

# Executive Summary

## ES-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

Sterling Heights is a participating member of the Macomb HOME Consortium and participates in the Consortiums Consolidated Planning Process. The Consolidated Plan identifies the five year programmatic goals, and activities for the Home Investment Partnership Program (HOME) the Community Development Block Grant (CDBG), and the Emergency Solutions Grant (ESG) for Macomb County HOME Consortium. The Urban County of Macomb is comprised of 21 local units of government. The Macomb HOME Consortium, comprised of the Urban County of Macomb, the Charter Township of Clinton, and the Cities of Roseville and Sterling Heights has prepared this Consolidated Plan (Plan), in order to qualify for CDBG, HOME, and other formula program funding administered by the U.S. Department of Housing & Urban Development (HUD). This Con Plan is effective from July 1, 2014 through June 30, 2019.

In sum, the Macomb HOME Consortium has undertaken housing and community development programs for decades. It has repaired homes, promoted transitional housing, helped developmentally-disabled adults find adequate housing and achieve independence, constructed, improved and or expanded public facilities including parks and senior centers, constructed or improved streets, sidewalks and water and sewer facilities, and provided human services to address LI needs. The 2014-2019 plan will continue, expand, and reinforce these accomplishments.

The Macomb HOME Consortium is a Mission based organization that aims to serve Macomb County low income residents by adhering to the following Mission Statement:

#### **Mission Statement**

The Macomb HOME Consortium will provide decent, affordable housing to LI residents within its jurisdiction, in accordance with the provisions of the National Affordable Housing Act of 1990, as amended. Consortium members will, moreover, use their community development resources in concert with their housing and community development partners, to promote decent housing and a suitable living environment for LI persons, in accordance with the Housing and Community Development Act of 1949, as amended.

### 2. Summary of the objectives and outcomes identified in the Plan

Sterling Heights embraces the objectives identified in the 2014 to 2019 Macomb HOME Consortium Consolidated Plan. The Consortium and its individual members expect to address each of these objectives during the life of this Plan.

### **Improve Public Facilities and Infrastructure**

Community and stakeholder feedback indicate a need for public works and improvements throughout the County. The public demands that facilities and infrastructure be maintained and installed as appropriate to meet existing and increased needs. This Plan will focus on maintaining and improving existing (and creating new) public facilities and improvements that primarily serve LI people, or which are located in blighted neighborhoods.

### **Make Available Appropriate Housing**

The maintenance and preservation of housing for all residents but particularly affordable housing for LI owners and renters is a high priority of this Plan. Newly homeless, and at-risk, families require assistance to maintain their dignity and preserve what has become a tenuous grip in the economic mainstream. Families face economic uncertainty due to stagnant or declining incomes resulting from un- or under-employment, plus losses of health and other benefits. These families, too, are at risk.

### **Address the Needs of the Homeless and At-Risk Families**

Homelessness is increasing in Macomb County. The January 2009 Point-in-Time survey conducted by the MHC counted 1176 homeless persons in the County, including 125 families, 165 children, and 353 chronically homeless people in the County. This figure excludes those who are sporadically homeless, temporarily housed, illegally squatting in foreclosed properties, or who have special needs. The result is an undercount, and possibly inadequate support systems.

### **Provide and Expand Human Services**

Community and stakeholder feedback also indicate a strong need for improved human services, particularly as they relate to individuals and families made homeless, or who risk homelessness due to job loss or underemployment. Those affected spend inordinate amounts of time seeking essential services only to find them not offered or inaccessible. Municipal resources are overextended, despite the compelling need to serve these people.

### **Foster Economic Development**

Economic development, job creation, and business attraction and retention continue to be a priority for Macomb County residents. Public Engagement conducted for this plan noted the need work to eliminate blight in low-income areas and the retail/commercial clusters that serve them. Macomb County is still

recovering from a period of severe recession. As a result, many families are still unemployed or face unemployment.

### **Address Post-Foreclosure Housing Crisis Needs**

The 2009 plan noted 11,000 foreclosures in Macomb County between 2005 and 2008.

### **Expand Comprehensive Planning, Management and Capacity**

We need be able to effectively anticipate and address the rapidly changing economic, social and demographic environment in the County.

## **3. Evaluation of past performance**

Over the 2009 to 2013 planning period, the Macomb HOME Consortium has had a dramatically positive effect on residents in need of housing and services. Some of the highlights for each consortium member follow.

Sterling Heights focused its efforts on expanding its housing rehabilitation program. The City partnered with Habitat for Humanity and was able to work with Habitat to shift its efforts from new construction to rehabilitation. Sterling Heights also continued its support of public service activities. Directing much of the effort to respond to the rise in homelessness effected by the 2009 economic downturn.

## **4. Summary of citizen participation process and consultation process**

This Plan was developed over an extended period of time, starting in December of 2013 and Concluding with the submittal of the locally approved plan in June of 2014. Sterling Heights held public hearings, focus groups (open to the public), and participated in engagement activates for the Macomb HOME Consolidated Plan.

This process included cross-departmental coordination within each cities staff as well as targeted outreach to community organizations and service providers that have key knowledge about community assets and needs.

- Staff consulted with other Departments in order to obtain the most accurate information possible.
- An extensive process of citizen and stakeholder input that included four hearings, four planning open houses, and two focus group meetings to obtain stakeholder views on housing and service needs.
- Attendance and announcement of meeting schedule at the Macomb Homeless Coalitions regularly scheduled coordination meetings

- Hard copy mailing of the meeting announcement to: Angel's Wing Transitional Housing Program, A Beautiful Me, Care House, Hope Center, Macomb Literacy Partners, Macomb Homeless Coalition, Macomb County Warming Center, MCREST, Samaritan House, St. Vincent DePaul, Skyline Camp, Turning Point, Wigs 4 Kids, Macomb Charitable Foundation, Armada Police Athletic League, Macomb County Habitat for Humanity, Community Housing Network, United Way of Southeastern Michigan, Fair Housing Center of Metropolitan Detroit, ARC Services of Macomb, MCCSA, Office of Senior Services, Eastside Teen Outreach, Lighthouse Outreach, ACCESS.
- Other discussions involved the Consortium's membership at periodic meetings and individual members posted their Annual Plans on their respective websites.
- Online survey/Questionnaire to reach individuals not able to attend one of the schedule plan development meetings. Including outreach to Public Housing Associations (PHA's).
- Information sharing and discussion among Consortium members during Plan development.

This process ensured presentation and coverage of all issues to affected residents and stakeholders, with opportunity for their review and comment.

## **5. Summary of public comments**

The major findings of the public engagement process are summarized below:

### **Public Facilities.**

There is a high demand for public facilities and infrastructure improvement throughout the communities that comprise the Macomb HOME Consortium. Safety improvements to roadways, sidewalks, bikeways, crossing improvements to serve low income residents can address transportation needs, recreational needs, and improve the quality of life for LI and ELI residents. Infrastructure improvements to water, sewer, and stormwater treatment systems are also a priority.

### **Public Services:**

There is wide consensus of the need for continuing and improving public services, including services to homeless and those at risk of becoming homeless, emergency services to help at-risk populations keep their homes, services for children and their families, and for human services to help LI people cope with daily life. The needs in this category outweighed the funding and it was noted that the limitation of 15% of CBDG funds to public services was a challenge for communities.

### **Affordable Housing:**

In the last planning period (2009 to 2014) the Macomb HOME Consortium noted that investors were actively buying foreclosures and converting them to rental units. Also the foreclosure crisis increased the supply of vacant/available housing on the market. As such, the plan noted no immediate need for

new housing in Macomb County. As a result, the Consortium worked with housing partners, like Habitat for Humanity, who normally focus on new construction to instead work on housing rehabilitation and renovation. Despite foreclosure numbers declining in Macomb County to pre-recession levels, the impacts of the foreclosure crisis, like new LI owners in houses needing repairs, and LI renters in houses needing repairs, dictate an ongoing need to focus on rehabilitation and renovation. While there may be a latent demand for new housing product there was consensus among Coalition members and constituents to focus any new housing developments into areas currently serviced by water, sewer, and other public infrastructure.

