispense those award funds within the Community Development Fund (283) or other funds as supported through the annual schedule of supported resources which could include the General Fund (101), Local Street Fund (203), Library Fund (271), Water Fund (591), Facilities Fund (634), or Fleet Replacement Fund (668). Immediate effect is requested.

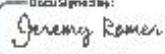
CDBG Resources	FY 2024-25
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Public Facilities & Improvement	\$550,000.00
Public Services	\$80,000.00
Special Economic Development	\$1,068,465.00
Anticipated Program Income	\$70,000.00
Total projected uses	\$2,259,465.00

Immediate effect is requested.

Respectfully Submitted,

DocuSigned by:
 7/2/2024
1C2AD074680548C
Jordan Twardy
Economic Development Director

Approved:

DocuSigned by:
 7/2/2024
E7A5708A75F3488
Jeremy Romer
Corporation Counsel

DocuSigned by:
 7/2/2024
F7791871421447E
Michael Kennedy
Finance Director

COUNCIL RESOLUTION

WHEREAS: The City of Dearborn anticipates an entitlement allocation of \$1,838,904.00 for the 50th Year (FY 2024-25) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD). And,

WHEREAS: The City will also be programming \$70,000.00 (contingencies) of anticipated program income. And,

WHEREAS: The City of Dearborn will reprogram \$350,561.00 in unexpended/unprogrammed CDBG funds towards Special Economic Projects. Therefore, be it

RESOLVED: That the Mayor is hereby authorized to execute an application and grant agreement in the amount of \$2,259,465.00. The agreement includes \$1,838,904 in entitlement funds, \$350,561 of unexpended/unprogrammed CDBG funds towards Special Economic Projects, and an estimated \$70,000 in program income for the 50th Year Community Development Block Grant Program to support eligible projects, programs, and activities. Be it further

RESOLVED: That the Mayor be and is hereby authorized to execute contract between the City of Dearborn and the Fair Housing Center of Metropolitan Detroit (FHCMD). Be it further

RESOLVED: That prior period funding for the Home Rehabilitation Program (project Z51200) that is unexpended at June 30, 2024 shall roll forward to the 50th Year Home Rehabilitation budget. Be it further

RESOLVED: That the Economic Development Department is hereby authorized to administer the program in accordance with program regulations. Be it further

RESOLVED: That immediate effect is authorized.

The resolution was unanimously adopted.

By Abraham supported by Ferrick.

7-353-24. WHEREAS: The City of Dearborn anticipates an entitlement allocation in the amount of \$1,838,904.00 for the 50th Year (FY 2024-2025) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD); and

WHEREAS: The City will also be programming (contingencies) of anticipated program income in the amount of \$70,000.00 (contingencies); and

WHEREAS: The City of Dearborn will reprogram unexpended/unprogrammed CDBG funds in the amount of \$350,561.00 toward Special Economic Projects; therefore be it

RESOLVED: That the Mayor be and is hereby authorized to execute an application and grant agreement in the amount of \$2,209,465.00; be it further

RESOLVED: That the agreement includes entitlement funds in the amount of \$1,838,904, unexpended/unprogrammed CDBG funds in the amount of \$350,561 toward Special Economic Projects, and an estimated program income in the amount of \$70,000 for the 50th Year Community Development Block Grant Program to support eligible projects, programs, and activities; be it further

RESOLVED: That the Mayor be and is hereby authorized to execute a contract between the City of Dearborn and the Fair Housing Center of Metropolitan Detroit (FHCD); be it further

RESOLVED: That prior period funding for the Home Rehabilitation Program (project Z51200) that is unexpended as of June 30, 2024 shall roll forward to the 50th Year Home Rehabilitation Budget; be it further

RESOLVED: That the Economic Development Department be and is hereby authorized to administer the program in accordance with program regulations; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

EXECUTIVE SUMMARY



DEARBORN
ECONOMIC
DEVELOPMENT

Immediate Effect is Requested

REQUEST: Wayne County HOME Consortia Dearborn 2023 Funding Allocation, \$557,178.
Immediate effect is requested.

