

DEARBORN 2025-26 ANNUAL ACTION PLAN DRAFT

Executive Summary

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

1. Introduction

The City of Dearborn's 2025-26 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. **[Special note: The City of Dearborn has declined to be a direct recipient of Emergency Solutions Grant (ESG) funding.]**

During the reporting period, the City of Dearborn is estimated to receive a 51st Year CDBG Entitlement allocation of HUD funding in the amount of \$1,700,000 which includes an **estimated** CDBG entitlement allocation of \$1,700,000, anticipated CDBG program income of \$70,000, and an **estimated** 2024 HOME Allocation in the amount of \$500,000 from the Wayne County HOME Consortia.

The City of Dearborn 2025-26 Annual Action Plan proposed objectives will include the following activities and public services:

- Provide up to 10 emergency minor home repair rehab projects and 10 comprehensive home rehab repair projects consisting of correcting code violations in the entire home for low and moderate-income homeowners.
- Replacement of playground equipment and a sand volleyball court at Argyle-Williamson Park.
- Provide 25-40 front porch and step replacements for low-and-moderate-income homeowners.
- Provide public health service for the City's Vector Control Program which pays for salary/fringes for one Vector Technician. The pest (rodents) control services include resident complaint investigation, education, counseling, and follow-up.
- Provide construction, design work and project management staff support to the Warren Avenue Façade Improvement program.
- Provide design work and project management staff support to the Dix Vernor Façade Improvement program.
- Provide code enforcement activities which include the salaries of three code enforcement officers. Activities will include exterior inspections of residential homes, yards, and vacant lots (focused on property maintenance and sanitation standards)

and exterior inspections focused on illegal rental properties, vacant homes, fire-damaged homes and items related to permits.

- Provide commercial rehabilitation Improvement support for a key commercial property, Sam's Coffee House, within the Dix-Vernor Business District. Support will include the replacement of HVAC units and electrical work.
- Provide for the continuation of annual support for fair housing enforcement activities by the Fair Housing Center of Metropolitan Detroit.
- Provide economic development technical support for small businesses in the form of marketing plans, business plans, and references to technical services.
- Provide grant planning and management services.

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 2025-26 CDBG funds in the following categories:

01-Administration & Planning	\$256,000
02-Housing Rehabilitation	\$255,000
03-Public Facilities and Improvements	\$665,000
04- Public Service	\$112,000
05-Code Enforcement	\$240,000
06- Contingencies (program income)	\$70,000

This Annual Action Plan proposes to use the remaining 2025-26 CDBG-CV funds in the following categories:

Administration and Planning	\$63,161.41
Unexpended and Unprogrammed Funds	\$447,281.43

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 (2023-24)	\$2,305,926.56	as of 6/30/2024
Second Year (2022-23)	\$1,068,256.55	as of 7/18/2023
First Year (2021-22)	<u>\$1,634,484.44</u>	as of 6/30/2022
Con Plan Total	\$5,008,667.55	

Expenditures for the most recently completed fiscal year totaled \$2,674,270.02 for the following national objective categories:

Low/Mod Housing Benefit	\$55,055.82
Low/Mod Neighborhood Benefit	\$2,210,442.98
Low/Mod Limited Clientele	\$268,736.50
Planning/Administration	\$140,034.73

4. Summary of citizen participation process and consultation process

The Economic Development Department sought out participation and consultation in the development of this Plan from City residents, nonprofit organizations, human service providers, the Continuum of Care, government employees, elected officials, and businesses. The first annual public hearing was held at the Dearborn Administrative Center on March 19, 2025, at 2 p.m. The second was held on April 16, 2025, at 5 p.m. In addition, service providers will be asked to solicit input for the Plan.

Public Notice was also posted on the City's Economic and Community Development Department webpage and on the public notice board.

Following the public hearings, the Economic Development Department will open a 30-day comment period to gather input from the community at-large. After the comment period, a public hearing will be held by the Economic Development Department. The notices of the public comment period and public hearings are to be posted in the local newspaper and on the City of Dearborn website. In addition, the dates are emailed to all of the applicants who submitted a request for funding for the 2025 Program Year. The draft Plan will be made available on the City's website, in the Economic Development Department, three City public libraries, and at ACCESS.

5. Summary of public comments

The Economic Development Department held its first annual public hearing on March 19, 2025. A second public hearing was held on April 16, 2025. The notices of the public comment period and public hearings were posted in the local newspaper and on the City's public notice board in front of the Dearborn Administrative Office. In addition, the legal notices will be emailed to our consolidated plan mailing list and all of the applicants and inter-department city staff who submitted a request for funding for the upcoming 2025 program year. The Economic Development Department will open a 30-day comment period to gather input from the community-at-large. The draft Annual Action Plan is available in the Economic and Community Development Department, three City public libraries, and ACCESS.