### **Homelessness:**

Homelessness and the prevention of homelessness is a priority for the Macomb HOME Consortium. The Consortium and its constituents recognize that HUD is shifting priorities away from providing shelter beds and transitional shelters; however, it is apparent that the community needs more shelter beds to accommodate the current demand.

### **Economy:**

The past five years Macomb County and its residents endured a period of economic crisis and stagnation, this led to the Macomb HOME Consortium working diligently to respond to this crisis and utilize programs and funding opportunities to serve residents as they were provided. This could be described as a period of reactionary, or opportunistic planning. While not ideal, the lesson learned is that the needs for HOME, CBDG, and ESG funding far outweigh the level of funding. The Consortium was successful in managing the funding to meet the greatest need in a time of volatility and uncertainty. While the economic outlook has improved, the Consortium recognizes the advantage to maintaining a level flexibility in the Consolidated Plan. To assure that the plan would reflect the values of the community at large, the public process focused on identifying key issues and outlining priority objectives to guide implementation activities.

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

All comments were incorporated into the plan.

## **7. Summary**

Overall, Sterling Heights is a good place to live, work and play, and continues to grow, even during a period of population decline within the State of Michigan. The County is slowly recovering from a long and severe downturn in the regional economy. During the downturn the County's base economy (including housing and durable manufacturing) was severely challenged. Businesses that moved away and thousands of people lost their jobs and their homes. The impacts of the "Great Recession" are still a major priority for the coalition. Municipalities experienced a steep decline in tax revenues due to

declining property values, during a time of increased demand for public services. Though the general consensus is the county is recovering from this period, the impacts are still being felt. Quality of life in the County remains threatened and the efforts of the Macomb HOME Consortium to improve conditions for LI residents and families are as important as ever.

# 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
Lead Agency	STERLING HEIGHTS	
CDBG Administrator		

Table 1– Responsible Agencies

### Narrative

Sterling Heights is the lead entity for Community Development Activities within the City. Sterling Heights has well-established and successful housing and community development history. The municipality is chartered under State and local law to receive and administer grant funds. Sterling Heights has worked in concert with the other municipalities and with non-municipal partners to extend program efficiency, scope and reach. Partnerships extend to housing developers, public housing commissions, service providers, homeless advocates, and profit and non-profit institutions of all stripes. Any actions undertaken occur by staff, acting at the directive of their legislative bodies and executive officers.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Sterling Heights has a Public Housing Commission that was consulted in the development of this plan. To assure substantive involvement in the plan development and a collaborative plan writing process each Housing Commission was asked to submit written answers to the following questions, which are based on HUDs regulatory requirements.

- What are the most immediate needs of residents of public housing?
- Is there sufficient housing for households at all income levels? Is there a sufficient supply of public housing developments?
- What is the physical condition of public housing units? What are the restoration and revitalization needs of public housing?
- What are the barriers to providing affordable housing to low income residents?
- Are there negative effects of public policies on affordable housing and residential investment?
- What strategy do you recommend HOME prioritize for improving conditions for low-income and moderate-income families?
- Are there areas where households with multiple housing problems are concentrated?  
Are there projects areas where households with multiple housing problems are concentrated?  
Are there any community assets in these areas/neighborhoods?
- Are there Park improvements needed in low income neighborhoods? Are there streets, crossing, or safety improvements needed in low income neighborhoods?

The answers provided to these questions incorporated responses to corresponding sections of this plan.

Additionally, a public open house was held in the Community, and some additional needs that apply to the community were discussed at other meetings in the 2014 to 2019 Consolidated Plan process. Meetings were well attended by public and assisted housing providers, and private and governmental health, mental health and service agencies.

**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(I)).**

Outreach conducted in this planning process confirmed that the delivery system is strong but is challenged by financial constraints and a great need for eligible activities. The working relationships established between partners are noteworthy, having resulted in the creation of the Consortium, the Macomb Homeless Coalition (MHC), effective interdepartmental cooperation that combines resources to further Program objectives, and inter-agency interventions. The Consortium also meets with the cities



of Warren and St. Clair Shores on matters of mutual concern, and the County meets with its Urban County peers for the same purpose.

As reported in the last plan, the system is hindered by time and growing resource constraints, which impede cooperation among partners. Each has its own mandates, making it difficult to achieve the inter-organizational alignment necessary to address shared issues. Another constraint boils down to having insufficient money to address all needs. This forces hard choices between high priority needs and objectives, often diminishing opportunities for cooperation.

**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**

Sterling Heights does not receive ESG funds

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

No agencies were intentionally excluded from the process. An effort was made by the Consortium to make all meetings open and to distribute information about the planning process to interested agencies. It is unknown if any other agencies were not consulted.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	Care House
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
2	<b>Agency/Group/Organization</b>	WW Community Connections, Inc. d/b/a Hope Center in Macomb
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
3	<b>Agency/Group/Organization</b>	MACOMB HOMELESS COALITION
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
4	<b>Agency/Group/Organization</b>	Macomb County Warming Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
5	<b>Agency/Group/Organization</b>	MCREST
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
6	<b>Agency/Group/Organization</b>	Turning Point, Inc
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
7	<b>Agency/Group/Organization</b>	WIGS FOR KIDS, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
8	<b>Agency/Group/Organization</b>	MACOMB COUNTY HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.

**Table 2– Agencies, groups, organizations who participated**

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

Project Priorities are designed with feedback from various organizations including the Michigan State Housing and Development Authority (MSHDA) and the Regional HUD office in Detroit.

**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	Macomb County Homeless Coalition	The 10-year plan to end homelessness align with the goals and strategies of the Consolidated Plan.

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Project Priorities are designed with feedback from various organizations including the Michigan State Housing and Development Authority (MSHDA) and the Regional HUD office in Detroit.

**Narrative**

**PR-15 Citizen 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**

Sterling Heights looked to involve residents, non-profit organizations, staff comments from Coalition member agencies, and Housing Commissions in the creation of this plan. Sterling Heights also participated in the broad outreach campaign conducted for the preparation of the Macomb HOME Consortium Plan. Plan outreach took the form of open houses, focus groups, and online surveys. To encourage maximum involvement the focus group meetings were also open to the public, but participation was guided by direct invitations and a targeted agenda. One countywide focus group was held to discuss public services, and one was used to discuss housing and infrastructure issues. A community open house was held in Sterling Heights and a countywide open house was held for Macomb County. Additionally, the community held a separate public hearing to accept comments on the plan. The participation process is described in detail in the Macomb HOME Consortium section of this plan.

**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)

**Table 4– Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The following narrative, the data base presented, is updated based on the 2006 to 2010 CHAS Data and the 2010 ACS data. Additionally, while some of the data is similar to the last plan, it is important to recognize that Sterling Heights has experienced a period of radical changes in the housing market, employment, and social characteristics during the course of the previous planning period. The County is still in a period of recovery. As a result, this analysis may reflect a new economic and market realities.







## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Sterling Heights has a need to keep existing public facilities that are currently operating at a desirable level. To the extent possible and permitted by funding restrictions Sterling Heights recognizes a basic need to maintain staffing, condition, and contemporary quality at existing public facilities, summarized in the following categories:

- Public parks
- Senior centers
- Emergency response facilities
- River and recreational access ways (trails and paths)

Sterling Heights also has a need to fix existing public facilities that are not operating at a desirable level. To the extent possible and permitted by funding restrictions Sterling Heights recognizes a basic need to address issues at existing public facilities, summarized in the following categories:

- Maintenance at senior centers
- Playgrounds and parks in disrepair requiring modernization
- Parking lots at community centers
- Energy consumption inefficiencies at public facilities

Sterling Heights recognizes that while maintenance and repair of existing facilities present an important and extensive need, there is also a need to create new public facilities to address gaps in the current systems. To the extent possible and permitted by funding restrictions Sterling Heights recognizes the need to provide new public facilities, summarized in the following categories:

- Community centers
- Senior housing campuses
- Park improvements
- Homeless shelters
- Recreation facilities for youth
- Community gardens
- Satellite community centers
- Water parks
- Creating joint use facility opportunities for parks, pools, and schools

New geothermal facilities and energy efficient requirements

### **How were these needs determined?**

Public facility needs were determined by meeting with community leaders in a series of public forums and focus groups. The issues identified by these leaders were determined by Sterling Heights to be relevant to current funding priorities given the market and demographic conditions.

**Describe the jurisdiction’s need for Public Improvements:**

Sterling Heights has a need to keep existing infrastructure operating at a desirable level. To the extent possible and permitted by funding restrictions Sterling Heights recognizes a basic need to maintain condition, and contemporary quality with existing public improvements summarized in the following categories:

- Sidewalks
- Road Reconstruction
- ADA ramps for sidewalks
- Safety features of public environments

Sterling Heights also has a need to fix existing infrastructure not operating at a desirable level. To the extent possible and permitted by funding restrictions Sterling Heights recognizes a basic need to address issues with existing public improvements, summarized in the following categories:

- Road Reconstruction
- Sidewalks
- Maintenance activities for transportation infrastructure
- Infill development
- Targeted infrastructure maintenance to affordable neighborhoods and LI areas
- Drainage and stormwater systems
- Underground infrastructure
- Other capital projects

Sterling Heights recognizes that while maintenance and repair of existing infrastructure presents an important and extensive need, there is also a need to create new public improvements to address gaps in the current systems. To the extent possible and permitted by funding restrictions Sterling Heights recognizes the need to provide new public improvements and strategies, summarized in the following categories:

- Improvements coordinated through the development of a County-wide capital improvement or strategic plan

- Improvements funded through a 3 or 5-year rotational funding program which will allow communities to do fewer, but larger projects, with a greater impact on quality of life for low income residents
- Establishing growth boundaries to direct improvements into target areas to better serve low income residents
- Requiring new improvements to be constructed only in areas with existing infrastructure services like sewer, water, and transit
- New road construction, including roadway reconstruction/reconfiguration for complete street improvements.
- Creation of new open space corridors, trails, and amenities along rivers
- Installation of streetscape elements including, benches, trees, bike parking, streetlamps, curbing, medians, crosswalks, bikeways and sidewalks
- Bike paths and trails
- Better transportation options, transit, para-transit, and non-motorized
- Blight removal

### **How were these needs determined?**

Public improvement needs were determined by meeting with community leaders in a series of public forums and focus groups. The issues identified by these leaders were determined by Sterling Heights to be relevant to current funding priorities given the market and demographic conditions.

### **Describe the jurisdiction's need for Public Services:**

Sterling Heights has a need to keep existing public services operating at a desirable level. Sterling Heights members are dedicated to providing the maximum level of funding allowed, currently capped at 15%. Priorities for public services are as follows:

- Maintain homeless services, human services, homeless prevention
- Maintain staffing levels for key agency partners
- Encourage comprehensive planning/strategic planning activities to optimize coordination of services
- Measure the impact of existing public services on poverty and housing need on a regional level
- Funding for transit connectivity for seniors, disabled individuals, and low income individuals to employment and essential services
- Explore avenues for increasing level of public services expenditures higher than 15%, including policy advocacy at the federal level
- Support for vital services to residents, including housing, senior programs, child advocacy, literacy and other agencies providing essential needs

- Housing rehabilitation services
- Support services and human services, and emergency human services for residents in need, families with children, elderly, disabled, veterans, and other special need populations (child victims of abuse, victims of domestic violence, those at risk of losing home, hungry, etc.)
- Provision of training opportunities to professionals that help residents navigate complex systems and access available resources
- Creating and managing food banks
- Providing educational opportunities

Sterling Heights also has a need to fix public services that are not operating at a desirable level, summarized in the following categories:

- Provide local connections with public transportation and allow SMART/RTA funding to be directed to local services
- Work with public service providers to determine current gaps and underperforming in services to take steps to correct issues
- Address underperformance of services resulting from inadequate staffing levels
- Address service related infrastructure needs, like relieving blocked storm drains, snow removal staff and equipment, park maintenance staff and equipment

Sterling Heights recognizes that there is also a need to consider new public services to address gaps in the current systems, summarized in the following categories:

- Support for new and improved public transportation
- Attract and foster development of more experienced Community Housing Development Organizations
- Initiate and participate in a new Countywide capital improvement plan/strategic plan comprehensively address the complexity and interrelation of quality of life issues in Macomb County
- Expand homeless support services by providing more beds, better shelters, and expanded rapid re-housing and transitional housing
- Provide assistance for homeowners for mortgage payments who are at risk of foreclosure
- Support new programs and strategies to for seniors to age in place
- Create new community gardens and programs to help neighbors grow their own food, provide plans, ground, seed, etc.
- Support transportation demand management strategies by providing bus passes for students, public employees, and even offer pass benefits to employers
- Provide residents with a list of public service resources that are available to them in order to promote equity, access, and efficiency of programs

### **How were these needs determined?**

Public service needs were determined by meeting with community leaders in a series of public forums and focus groups. The issues identified by these leaders were determined by Sterling Heights to be relevant to current funding priorities given the market and demographic conditions.

**Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

A detailed Housing Market Analysis for the countywide section of this plan is intended to provide a clear picture of the local housing market, public and assisted housing needs, homeless and special needs facilities, barriers to affordable housing and characteristics of the local economy and workforce. Sterling Heights conducted an analysis of local employment trends and needs.

Key points of the Non-Housing Community Development Assets Analysis:

- The top three largest employment sectors in Sterling Heights are manufacturing, retail trade, and arts entertainment, and accommodations
- The top three occupations in Sterling Heights are 1) management, business, and financial with 25.29%, 2) sales and office, with 19.11 % and 3) service, with 9.58%
- 62% of workers in Sterling Heights have a less than 30 minute commute time







# MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

## Introduction

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	58	42	0	0	0
Arts, Entertainment, Accommodations	5,378	4,979	12	13	1
Construction	1,272	1,706	3	4	1
Education and Health Care Services	8,868	4,457	20	11	-9
Finance, Insurance, and Real Estate	2,841	1,724	6	4	-2
Information	916	291	2	1	-1
Manufacturing	6,232	9,039	14	23	9
Other Services	1,680	1,162	4	3	-1
Professional, Scientific, Management Services	5,991	5,586	14	14	0
Public Administration	49	39	0	0	0
Retail Trade	7,685	6,785	17	17	0
Transportation and Warehousing	892	661	2	2	0
Wholesale Trade	2,350	2,332	5	6	1
Total	44,212	38,803	--	--	--

**Table 5 - Business Activity**

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	68,140
Civilian Employed Population 16 years and over	60,941
Unemployment Rate	10.57
Unemployment Rate for Ages 16-24	27.39
Unemployment Rate for Ages 25-65	6.99

**Table 6 - Labor Force**

Data Source: 2006-2010 ACS

Occupations by Sector		Number of People
Management, business and financial	15,409	
Farming, fisheries and forestry occupations	2,609	
Service	5,841	
Sales and office	11,648	
Construction, extraction, maintenance and repair	3,830	
Production, transportation and material moving	3,449	

**Table 7 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	35,470	61%
30-59 Minutes	19,191	33%

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
60 or More Minutes	3,075	5%
<i>Total</i>	<i>57,736</i>	<i>100%</i>