DEPARTMENT: Economic Development Department

BRIEF DESCRIPTION: The attached proposed Council Resolution will authorize the Economic and Community Development Department to administer 2023 Wayne County HOME Consortia funding in the amount of \$557,178.

HUD HOME Regulations require a 25% local match. A matching contribution in the minimum amount of \$139,295 for 2023 will be required to support our 2023 funding allocation. The match is already covered by prior private local contributions.

Based upon preliminary information provided by the lead entity, we anticipate utilizing the funding allocation for two activities:

New Housing Construction Development of affordable housing for low/moderate income households. (Activity will be managed by EDD.)

Homeowner Rehabilitation Assistance for income-qualified homeowners for comprehensive rehabilitation of their home. (Activity will be managed by EDD.)

PRIOR COUNCIL ACTION: Council Resolution #7-308-21 authorized the City of Dearborn to enter into an inter-local agreement defining the City of Dearborn's membership and participation in the Wayne County HOME Consortia. The consortium was established to formulate and submit required plans for the purpose of receiving an allocation and participating in the HOME Investment Partnerships Program (HOME) administered by the US Department of Housing and Urban Development (HUD). The 2023 funding cycle is \$557,178.

The City of Dearborn may enter into agreements to administer programs directly, or may allocate funding to consortium programs (such as down payment assistance for first-time home buyers) that are administered by the County on behalf of participating HOME Consortia members.

Additionally, the Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project 08000 based upon program income that is generated by HOME Program activities. Also, the Finance Department is

EXECUTIVE SUMMARY



**DEARBORN
ECONOMIC
DEVELOPMENT**

hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

Immediate effect is requested.

ECONOMIC DEVELOPMENT DEPARTMENT



**DEARBORN
ECONOMIC
DEVELOPMENT**

TO: City Council
FROM: Jordan Twardy, Economic Development Director
VIA: Mayor Abdullah H. Hemmoud
SUBJECT: Wayne County HOME Consortia—2023 Funding Allocation
DATE: July 1, 2024

The attached proposed Council Resolution will authorize the Economic Development Department to administer 2023 Wayne County HOME Consortia funding in the amount of \$557,178. Economic Development Department is requesting to add the new construction activity in anticipation of new construction housing projects in the future.

Background Information:

Council Resolution #7-308-21 authorized the City of Dearborn to enter into an inter-local agreement defining the City of Dearborn's membership and participation in the **Wayne County HOME Consortia**. The consortium was established to formulate and submit required plans for the purpose of receiving an allocation and participating in the HOME Investment Partnerships Program (HOME) administered by the US Department of Housing and Urban Development (HUD). The 2023 funding cycle is \$557,178.

The City of Dearborn may enter into agreements to administer programs directly, or may allocate funding to consortium programs (such as down payment assistance for first-time home buyers) that are administered by the County on behalf of participating HOME Consortia members.

HUD HOME Regulations require a **25% local match**. A matching contribution in the minimum amount of **\$139,295 for 2023** will be required to support our 2023 funding allocation. The match is already covered by prior private local contributions.

Based upon preliminary information provided by the lead entity, we anticipate utilizing the funding allocation for two activities:


New Housing Construction—development of affordable housing for low/moderate income households. (Activity will be managed by EDD.)

Homeowner Rehabilitation. Assistance for income-qualified homeowners for comprehensive rehabilitation of their home. (Activity will be managed by ECD.)

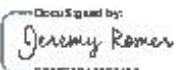
The Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project C08000 based upon program income that is generated by HOME Program activities. Also, the Finance Department is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

Immediate effect is requested.