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

No organization submitted any comments or views during the public hearings.

7. Summary

The 2025-26 City of 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 FY2025 Annual Action Plan proposes to use funding in the performance categories summarized below.

Decent Housing

Availability/Accessibility	\$995,000 (includes 2025 HOME allocation)
Affordability	\$0

Suitable Living Environment

Availability/Accessibility	\$112,000
Sustainability	\$665,000

Economic Development

Availability/Accessibility	\$10,000
Sustainability	\$761,401

Planning/Administration

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 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 2016-2021 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 Process

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

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

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

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

Table 1– Responsible Agencies

Narrative

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

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.

Annual Action Plan Public Contact Information

Regina Sistrunk

Community Development Compliance Officer

City of Dearborn

rsistrunk@dearborn.gov

Expected Resources

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

Introduction

The City of Dearborn is estimated to receive \$1,700,000 for its 2025-26 CDBG allocation and \$500,000 for its 2024 HOME allocation this plan year. Often additional resources are leveraged by the city and our Sub-recipients and partners to complete a project.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,700,000	70,000	0	1,770,000	0	2025-26 Estimated Annual CDBG Allocation in the amount of \$1,700,000 Program Income added in the amount of \$70,000 for a total of \$1,070,000
HOME	public - federal	Housing Other	500,00	0	0	500,000	0	Estimated Annual HOME Investment Partnerships Program allocation amount \$500,000

Table 2 - 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:

Public Infrastructure projects will be supported with additional City and State infrastructure dollars.

The Dix Vernor Business Improvement project with additional private funds.

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.

Anticipated 2025-26 resources available through this plan to address housing objectives:

Housing Rehabilitation Programs--

\$ 0	Carry-forward from prior CDBG allocation
\$1,700,000	2025-26 CDBG allocation
\$500,000	HOME Funds through Wayne County HOME Consortia

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the condition of existing housing.	2021	2026	Affordable Housing	City-Wide	Emergency Rehabilitation Single-Unit Residential Rehabilitation Single-Unit Residential	CDBG: \$175,000 HOME: \$500,00	Homeowner Housing Rehabilitated: 10 Comprehensive and 10 Emergency Minor Home Rehabilitation Household Housing Unit
2	Administration, Planning, and Management	2021	2026	Administration and Planning	City-Wide	Grant Administration and Planning	CDBG: \$250,000	Other: 5 Other
3	Affirmatively Further Fair Housing	2021	2026	Grant Administration and Planning	City-Wide	Fair Housing Activities (subject to admin cap)	CDBG: \$6,000	Other: 1 Other
4	Support / Improve Neighborhood Recreational Facilities	2021	2026	Non-Housing Community Development	Fordson East Fordson West Salina	Neighborhood and Recreational Facilities	CDBG: \$665,000	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	Support Economic Development	2021	2026	Economic Development	Fordson East Fordson West Salina	Economic Development	CDBG: \$761,401 \$10,000	Facade treatment/business building rehabilitation: 20 Business Businesses assisted: 20 Technical assistance for businesses: 5 businesses assisted
6	Support Health Services	2021	2026	Non-Housing Community Development	Fordson East Fordson West Salina	Vector Technician Equipment and Supplies	CDBG: \$112,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 51,000 Persons Assisted
7	Support Code Enforcement	2021	2026	Non-Housing Community Development	Fordson East Fordson West Salina	Code Enforcement	CDBG: \$240,000	Housing Code Enforcement/Foreclosed Property Care: 2,000 Household Housing Unit

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the condition of existing housing.
	Goal Description	Provide assistance to low-mod homeowners to complete and correct code violation and necessary repairs, improve energy efficiency and address lead-based paint / lead hazards testing and abatement.
2	Goal Name	Administration, Planning, and Management
	Goal Description	Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. Program planning activities, including the development of comprehensive plans, capacity building, environmental studies, area neighborhood plans, and functional plans.
3	Goal Name	Affirmatively Further Fair Housing
	Goal Description	Continuation of annual support for fair housing enforcement activities of the Fair Housing Center of Metro Detroit.
4	Goal Name	Support Neighborhood/Recreational Facilities
	Goal Description	Rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or multiple purposes. Renovations and/or improvements to public facilities such as libraries or neighborhood parks
5	Goal Name	Support Economic Development
	Goal Description	Facade treatment/business building rehabilitation for businesses in the Warren Avenue and Dix Vernor Corridor. Provide technical assistance to local businesses in the form of business plans, marketing plans, workshops, etc.
6	Goal Name	Support Health Services
	Goal Description	Services addressing the physical health needs of residents of the community. These health services will reduce or eliminate vector (disease carrying pests) in target areas of concentration, inspections and compliance monitoring, trapping, baiting, education and follow-up.