**Table 8 - Travel Time**

Data Source: 2006-2010 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	3,503	897	2,861
High school graduate (includes equivalency)	12,036	1,390	4,949
Some college or Associate's degree	17,836	1,803	4,414
Bachelor's degree or higher	17,486	888	3,100

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

Educational Attainment by Age

	<b>Age</b>				
	<b>18-24 yrs</b>	<b>25-34 yrs</b>	<b>35-44 yrs</b>	<b>45-65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	192	605	533	1,988	2,577
9th to 12th grade, no diploma	1,502	1,011	1,055	2,069	2,750
High school graduate, GED, or alternative	2,912	3,663	4,329	10,383	6,572
Some college, no degree	5,018	3,860	4,533	8,563	3,046
Associate's degree	599	1,501	1,856	3,791	894
Bachelor's degree	948	4,540	3,765	5,955	1,479
Graduate or professional degree	52	1,963	1,972	3,300	864

**Table 10 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	19,532
High school graduate (includes equivalency)	26,703
Some college or Associate's degree	37,949
Bachelor's degree	51,701
Graduate or professional degree	64,621

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top three largest employment sectors in Sterling Heights are manufacturing, retail trade, and arts entertainment, and accommodations. Additionally, the construction sector shows strength in that the number of jobs (1,706) exceeds the number of workers (1,272). There is also a noteworthy number of jobs and workers in the education and health care service sector with 4,537 jobs and 8,868 workers.

### Describe the workforce and infrastructure needs of the business community:

The top three occupations in Sterling Heights are 1) management, business, and financial with 25.29%, 2) sales and office, with 19.11 % and 3) service, with 9.58%. These are the same top three employers and roughly the same proportions as are experienced Statewide, which are 1) management, business, and financial with 21.97%, 2) sales and office, with 17.04 % and 3) service, with 11.11%.

62% of workers in Sterling Heights have a less than 30 minute commute time; however, this is slightly lower than the Statewide rate of 65.44%. Comparatively, 33% of workers in Sterling Heights have a 30 to 59 minute commute time, a rate higher than the 25.74 % rate Statewide.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The County's Department of Economic Development works in concert with the MEDC and local communities to attract retain and expand opportunities for business growth and development throughout the County. They provide technical assistance and incentives to support economic development. Clinton Township will look for opportunities to work with the County and MEDC in the 2014-2019 planning period.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The unemployment rate is much higher in the 16-year to 24-year age bracket, at 27.39%. Comparatively, the unemployment rate for people age 25 to 65 is 6.99%. Combining to an overall unemployment rate of 10.57% for the County.

Educational attainment in Sterling Heights appears to be correlated to employment rates. For instance, for persons with a bachelor's degree or higher, more than 80% are employed, employment with college degrees, about 5% are unemployed, and about 15% are not in the labor force. On the other extreme persons with less than high school diploma, about 49% are employed, about 11% are unemployed and 40% are not in the labor market. People age 25 to 65 account for the vast majority of college educated people, representing approximately 90% of those with an associate degree, those with a bachelor's degree, and those with a graduate or professional degree. These two factors considered together, educational attainment by employment status and educational attainment by age, combine to suggest and inform the high unemployment rates seen by persons age 16 to 24. Data supports a hypothesis that the high unemployment rate in this age group correlates to this cohort not having had time yet to achieve education and specialization commensurate with higher rates of employment.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Macomb County subsidiaries of Michigan Works! are actively involved in workforce training and development activities and other economic development opportunities in the County. Some of these initiatives are targeted specifically at areas low-income and minority residents reside.

During the last plan funding cycle Sterling Heights supported programs for workforce development at the community college.

The Consortium anticipates similar opportunities to be coordinated in the 2014 to 2019 planning cycle in support of the plans objective to “Foster Economic Development.”

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

No.

**Discussion**



## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The Housing Problems needs analysis was conducted at for the entire Macomb HOME Consortium. The needs analysis also notes some income levels where housing problems are disproportional, or greater than 10% more, than the jurisdiction as a whole are experienced across racial and ethnic classifications. However, no pattern can be construed as to which races or ethnicities are effected in each income bracket or problems, there is too much variation.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Yes, CHAS Data was reviewed in attempt to identify if there are census tracts with disproportional percentages of racial and ethnic classifications, defined as census tracts where there were more than 10% or higher representative percentages of a racial or ethnic classification than that of the jurisdiction as a whole. Maps are included in the needs analysis of the Countywide section of this plan.

### **What are the characteristics of the market in these areas/neighborhoods?**

Generally, a review of CHAS data through the HUD CPD mapping portal, reveals that the more urbanized areas referenced above have higher percentages of renters and older housing stock.

### **Are there any community assets in these areas/neighborhoods?**

No specific community assets were discussed during plan outreach and analysis beyond county-wide or census tract comparisons was not conducted in preparation of this plan. Generally speaking, Sterling Heights received feedback that parks, senior centers, and community centers are valuable resources to low-income residents and neighborhoods. Areas that had these facilities are in needs of maintenance, services, and staffing, areas without these facilities will be considered for projects in the next planning cycle; although resources are limited.

The transportation system, roads, crossings, sidewalks, bikeways/paths, and transit systems is another asset that was discussed at length in the preparation of this plan. The Consortium recognizes a need support the preservation and expansion of transportation that serves low-income areas and neighborhoods.

Finally, public service providers are great asset to low-income areas and neighborhoods. As stated in previous sections of the plan the Sterling Heights will continue to work with these organizations to deliver high quality housing and public service programming to low-income residents.

### **Are there other strategic opportunities in any of these areas?**

The strategies align with the strategies previously outlined for public and assisted housing with a few additions and modifications. Including the following:

- **Housing:** Continuing to provide housing, and when possible expand public housing supply by supporting efforts to increase funding to address the huge demand.
- **Target Incentives:** Incentivizing outreach to specific populations in need, especially populations that may be underserved in the county like programs for homeless veterans.
- **Healthy Living:** Providing training and education to residents on healthy family living practices, like healthy meal preparation, cleanliness, home upkeep, family exercise, and community stewardship.
- **Accountability:** Institute failsafe policies to assure that families that receive assistance are accountable for their actions.
- **Upward Mobility:** Provide residents with supportive services to enable them to achieve independence and financial security.
- **Staffing:** Funding for service coordinator positions that focus on providing services that allow seniors to stay living independently longer instead of being moved into a nursing home.
- **Build Facilities:** Provide a safe recreational facilities for low income families so that residents and children can have a safe place to play games like baseball and basketball, get exercise, and live healthy lives.
- **Invest in Transportation:** Build and maintain equitable transportation systems and services that provide for the basic living needs of low-income residents and neighborhoods.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Sterling Heights is expected to receive an average of approximately \$692,850 in federal funding each year, over the next five years, through Community Development Block Grant. These federal funds will be used to address the following priority needs identified by the HOME Consortium:

- Housing Rehabilitation/New Construction
- Rental Housing
- Downâpayment Assistance
- Accessibility/Barrier Free Improvements
- Energy Efficiency Improvements
- Property Acquisition/Resale/Rehab
- Code Enforcement
- Parks, Recreation and Community Facilities
- Street, Sidewalk, Water/Sewer Improvements
- Demolition, Clearance and Remediation
- Local and Regional Planning
- Transportation Services
- Senior and Youth Facilities and Services
- Permanent Supportive Housing
- Emergency Shelters/Transitional Housing
- Support Services
- Fair Housing
- Food Bank Services
- Economic Development
- Historic Rehabilitation and Preservation

Addressing these needs will assist the Sterling Heights in achieving the overâarching housing and community development goals of:

1. Improve Public Facilities and Infrastructure
2. Make Available Appropriate Housing
3. Address the Needs of Homeless & At-Risk Families
4. Provide and Expand Human Services
5. Address Post-Foreclosure Housing Crisis Needs
6. Expand Comprehensive Planning, Management and Capacity

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

**Geographic Area**

<b>1</b>	<b>Area Name:</b>	Low Mod Census Tracks
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Census Tracks
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>2</b>	<b>Area Name:</b>	Low Mod Residents
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Low Mod Residents
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

Table 12 - Geographic Priority Areas

## **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

In the upcoming five-year planning period, the Coalition member communities may create - in consultation with HUD - Local Target Areas to most effectively coordinate their commercial, housing, comprehensive or other revitalization efforts. These areas may coincide with locally designated areas of emphasis, such as TIF districts, historic districts, or Low-Mod Census Tracts.