Respectfully Submitted,

DocuSigned by:
 7/8/2024
Jordan Twardy
Economic Development Director

Approved:

DocuSigned by:
 7/8/2024
Jeremy Romer
Corporation Counsel

DocuSigned by:
 7/8/2024
Michael Kennedy
Finance Director

COUNCIL RESOLUTION

WHEREAS: Council Resolution No. #7-308-21 authorized the City of Dearborn to enter into an inter-local agreement defining its membership and participation in the Wayne County HOME Consortia; and,

WHEREAS: The City of Dearborn's share of the consortium's 2023 funding allocation from the US Department of Housing and Urban Development HOME Investment Partnerships Program is \$557,178 plus any program income that may be generated by program activities; and,

WHEREAS: HUD HOME Program regulations require a twenty-five percent local match of \$139,295; and therefore be it

RESOLVED: That the Director and Deputy Director of the Economic Development Department are designated as authorized signatories for plans, applications, agreements, amendments, reports and documents related to this program; be it further

RESOLVED: That the Economic Development Department is authorized to administer HOME program activities and sub-recipient agreements; be it further

RESOLVED: That city-owned residential property that is suitable for renovation and resale may be donated to the HOME Program to satisfy local match requirements; be it further

RESOLVED: When a city-owned property is donated to the HOME Program, the proceeds from the future resale of that property shall become program income to the HOME Program; be it further

RESOLVED: That the Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project C08000 based upon program income that is generated by HOME Program activities; be it further

RESOLVED: That the Finance Department is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

By Alsawaf supported by Herrick.

7-351-24. WHEREAS: The US Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) was authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA) for the purpose of providing decent affordable housing to low-and-moderate income households, and

WHEREAS: NAHA provides for the designation of geographically contiguous units of local government to participate as a consortium and be considered a single unit of local government for the purposes of the HOME program, and

WHEREAS: The Cities of Dearborn, Lincoln Park, Livonia, Taylor, and the County of Wayne are contiguous units of local government and desire to form a consortia (the "Wayne County HOME Consortia") for the purposes of formulating and submitting required plans for the purpose of receiving an allocation and participating in the HOME Program administered by HUD for which they may be eligible, and for the purpose of cooperating to undertake or to assist in the undertaking of housing assistance activities for the HOME Program, and

WHEREAS: HUD regulations require consortia designations to be re-certified every three years and the current designation expires on June 30, 2024, and

WHEREAS: After this current HOME ICA agreement expires on June 30, 2024, all future HOME ICA agreements shall automatically be renewed for the Consortium's participation in successive qualification periods of three federal fiscal years each at which time the opportunity to renew or discontinue will be available; therefore be it

RESOLVED: That Mayor Abdullah H. Hammond be and is hereby authorized to execute an Intergovernmental Agreement (ICA) defining the City of Dearborn's membership and participation in the Wayne County HOME Consortia for the term of three-years from July 1, 2024 to June 30, 2027; be it further

RESOLVED: That the Economic Development Department be and is hereby authorized to donate city-owned residential properties (properly acquired through tax foreclosure, the HUD \$1 Home Sale Program, or the locally funded Neighborhood Stabilization Program that are suitable for renovation and resale to qualified homebuyers) to satisfy program matching requirements; be it further

RESOLVED: That the Finance Director be and is hereby authorized to automatically establish a revenue budget and corresponding appropriations in the Community Development Fund project 008028 based upon program income that is generated by LOMA Program activities; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

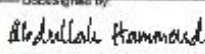
Grantee SF-424's and Certification(s)

