

CITY OF DEARBORN



DEARBORN ECONOMIC DEVELOPMENT

2021-25 HOUSING AND COMMUNITY DEVELOPMENT CONSOLIDATED PLAN

2025-26 ANNUAL ACTION PLAN FOR PERIOD JULY 1, 2025 THRU JUNE 30, 2026



SUBMITTED BY THE CITY OF DEARBORN'S ECONOMIC
DEVELOPMENT DEPARTMENT

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 \$2,435,278 which includes a CDBG entitlement allocation of \$1,865,278, anticipated CDBG program income of \$70,000, and an estimated 2025 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	\$345,838.59

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:

Fourth Year (2024-25) \$1,536,033.57 as of 6/17/2025

Third Year (2023-24)	\$2,674,270.03	as of 9/16/2024
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	\$6,544,701.12	

Expenditures for the most recently completed fiscal year totaled \$2,674,270.03 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. The notices of the public hearings and public comment period were 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 is 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 public comment period ran from May 7 to June 9, 2025. The notices of the public hearings and the public comment period 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 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 or the public comment period.

7. Summary

The 2025-26 City of Dearborn Annual Action Plan reflects the coordinated efforts of City's Economic Development Department, 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	\$755,000
Affordability	\$0

Suitable Living Environment

Availability/Accessibility	\$112,000
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Sustainability	\$905,000
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Economic Development

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

N/A	\$256,000
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Program Income	\$70,000
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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. Included in our plans for the neighborhoods are bioretention projects in West Morrow Circle, a tree planting project by the United Auto Workers Local 600 location on Dix Avenue, and a Warren Transformation Project funded using \$28.8 million in grant funds from the Safe Streets and Roads for All program.

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

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Community Development Compliance Officer

City of Dearborn

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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

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-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	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 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.
2	Agency/Group/Organization	Leaders Advancing and Helping Communities (LAHC)
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services-Employment

What section of the Plan was addressed by Consultation?	Youth Empowerment/Entrepreneurship
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

No agencies were intentionally excluded from the process. An effort was made by the city to make all meetings open and to distribute information about the planning process to interested agencies. The City did not consult with the State Dept of Human Services, Michigan Housing Development Authority, and other federal agencies when developing the Consolidated Plan.

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	Out Wayne County	City of Dearborn is part of the Out Wayne County Homeless Coalition. The goals are the same.
Dearborn 2030 Master Plan	Dearborn Economic Development Dept.	The Con Plan Strategic Plan goals overlap with the 2030 Master Plan sustainability goals which include plans and grant initiatives. It also overlaps with the culture, recreation and environment goals.

Table 3 - Other local / regional / federal planning efforts

Narrative

Wayne County is the lead grantee and the participation jurisdiction in the implementation of the Wayne County HOME Consortia Consolidated Plan. The County along with the other HOME Consortia members which include; City of Dearborn, City of Livonia, City of City of Taylor, and the City of Lincoln Park communities participated in quarterly HOME meeting and planning sessions for the development of this Plan.

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 2025-26 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. 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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Arabic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	First annual public hearing on March 19, 2025.	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)
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Arabic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Second Public Hearing on April 16, 2025	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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Arabic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Public Notices for March 19, 2025, and April 16, 2025, public hearings were published in the Dearborn Press and Guide and Arab American News in English and Arabic languages.</p>	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

The City of Dearborn received \$1,865,278 for its 2025-26 CDBG allocation and an estimated \$500,000 for its 2025 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	\$1,865,278	\$70,000	\$434,123	\$2,369,401	0	2025-26 actual Annual CDBG Allocation in the amount of \$1,865,278 include \$434,123 of unexpended prior year resources and Program Income in the amount of \$70,000 for a grand total of \$2,369,401

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: \$		
HOME	public - federal	Housing Other	500,000	0	0	500,000	0	Estimated Annual HOME Investment Partnerships Program allocation amount \$500,000

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:

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
\$1,865,278	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 Rehab projects and 10 Emergency Rehab projects 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support / Improve Neighborhood Recreational Facilities	2021	2026	Non-Housing Community Development	Fordson East Fordson West Salina	Neighborhood and Recreational Facilities	CDBG: \$400,000 \$265,000	<p>Small Business receiving new HVAC and Electric units, as well as other renovations in the Dix Vernor Corridor.</p> <p>Local Park receiving funds to replace existing playground equipment with updated ones.</p> <p>Public service activities other than Low/Moderate Income Housing Benefit: 51000 Persons Assisted</p>

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	Small businesses receiving exterior building facade repair work in Warren Ave and Dix Vernor business corridors 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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 Housing benefit: 2,000 Household Housing Units

Table 6 – 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/building rehabilitation for small businesses in the Warren Avenue and Dix Vernor Business Corridors. 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 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
12	2025 Warren Ave & Dix Vernor Business Interior Renovation Project (CARES Act)

Table 7 – 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.
	Needs Addressed	Rehabilitation Single-Unit Residential Emergency Rehabilitation Single-Unit Residential
	Funding	CDBG: \$175,000 HOME: \$500,000

	Description	2025-26 HOME REHABILITATION PROGRAM: \$175,000 of CDBG funds for the continuance of the Emergency Minor Home Repair Program which provides up to \$25,000 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 2025 HOME allocation is \$500,000 received through the Wayne County HOME Consortia will be utilized for comprehensive home repairs of up to \$90,000 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	2025-26 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 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 and correct code violations throughout building. A portion of the building once rehabilitated will be utilized to house a non-profit organization to serve the community.
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 administration of the Dix-Vernor projects.
	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 Control Program
	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: \$240,000
	Description	2025-26 CDBG Allocation \$240,000 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: \$456,974
	Description	2025-26 Allocation \$456,974 - 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
12	Planned Activities	Repair Porches and Front Steps for residents' homes on the east end of Dearborn.
	Project Name	2025 Warren Ave & Dix Vernor Business Interior Renovation Project (CARES ACT)
	Target Area	Salina
	Goals Supported	Support / Improve Neighborhood and/or Recreational Facilities
	Needs Addressed	Neighborhood Recreational Facilities
	Funding	CDBG-CV: \$409,000

	Description	2021 CDBG-CV CARES Act funds will be utilized to provide specific interior upgrades in the Warren Ave and Dix Vernor business corridors that will tie back to prevention, preparation for, and response to coronavirus. The interior upgrades would include installation of a HEPA filtration system, HVAC upgrades, and expansion of outdoor seating
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated two businesses in the community will be supported by this project
	Location Description	City of Dearborn, Economic Development Dept., 16901 Michigan Avenue, Suite 7, Dearborn, MI 48126
	Planned Activities	Provide interior upgrades for local businesses in the Dix Vernor and Warren Corridor.

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

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.

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 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%.

Discussion

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 2025/26 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 PY2025 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:

1. 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.

2. 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.
3. City Housing Division to manage subsidized and rent controlled housing for the low-income seniors and disabled.
4. 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.
5. 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.
6. The Economic Development Department established a workforce hub and entrepreneurship incubator. This will support women starting businesses in Dearborn and create an open space for entrepreneurs.
7. The Economic Development Department executed 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. The Economic Development Department lost two staff positions during this period. By the summer of 2025 the Economic Development Department will have filled the positions that were lost and will have regained most levels of 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 three 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).

This identifiable gap in our housing delivery system, had finally been resolved; however, their CHDO

status fell through. 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.

Therefore, any organization interested in creating or becoming a CHDO in the City of Dearborn may contact the Economic Development Department for 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.

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.

Discussion

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.

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 2025 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
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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.