While the Sterling Heights is not officially establishing Geographic Priority Areas in the 2014 to 2019 planning cycle. The City identified the following potential Geographic Priority Areas to be evaluated in future plans.

Potential geographic priority areas in Sterling Heights include the Low-Mod Census tracts.

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

**Priority Needs**

<b>1</b>	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Low Mod Residents
	<b>Associated Goals</b>	Make Available Appropriate Housing Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Provide assistance to low-mod homeowners to complete necessary repairs.
	<b>Basis for Relative Priority</b>	Provide assistance to low-mod home owners to complete necessary repairs.
	<b>2</b>	<b>Priority Need Name</b>
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Address the Needs of Homeless & At-Risk Families
	<b>Description</b>	Provide adequate rental housing for low income persons and families.
	<b>Basis for Relative Priority</b>	Make Available Appropriate Housing Address the Needs of Homeless & At-Risk Families Address Post-Foreclosure Housing Crisis Needs
<b>3</b>	<b>Priority Need Name</b>	Down Payment Assistance
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Address the Needs of Homeless & At-Risk Families Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Provide down payment assistance to income eligible homebuyers.
	<b>Basis for Relative Priority</b>	
<b>4</b>	<b>Priority Need Name</b>	Accessibility/Barrier Free Improvements
	<b>Priority Level</b>	Low



	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Mentally Ill Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services
	<b>Description</b>	Improve accessibility for low-income residents
	<b>Basis for Relative Priority</b>	
5	<b>Priority Need Name</b>	Energy Efficiency Improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Foster Economic Development Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Create opportunities for energy efficiency improvements that improve low income resident housing.
	<b>Basis for Relative Priority</b>	
<b>6</b>	<b>Priority Need Name</b>	Property Acquisition/Rehab/Resale
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Acquire, rehabilitate, and resell properties to support low income residents.
	<b>Basis for Relative Priority</b>	
<b>7</b>	<b>Priority Need Name</b>	Code Enforcement
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Improve and continue code enforcement activities in low income neighborhoods.
	<b>Basis for Relative Priority</b>	
<b>8</b>	<b>Priority Need Name</b>	Parks, Recreation, and Community Facilities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Improve Public Facilities and Infrastructure Foster Economic Development Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Develop public facilities to improve quality of life for low income residents and in low income neighborhoods
	<b>Basis for Relative Priority</b>	
<b>9</b>	<b>Priority Need Name</b>	Streets, Sidewalk, Water/Sewer Improvements
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Foster Economic Development Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Address infrastructure needs for low income residents and in low income neighborhoods.
	<b>Basis for Relative Priority</b>	
<b>10</b>	<b>Priority Need Name</b>	Demolition, Clearance, Remediation
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Foster Economic Development Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Demo blighted properties.
	<b>Basis for Relative Priority</b>	
<b>11</b>	<b>Priority Need Name</b>	Local and Regional Planning
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Provide and Expand Human Services Foster Economic Development Address Post-Foreclosure Housing Crisis Needs Expand Comprehensive Planning, Management and Cap
	<b>Description</b>	Improve planning for regional coordination of housing and community development activities.
	<b>Basis for Relative Priority</b>	
<b>12</b>	<b>Priority Need Name</b>	Transportation Services
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children veterans Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide and Expand Human Services Foster Economic Development
	<b>Description</b>	Improve transportation for low-income residents
	<b>Basis for Relative Priority</b>	
<b>13</b>	<b>Priority Need Name</b>	Senior and Youth Facilities and Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Families with Children Unaccompanied Youth Elderly Persons with Physical Disabilities Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Improve Public Facilities and Infrastructure Provide and Expand Human Services Foster Economic Development
	<b>Description</b>	Continue and improve programs and facilities that serve seniors and eligible youth.
	<b>Basis for Relative Priority</b>	
<b>14</b>	<b>Priority Need Name</b>	Permanent Supportive Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Support Homeless prevention and rapid re-housing.



	<b>Basis for Relative Priority</b>	
15	<b>Priority Need Name</b>	Emergency Shelters and Transitional Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services
	<b>Description</b>	Provide housing and shelter opportunity to populations in need.
	<b>Basis for Relative Priority</b>	
16	<b>Priority Need Name</b>	Supportive Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Provide services and access to public resources for low income residents.
	<b>Basis for Relative Priority</b>	
<b>17</b>	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Promote access to housing for all residents that qualify.
	<b>Basis for Relative Priority</b>	
<b>18</b>	<b>Priority Need Name</b>	Food Bank Services
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide and Expand Human Services
	<b>Description</b>	Provide food access services and programs to support low income residents.
	<b>Basis for Relative Priority</b>	
<b>19</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Foster Economic Development
	<b>Description</b>	Enhance economic development activities and provide job training opportunities.
	<b>Basis for Relative Priority</b>	
20	<b>Priority Need Name</b>	Historic Rehabilitation and Preservation
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Improve Public Facilities and Infrastructure
	<b>Description</b>	Address blighted historic properties.
	<b>Basis for Relative Priority</b>	
	<b>Priority Need Name</b>	Urgent Need

21	<b>Priority Need Name</b>	Urgent Need
	<b>Priority Level</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services Address Post-Foreclosure Housing Crisis Needs
	<b>Description</b>	Provide resources to communities that lack the resources to address eligible urgent needs.
	<b>Basis for Relative Priority</b>	
	<b>Priority Need Name</b>	New Construction Housing
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Make Available Appropriate Housing
	<b>Description</b>	Provide assistance to low-mod income residents to support new housing opportunities
	<b>Basis for Relative Priority</b>	

**Table 13 – Priority Needs Summary**

**Narrative (Optional)**





**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City receives Program income from lien payoffs of houses that have been rehabbed with CDBG funds. These funds are receipted back to the Rehab to used again. Program income for the last 5 years has averaged \$45,000. Recently there has been a spike in program payoffs.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	692,850	45,000	0	737,850	2,951,400	These funds will leverage other public investment through infrastructure projects.
Other	public - federal	Acquisition Admin and Planning Housing	219,114	0	0	219,114	0	These funds will require match funding, via in-kind from various agencies, the donation of labor, materials, for affordable housing developments within the community.

**Table 14 - Anticipated Resources**

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

Community Development Block Grant funds will leverage additional resources as follows:

- Public Infrastructure & public facility projects will be supported with other funds from participating jurisdictions
- Rehabilitation funds will leverage Weatherization and other sources to expand the scope of rehabilitation assistance

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

- Homeownership investment will leverage funds from other agencies such as the Michigan State Housing Development Authority and other funds
- Rental projects supported by HUD will leverage additional funding from Federal Home Loan Bank programs, the application of Low

Income Housing Tax Credits and corresponding private equity investment, private construction and acquisition financing; and other sources

- HOME match requirements are achieved via in-kind support of numerous agencies, the donation of labor and materials on numerous homeowner projects, and the application of payments in lieu of taxes for affordable housing developments in numerous communities

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

The City will address needs of Parks owned by the City which are in identified low/moderate areas of the City.