DocuSign Envelope ID: 7A3D2FEE-EF5C-44CE-8944-BD592AC27D8C

OMB Number: 4340-0034
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
<div> <div> * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate label(s): <input type="text"/> * Other (Specify): <input type="text"/> </div> </div>		
* 3. Date Received: <input type="text"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>		* c. UFI: <input type="text"/>
d. Address:		
<div> * Street1: <input type="text"/></div> <div> Street2: <input type="text"/> </div> <div> * City: <input type="text"/> </div> <div> County/Parish: <input type="text"/> </div> <div> * State: <input type="text"/> </div> <div> Province: <input type="text"/> </div> <div> * Country: <input type="text"/> </div> <div> * Zip/Postal Code: <input type="text"/> </div>		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
<div> Prefix: <input type="text"/> </div> <div> * First Name: <input type="text"/> </div> <div> Middle Name: <input type="text"/> </div> <div> * Last Name: <input type="text"/> </div> <div> Suffix: <input type="text"/> </div> <div> Title: <input type="text"/> </div> <div> Organizational Affiliation: <input type="text"/> </div> <div> * Telephone Number: <input type="text"/> </div> <div> Fax Number: <input type="text"/> </div> <div> * Email: <input type="text"/> </div>		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
C: City or Township Government		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
* Other (specify):		
* 10. Name of Federal Agency:		
U.S. Department of Housing and Urban Development		
11. Catalog of Federal Domestic Assistance Number:		
14.210		
CFDA Title:		
Community Development Block Grant / Entitlement Grants		
* 12. Funding Opportunity Number:		
N/A		
* Title:		
N/A		
13. Competition Identification Number:		
N/A		
Title:		
N/A		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
	Add Attachment	Delete Attachment
		View Attachment
* 15. Descriptive Title of Applicant's Project:		
Dearborn, Michigan 2024-25 Community Development Block Grant Project		
Attach supporting documents as specified in agency instructions.		
Add Attachments	File Attachments	View Attachments

Application for Federal Assistance SF-424	
19. Congressional Districts Of:	
* a. Applicant: <input type="text" value="MI-024"/>	* b. Program/Project: <input type="text" value="MI-024"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
20. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2024"/>	* b. End Date: <input type="text" value="06/30/2025"/>
21. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="1,838,204.00"/>
* b. Applicant:	<input type="text"/>
* c. State:	<input type="text"/>
* d. Local:	<input type="text"/>
* e. Other:	<input type="text" value="750,561.00"/>
* f. Program Income:	<input type="text" value="70,000.00"/>
* g. TOTAL:	<input type="text" value="2,258,765.00"/>
22. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
23. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/>	
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
24. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Abdullah"/>
Middle Name: <input type="text" value="H."/>	
* Last Name: <input type="text" value="Bamugoud"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="313-943-2100"/>	* Fax Number: <input type="text" value="313-943-3070"/>
* Email: <input type="text" value="h.bamugoud@tomborn.gov"/>	
* Signature of Authorized Representative:	* Date Signed: <input type="text" value="8/5/2024"/>
Designated by:  <small>00E8AD8B2E4C</small>	

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0009
Expiration Date: 02/26/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0344-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1631-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable:

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Standard Form 424D (Rev. 7-87)
Prescribed by GSA Circular A 102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1606 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which require recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11680; (d) evaluation of flood hazards in floodplains in accordance with EO 11684; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1651 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-203).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11683 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§468a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subaward under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
Digitally signed by: <i>Abdullah Hammed</i> ECF540019173442		Mayor	
APPLICANT ORGANIZATION		DATE SUBMITTED	
City of Daraborn		8/5/2024	
Digitally signed by: <i>Jeremy Roper</i> E7A13BA35E3460		8/5/2024	

SF-424D (Rev. 7-97) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24, it has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

DocuSigned by:
Abdullahi Hammond
3094570017842
Signature of Authorized Official

8/5/2024
Date

DocuSigned by:
Jeremy Ramey 8/5/2024
E7A5726A5E3460

Mayor
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

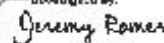
Compliance with Anti-discrimination laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2006d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

<small>DocuSigned by:</small>  <small>2076452183724471</small>	8/5/2024
Signature of Authorized Official	Date

Mayor
Title

<small>DocuSigned by:</small>  <small>E7A679BA25E6408...</small>	8/5/2024
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APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.