7	Goal Name	Support Code Enforcement
	Goal Description	Salaries and overhead costs associated with property inspections and follow-up actions (such as legal proceedings) directly related to the enforcement (not correction) of state and local codes.

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

#	Project Name
1	2025 Home Rehabilitation
2	2025 Administration
3	2025 Fair Housing
4	2025 Argyle Williamson Park Project
5	2025 Dix Vernor Business Improvement Project
6	2025 Warren Avenue Façade Improvement Program
7	2025 Dix Vernor Façade Improvement Program
8	2025 Code Enforcement
9	2025 Economic Development: Technical Assistance
10	2025 Front Step/Porch Program
11	2025 Vector Control

Table 4 – Project Information

AP-38 Project Summary

Project Summary Information

1	Project Name	2025 Home Rehabilitation
	Target Area	City-Wide
	Goals Supported	Improve the condition of existing housing. Affirmatively Further Fair Housing
	Needs Addressed	Rehabilitation Single-Unit Residential Emergency Rehabilitation Single-Unit Residential
	Funding	CDBG: \$100,000 HOME: \$500,000
	Description	2025-26 HOME REHABILITATION PROGRAM: \$100,000 of CDBG funds for the continuance of the Emergency Minor Home Repair Program which provides up to \$9,500 toward eligible home repairs. Program administered by the Rehabilitation Division of the Dearborn Economic Development Department. The package includes deferred loans to low and moderately-low-income homeowners for rehabilitation of their property, City-Wide. Includes project/administrative support for assistance provided through various local, state or federal resources. The 2024 HOME allocation is \$500,000 received through the Wayne County HOME Consortia will be utilized for comprehensive home repairs of up to \$60,000 per home and consists of correcting code violations in the entire home to ensure safe and sanitary living environment for Dearborn residents.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 20 households will benefit from their home being rehabilitated.

	Location Description	City of Dearborn, Economic Development Dept., 16901 Michigan Avenue, Suite 7, Dearborn, MI 48126
	Planned Activities	Deferred loans to low- and moderate-income homeowners for rehabilitation of their property, City-Wide. Includes project/administrative support for assistance provided through various local, state or federal resources.
2	Project Name	2025 Administration
	Target Area	City-Wide
	Goals Supported	Improve the condition of existing housing. Improve Public Infrastructure Support Neighborhood/Recreational Facilities Support Code Enforcement Support Crime Awareness/Prevention Services Support Youth Empowerment services Support Youth Drug Prevention Services Increase Social Services Programs for Low/Mod Affirmatively Further Fair Housing Administration, Planning, and Management
	Needs Addressed	Grant Administration and Planning
	Funding	CDBG: \$250,000
	Description	2024-25 Allocation \$250,000 General grant administration, planning and management services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	General grant administration, planning and management services.

	Location Description	City of Dearborn, Economic Development Dept., 16901 Michigan Avenue, Suite 7, Dearborn, MI 48126
	Planned Activities	General grant administration, planning and management services.
3	Project Name	2025 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
	Description	2025-26 CDBG Allocation \$6,000 of 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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Continuation of annual fair housing support for enforcement activities with the Fair Housing Center of Metro-Detroit.
	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.
4	Project Name	2025 Argyle-Williamson Park
	Target Area	Salina Neighborhood
	Goals Supported	Support / Improve Neighborhood and/or Recreational Facilities Public Facilities to Remove Architectural Barriers

	Needs Addressed	Neighborhood and Recreational Facilities
	Funding	CDBG: \$265,000
	Description	2025-26 Allocation \$265,000 - Dearborn Recreation & Parks Department will utilize funds for the replacement of a new playground and sand volleyball court. Argyle-Williamson Park is a heavily used neighborhood park. It has not seen improvements in 15+ years, which is longer than other parks in the system.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 51,000 residents will benefit from new playground equipment in the Argyle-Williamson neighborhood.
	Location Description	5410 Argyle Dearborn, MI 48126
	Planned Activities	Replacement of Playground Equipment and Sand Volleyball Court.
5	Project Name	2025 Dix Vernor Business Improvement Project
	Target Area	Salina
	Goals Supported	Support / Improve Neighborhood and/or Recreational Facilities Public Facilities to Remove Architectural Barriers
	Needs Addressed	Neighborhood and Recreational Facilities
	Funding	CDBG: \$400,000
	Description	2025-26 Allocation \$400,000 - Funding is used to revitalize a key commercial property, Sam's Coffee House, within the Dix-Vernor Business District Improvement area
	Target Date	6/30/2026

	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	10311 Dix Ave, Dearborn, MI 48120
	Planned Activities	Installation of new HVAC and electrical systems.
6	Project Name	2025 Dix Vernor Facade Program
	Target Area	Salina
	Goals Supported	Support Economic Development
	Needs Addressed	Economic Development
	Funding	\$304,454
	Description	2025-26 Allocation \$304,454 - 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	6/30/2026
	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.