**Discussion**

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
STERLING HEIGHTS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
MACOMB COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
MACOMB COUNTY HABITAT FOR HUMANITY	CHDO	Ownership	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
MACOMB COUNTY COMMUNITY SERVICES AGENCY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
MACOMB HOMELESS COALITION	Continuum of care	Homelessness Non-homeless special needs	Jurisdiction
Salvation Army MATTS Shelter	Non-profit organizations	Homelessness	Jurisdiction
Turning Point, Inc	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
Macomb Community College	Public institution	Economic Development Non-homeless special needs public services	Jurisdiction
Care House	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Macomb County Warming Center	Non-profit organizations	Homelessness	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WW Community Connections, Inc. d/b/a Hope Center in Macomb	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Ownership Public Housing Rental public services	Jurisdiction
WIGS FOR KIDS, INC.	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
MCREST	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Macomb Literacy Partners, Inc.	Non-profit organizations	public services	Jurisdiction

**Table 15 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

Although individual members determine their projects, effective Program controls are in place. Macomb County, as lead entity, tracks expenditures and general progress, and ensures overall compliance. Each partner, however, is responsible to successfully and compliantly implement its HOME projects. This occurs in a variety of ways:

- The County monitors fund use to ensure timeliness, and monitor compliance with HOME requirements including continuing affordability, affirmative marketing, procurement, and Labor standards, and shares the results with members.
- Each partner implements projects using its staff and using local procedures. The County uses documentation, e.g. labor certifications, invoices and the like, to monitor individual projects for compliance. Each community corrects emergent problems, and the County provides technical assistance, as necessary.
- The County monitors (and provides technical assistance for) CHDO activities as prescribed by regulation but also based on assessed risk. It will monitor more frequently, if needed.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X		X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X		X
Education	X		X
Employment and Employment Training	X		X
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

A well-rounded service delivery system has been established to meet the needs of persons experiencing homelessness. The community benefits from having major community providers as active members of the Macomb Homeless Coalition, the local Continuum of Care (CoC). The need for permanent affordable supportive housing and services continues to be a pressing issue for persons experiencing homelessness and other special needs populations.

Warren, although not part of the Macomb HOME Consortium, is the sole recipient of HOPWA funding in the county and provides services to people with HIV/AIDS countywide.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Sterling Heights has excellent administrative capacity, with capable staff, excellent relationships with communities and non-governmental entities, and innovative programs. In addition to positive relationships with communities, the Coalition maintain open lines of communication with the CoC and many other non-profits servicing Macomb County low-income residents. The gaps in the institutional delivery of systems can be described in three categories:

1. Management and Capacity: The programs and funds are distributed through complex system of cities, service providers, and organizations. The Consortium is challenged in that each recipient has its own limitations and capacity constraints.
2. Program Administration: Reporting requirements increasingly make it difficult for grant recipients to administer projects and programs, this extends to all levels of the process and is confounded by staffing and budget limitations.
3. Service Streamlining: The dispersion and overlap of programming can create inefficiencies in service provision.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Macomb HOME Consortium has identified the following strategies to overcome gaps in the institutional structure and service delivery

Strategies to Improve Management Capacity:

- Develop Efficiencies: additional cost-effective ways to provide affordable housing: This process started with creation of the MHC and continues to evolve. We have, will continue to seek additional ways to share resources and costs to maintain an acceptable level of program and management capacity.
- Identify Service Gaps: Improve efficiency and effectiveness of service delivery. Enhance program design and delivery.
- New Programs: Develop and implement new programs and initiatives, if necessary and in keeping with the priority objectives of this Plan.

Strategies to Improve Program Administration:

- Training and Coordination: Staff reductions and turnover can limit effective working environments. Working through 21 municipal and a dozen non-profit sub-recipients requires training programs so all participants can work effectively.
- Communication and Clarification of Program Requirements: Complex and sometimes conflicting program requirements can significantly increase administrative complexity and burden. The Consortium will work with program participants to clarify and collaborate on reporting.

Strategies to Achieve Streamlining of Services:

- Capacity Development of CHDOs: The MHC supports several non-profit housing organizations, and all of them are currently CHDOs. All are experienced and have the requisite capacity to succeed in their roles. However, MHC seeks additional opportunities to develop affordable housing and those could result in new CHDO recognition and support.
- Expanding the Network of Partners: The Urban County (and the MHC) will continue efforts to strengthen existing and establish new relationships with service providers to expand and strengthen services in the community.
- Sub-recipient Monitoring: The County and the MHC will continue to monitor and to assist sub-recipients and CHDOs in the 2014 to 2019 planning period. Monitoring will be performed through risk assessment and Technical Assistance will be provided based on the degree of need.



**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Public Facilities and Infrastructure	2014	2018	Non-Housing Community Development		Accessibility/Barrier Free Improvements Energy Efficiency Improvements Code Enforcement Parks, Recreation, and Community Facilities Streets, Sidewalk, Water/Sewer Improvements Demolition, Clearance, Remediation Local and Regional Planning Senior and Youth Facilities and Services Historic Rehabilitation and Preservation Urgent Need		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Make Available Appropriate Housing	2014	2019	Affordable Housing Public Housing		Housing Rehabilitation Down Payment Assistance Accessibility/Barrier Free Improvements Energy Efficiency Improvements Property Acquisition/Rehab/Resale Code Enforcement Streets, Sidewalk, Water/Sewer Improvements Demolition, Clearance, Remediation Local and Regional Planning Permanent Supportive Housing Emergency Shelters and Transitional Housing Fair Housing Urgent Need New Construction Housing		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Address the Needs of Homeless & At-Risk Families	2014	2018	Affordable Housing Public Housing Homeless		Rental Housing Down Payment Assistance Accessibility/Barrier Free Improvements Permanent Supportive Housing Emergency Shelters and Transitional Housing Supportive Services Fair Housing Urgent Need		
4	Provide and Expand Human Services	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Accessibility/Barrier Free Improvements Local and Regional Planning Transportation Services Senior and Youth Facilities and Services Permanent Supportive Housing Emergency Shelters and Transitional Housing Supportive Services Fair Housing Food Bank Services Urgent Need		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Foster Economic Development	2014	2018	Non-Housing Community Development		Energy Efficiency Improvements Parks, Recreation, and Community Facilities Streets, Sidewalk, Water/Sewer Improvements Demolition, Clearance, Remediation Local and Regional Planning Transportation Services Senior and Youth Facilities and Services Economic Development		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Address Post-Foreclosure Housing Crisis Needs	2014	2018	Affordable Housing Public Housing		Housing Rehabilitation Down Payment Assistance Energy Efficiency Improvements Property Acquisition/Rehab/Resale Code Enforcement Parks, Recreation, and Community Facilities Streets, Sidewalk, Water/Sewer Improvements Demolition, Clearance, Remediation Local and Regional Planning Permanent Supportive Housing Supportive Services Fair Housing Urgent Need		
7	Expand Comprehensive Planning, Management and Cap	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Local and Regional Planning		

**Table 17 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	Community and stakeholder feedback indicate a need for public works and improvements throughout the County. The public demands that facilities and infrastructure be maintained and installed as appropriate to meet existing and increased needs. This Plan will focus on maintaining and improving existing (and creating new) public facilities and improvements that primarily serve LI people, or which are located in blighted neighborhoods.
2	<b>Goal Name</b>	Make Available Appropriate Housing
	<b>Goal Description</b>	The maintenance and preservation of housing for all residents but particularly affordable housing for LI owners and renters is a high priority of this Plan. Newly homeless, and at-risk, families require assistance to maintain their dignity and preserve what has become a tenuous grip in the economic mainstream. Families face economic uncertainty due to stagnant or declining incomes resulting from un- or under-employment, plus losses of health and other benefits. These families, too, are at risk.
3	<b>Goal Name</b>	Address the Needs of Homeless & At-Risk Families
	<b>Goal Description</b>	Homelessness is increasing in Macomb County. The January 2009 Point-in-Time survey conducted by the MHC counted 1176 homeless persons in the County, including 125 families, 165 children, and 353 chronically homeless people in the County. This figure excludes those who are sporadically homeless, temporarily housed, illegally squatting in foreclosed properties, or who have special needs. The result is an undercount, and possibly inadequate support systems.
4	<b>Goal Name</b>	Provide and Expand Human Services
	<b>Goal Description</b>	Community and stakeholder feedback also indicate a strong need for improved human services, particularly as they relate to individuals and families made homeless, or who risk homelessness due to job loss or underemployment. Those affected spend inordinate amounts of time seeking essential services only to find them not offered or inaccessible. Municipal resources are overextended, despite the compelling need to serve these people.
5	<b>Goal Name</b>	Foster Economic Development
	<b>Goal Description</b>	Economic development, job creation, and business attraction and retention continue to be a priority for Sterling Heights residents. Public Engagement conducted for this plan noted the need to eliminate blight in low-income areas and the retail/commercial clusters that serve them. Sterling Heights is still recovering from a period of severe recession. As a result, many families are still unemployed or face unemployment.