7	Project Name	2025 Vector Equipment and Salary
	Target Area	Fordson East Fordson West Salina
	Goals Supported	Support / Improve Public Facilities
	Needs Addressed	Public, Neighborhood and Recreational Facilities
	Funding	\$112,000
	Description	Dearborn Public Works Department will utilize CDBG funds in the Vector Control Division for the salary of full-time environmental technician (FT), operating supplies, training and purchasing vector supplies (rodenticide) for the continuation of the pest (rodents) control and health services of the Vector Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 51,000 residents will benefit from the purchase of needed Vector control equipment and environmental supplies.
	Location Description	City of Dearborn, Public Works Dept., 2951 Greenfield Rd., Dearborn, MI 48120
8	Planned Activities	Purchase Vector control equipment and environmental supplies for the continuation of the Vector Control Program
	Project Name	2025 Code Enforcement
	Target Area	Fordson East Fordson West Salina

	Goals Supported	Improve the condition of existing housing. Support Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$400,000
	Description	2025-26 CDBG Allocation \$400,000 Support is requested for the salaries and fringe benefits of three code enforcement officers for the City of Dearborn to provide exterior inspections of residential homes, yards, vacant properties/lots for a variety of property maintenance sanitation, and nuisance ordinance violations in the CDBG eligible neighborhoods.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2,000 household housing units will benefit from this code enforcement activity annually.
	Location Description	City of Dearborn, Economic Development Dept., 16901 Michigan Avenue, Suite 7, Dearborn, MI 48126
	Planned Activities	Exterior inspections of residential homes, yards, and vacant lots (focused on property maintenance and sanitation standards). NE and SE Dearborn. Exterior inspections focused on illegal rental properties, vacant homes, fire-damaged homes and items related to permits.
9	Project Name	2025 Warren Ave Facade Program
	Target Area	Fordson East Fordson West
	Goals Supported	Support Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$400,000

	Description	2025-26 Allocation \$400,000 - 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. Funding will support program staff salary and fringe benefits for this project.
	Target Date	6/30/2026
	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.
10	Project Name	2025 Economic Development: Technical Assistance
	Target Area	Fordson East Fordson West Salina
	Goals Supported	Support Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$10,000

	Description	2025-26 Allocation \$10,000 - Funds will be used to provide technical assistance to small businesses in the City of Dearborn. Assistance may come in the form of workshops, assistance in developing business plans, marketing, and referrals to lenders or technical resources.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated five businesses in the community will be supported through this project.
	Location Description	City of Dearborn, Economic Development Dept., 16901 Michigan Avenue, Suite 7, Dearborn, MI 48126
	Planned Activities	Technical assistance to small businesses in the City of Dearborn. Assistance may come in the form of workshops, assistance in developing business plans, marketing, and referrals to lenders or technical resources.
11	Project Name	2025 Front Step/Porch Program
	Target Area	Fordson East Fordson West Salina
	Goals Supported	Improve the condition of existing housing.
	Needs Addressed	Rehabilitation Single-Unit Residential
	Funding	CDBG: \$80,000
	Description	2025-26 CDBG Allocation \$80,000 CDBG funds support in evaluating residents' porches, developing specifications from qualified project team leadership, and forwarding specifications to city contractors to complete work.
	Target Date	6/30/2026

Estimate the number and type of families that will benefit from the proposed activities	An estimated 25-40 homes will benefit from this project.
Location Description	City of Dearborn, Economic Development Dept., 16901 Michigan Avenue, Suite 7, Dearborn, MI 48126
Planned Activities	Repair Porches and Front Steps for residents' homes on the east end of Dearborn.

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 Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

The City is anticipating generating at minimum \$70,000 in program income during the 2022 program year. These funds will be leveraged with some of the 2025-26 CDBG projects this fiscal year.

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
	70,000

Total Program Income:

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 fifth 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. The city anticipates the overall benefit of persons of low and moderate income with the projects identified will be 100 percent.