<b>6</b>	<b>Goal Name</b>	Address Post-Foreclosure Housing Crisis Needs
	<b>Goal Description</b>	The 2009 plan noted 11,000 foreclosures in Macomb County between 2005 and 2008. This was only the start of the crisis, which peaked in 2010 when, according to the Community Research Institute, the monthly average number of foreclosures in Macomb County exceed 4000. Currently, foreclosure numbers have receded to pre-crisis levels; however, mitigating the aftermath and impacts of the crisis are an ongoing priority.
<b>7</b>	<b>Goal Name</b>	Expand Comprehensive Planning, Management and Cap
	<b>Goal Description</b>	We need be able to effectively anticipate and address the rapidly changing economic, social and demographic environment in the County. The plan participants and Coalition members recognize that implementing this plan is one of many efforts being undertaken to improve the quality of life of Macomb residents, as such, activities that address multiple objectives and align with other local, regional and state programming, plans, and policies is a priority.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**





## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

LBP testing is conducted on each assisted property built prior to 1978. Lead risk assessments are completed for all housing units receiving assistance through the Sterling Heights housing rehabilitation program. When conditions are found which indicate a potential lead-based paint hazard, appropriate remedial action will be included as part of the homeowner rehabilitation work. All LBP work will be conducted in accordance with federal regulations and performed by a certified and/or licensed contractor.

### **How are the actions listed above integrated into housing policies and procedures?**

In accordance with federal regulations, staff distributes the EPA/HUD "Protect Your Family from Lead in Your Home" pamphlet and provides other appropriate information to all housing rehabilitation assistance recipients. The information covers the dangers of lead-based paint, symptoms of lead paint poisoning, and provides instructions on actions to be taken if symptoms of lead-based paint poisoning are present. Staff Rehabilitation Specialists attend HUD sponsored "Lead Safe Work Practices Training for Trainers Course" and refresher courses on lead safe work practices.

Staff will continue working closely with HUD and other regional agencies to obtain necessary training, information, and funding for these required efforts. During these trainings, contractors are made aware of the EPA Lead-Based Paint Renovation, Repair and Painting requirements. All contractors have been encouraged to become EPA certified renovators to meet the requirements and remain eligible to bid on housing projects where lead has been identified.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Sterling Heights and The HOME Consortium have well-established service networks to provide services to impoverished people. These include:

- A County Health Program to provide medical coverage for those who need it.
- The MCCSA programs to address critical service needs. These include home weatherization and other energy assistance activities, IDA homebuyer assistance (remaining ADDI funding), commodity distribution, senior and non-elderly nutrition services, senior CHORE services, TANF, Head Start, transportation services, plus the CoC comprehensive planning for the homeless.
- Employment training and job counseling through Michigan Works!, the Michigan State University Extension Service program (financial management and homebuyer education programs).

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The activities to be undertaken by Sterling Heights will align with the activities of the Macomb HOME Consortium to improve the quality of life and opportunities for many resident living in poverty. Providing affordable housing, supporting economic development, improving public infrastructure and many other goals, actions, and strategies discussed in this plan contribute to the Consortiums Anti-poverty strategy.

Sterling Heights, consistent with Goals and objectives of this plan, will promote human services for LI persons. These services promote positive life-styles which increase chances for long-term emotional, familial, and employment stability. Using its CDBG funds, it will work with the following agencies:

- Care House and Turning Point to help families and children resolve destructive relationship issues thereby fostering long-term growth.
- Macomb County Warming Center, MCREST, and Turning Point to provide housing assistance to those experiencing or at risk of homelessness.
- Food assistance will be provided to low income families by Hope Center in Macomb with CDBG funds supplementing their budgets.
- Several other Macomb County Departments use other funds to support an extensive service network that provides an array of human services to those in need. These include senior and veteran services; community mental health services; nutrition and childhood development programs; home weatherization, and hospital care to indigent persons. All serve those at the very lowest income level.

- The Macomb County CoC arranges for many services for people living in poverty, including housing counseling for those in need.

Additionally, Sterling Heights will work to support and coordinate with agencies that provide business development counseling to small business investors and owners, including LI individuals. These services reduce poverty by promoting self-sufficiency and long-term employment. Finally, Sterling Heights will work with Macomb County's Michigan Works! Program to provide job training and employment services, when possible.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

With a focus on ensuring compliance, the Sterling Heights staff includes program requirements in all contractual agreements (including outreach to women and minority owned businesses), sponsor orientation sessions and provides technical assistance. Staff defines clear expectations regarding performance standards, policies and procedures.

Staff conducts annual on-site programmatic and fiscal monitoring reviews of CDBG human services agencies at least once every two years (more frequently if the subrecipient is new or is having difficulty meeting program or contract requirements.) Staff ensures systems are in place to verify income eligibility and residency and reviews the agency's financial management systems, audits, federal 990, policies and procedures, their files and records of federally funded projects completed in the past year. Staff prepares a final monitoring report that summarizes the information gathered during the site visit, including findings and concerns, and forwards a copy of the report to the agency. Regular review of monthly or quarterly reports, program evaluation forms, program visits and phone calls are also part of program monitoring procedures.

Staff will ensure compliance with all program regulations for CDBG. Components of project monitoring include compliance with eligible activities and National Objectives, HUD program rules and administrative requirements, as well as progress against production goals, needs for technical assistance, and evidence of innovative or outstanding performance. Financial monitoring ensures that subrecipients comply with all of the Federal regulations governing their financial operations. This includes reviewing original supporting documentation for financial transactions, time sheets, tracking expenditures into the general ledgers, check books and bank transactions, internal controls, reviewing financial transactions to ensure that they are within the approved budget, and that expenditures are eligible and reasonable. Rehabilitation Specialists conduct on-site inspections, lead-based paint assessments, monitor the progress of construction and rehabilitation completed by contractors and subcontractors, and ensure code compliance.

## Expected Resources

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

#### Introduction

The City receives Program income from lien payoffs of houses that have been rehabbed with CDBG funds. These funds are receipted back to the Rehab to used again. Program income for the last 5 years has averaged \$45,000. Recently there has been a spike in program payoffs.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	692,850	45,000	0	737,850	2,951,400	These funds will leverage other public investment through infrastructure projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Housing	219,114	0	0	219,114	0	These funds will require match funding, via in-kind from various agencies, the donation of labor, materials, for affordable housing developments within the community.

**Table 18 - 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 funds will leverage additional resources as follows:

- Public Infrastructure & public facility projects will be supported with other funds from participating jurisdictions
- Rehabilitation funds will leverage Weatherization and other sources to expand the scope of rehabilitation assistance

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

- Homeownership investment will leverage funds from other agencies such as the Michigan State Housing Development Authority and other funds
- Rental projects supported by HUD will leverage additional funding from Federal Home Loan Bank programs, the application of Low

Income Housing Tax Credits and corresponding private equity investment, private construction and acquisition financing; and other sources

- HOME match requirements are achieved via in-kind support of numerous agencies, the donation of labor and materials on numerous homeowner projects, and the application of payments in lieu of taxes for affordable housing developments in numerous communities

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

The City will address needs of Parks owned by the City which are in identified low/moderate areas of the City.

## **Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Make Available Appropriate Housing	2014	2019	Affordable Housing Public Housing	Low Mod Census Tracks	Housing Rehabilitation Down Payment Assistance Accessibility/Barrier Free Improvements Energy Efficiency Improvements Fair Housing	CDBG: \$1,000	Other: 1 Other
2	Expand Comprehensive Planning, Management and Cap	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Low Mod Census Tracks	Senior and Youth Facilities and Services Economic Development	CDBG: \$1,000	Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Address Post-Foreclosure Housing Crisis Needs	2014	2018	Affordable Housing Public Housing	Low Mod Census Tracks	Housing Rehabilitation Down Payment Assistance Accessibility/Barrier Free Improvements Energy Efficiency Improvements Property Acquisition/Rehab/Resale Code Enforcement Demolition, Clearance, Remediation Economic Development	CDBG: \$1,000	Other: 1 Other
4	Foster Economic Development	2014	2018	Non-Housing Community Development	Low Mod Census Tracks	Economic Development	CDBG: \$1,000	Other: 1 Other
5	Provide and Expand Human Services	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Low Mod Census Tracks Low Mod Residents	Supportive Services	CDBG: \$1,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Address the Needs of Homeless & At-Risk Families	2014	2018	Affordable Housing Public Housing Homeless	Low Mod Census Tracts Low Mod Residents	Rental Housing Down Payment Assistance Emergency Shelters and Transitional Housing Supportive Services Fair Housing	CDBG: \$1,000	Other: 1 Other
7	Improve Public Facilities and Infrastructure	2014	2018	Non-Housing Community Development	Low Mod Census Tracts Low Mod Residents	Parks, Recreation, and Community Facilities Streets, Sidewalk, Water/Sewer Improvements Supportive Services Economic Development	CDBG: \$1,000	Other: 1 Other

Table 19 – Goals Summary

### Goal Descriptions

1	Goal Name	Make Available Appropriate Housing
	Goal Description	
2	Goal Name	Expand Comprehensive Planning, Management and Cap
	Goal Description	
3	Goal Name	Address Post-Foreclosure Housing Crisis Needs
	Goal Description	
4	Goal Name	Foster Economic Development
	Goal Description	
5	Goal Name	Provide and Expand Human Services
	Goal Description	
6	Goal Name	Address the Needs of Homeless & At-Risk Families
	Goal Description	

<b>7</b>	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The following projects have been identified to meet the needs of the 2014-2015 Sterling Heights Annual Action Plan.

#	Project Name
1	CDBG Administration
2	Minor Home Repair
3	Beaver Creek Park Improvements
4	Hampton Park Improvements
5	Code Enforcement
6	Macomb Homeless Coalition
7	Special Recreation Program
8	Home Chore
9	City Library Book Collection
10	Single Parent/Displaced Homemaker Program
11	Macomb County Rotating Emergency Shelter Team (MCREST)
12	The Salvation Army Macomb County's Answer to Temporary Shelter (MATTS)
13	Turning Point
14	Care House
15	Macomb County Warming Center and Ray of Hope Day Center
16	WW Community Connections Inc., d/b/a Hope Center of Macomb
17	Macomb Literacy Partners
18	Wigs 4 Kids

**Table 20 – Project Information**

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

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Low Mod Census Tracts Low Mod Residents
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure Make Available Appropriate Housing Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services Foster Economic Development Address Post-Foreclosure Housing Crisis Needs Expand Comprehensive Planning, Management and Cap
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	:
	<b>Description</b>	These costs are used to pay for the general management and administrative costs associated with the CDBG program.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	Minor Home Repair
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Make Available Appropriate Housing Address Post-Foreclosure Housing Crisis Needs

	<b>Needs Addressed</b>	Housing Rehabilitation Accessibility/Barrier Free Improvements Energy Efficiency Improvements
	<b>Funding</b>	:
	<b>Description</b>	This program provides assistance to income eligible seniors, handicapped, and owner occupants of mobile homes to make minor repairs to their home.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	Beaver Creek Park Improvements
	<b>Target Area</b>	Low Mod Census Tracts
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Parks, Recreation, and Community Facilities
	<b>Funding</b>	:
	<b>Description</b>	Improvement to an existing City owned park, will include a walking path, benches, picnic tables. Prior improvements consisted of a baseball field renovations, play structure, and renovation of magic square.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Hampton Park Improvements
	<b>Target Area</b>	Low Mod Census Tracts

	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Parks, Recreation, and Community Facilities
	<b>Funding</b>	:
	<b>Description</b>	Improvement to an existing City owned park, will include a walking path, Athletic courts, ball field fencing, play area, site amenities, pavilion and parking lot resurfacing.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	Low Mod Census Tracts
	<b>Goals Supported</b>	Make Available Appropriate Housing Address Post-Foreclosure Housing Crisis Needs
	<b>Needs Addressed</b>	Code Enforcement
	<b>Funding</b>	:
	<b>Description</b>	Funds for Code Enforcement Officers in CDBG-eligible areas of the City.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	Macomb Homeless Coalition
	<b>Target Area</b>	Low Mod Residents

	<b>Goals Supported</b>	Make Available Appropriate Housing Address the Needs of Homeless & At-Risk Families Address Post-Foreclosure Housing Crisis Needs
	<b>Needs Addressed</b>	Permanent Supportive Housing Emergency Shelters and Transitional Housing Supportive Services Fair Housing Urgent Need
	<b>Funding</b>	:
	<b>Description</b>	Funds will be used to supplement the salary of a full-time Continuum of Care Coordinator who writes grants on behalf of area shelters.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	Special Recreation Program
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Provide and Expand Human Services
	<b>Needs Addressed</b>	Parks, Recreation, and Community Facilities Senior and Youth Facilities and Services
	<b>Funding</b>	:
	<b>Description</b>	This program offers a variety of age and disability appropriate recreational activities for persons with disabilities.
	<b>Target Date</b>	6/30/2015



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	Home Chore
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Make Available Appropriate Housing Provide and Expand Human Services
	<b>Needs Addressed</b>	Senior and Youth Facilities and Services Permanent Supportive Housing
	<b>Funding</b>	:
	<b>Description</b>	This program affords manpower assistance to very low-income senior homeowners to complete home chore tasks that include lawn-mowing services and snow removal.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	City Library Book Collection
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Provide and Expand Human Services
	<b>Needs Addressed</b>	Senior and Youth Facilities and Services
	<b>Funding</b>	:
	<b>Description</b>	This program purchases large print library books that are delivered to the homebound and local senior residences.

	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	Single Parent/Displaced Homemaker Program
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Foster Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	:
	<b>Description</b>	This program provides a network of support established at Macomb Community College (MCC) to help members of eligible population groups find direction for their lives and obtain the job skills necessary to provide financial support and independence for themselves. The program pays for tuition, books, childcare, transportation expenses, and vocational costs for qualified students who are residents of Sterling Heights to attend MCC.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	Macomb County Rotating Emergency Shelter Team (MCREST)
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Address the Needs of Homeless & At-Risk Families

	<b>Needs Addressed</b>	Rental Housing Transportation Services Emergency Shelters and Transitional Housing Supportive Services
	<b>Funding</b>	:
	<b>Description</b>	This program provides a safe, caring environment for the homeless at participating churches on a rotating basis for one week each year. Churches provide three meals per day, showers, laundry assistance and transportation.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	The Salvation Army Macomb County's Answer to Temporary Shelter (MATTS)
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Address the Needs of Homeless & At-Risk Families
	<b>Needs Addressed</b>	Emergency Shelters and Transitional Housing Supportive Services
	<b>Funding</b>	:
	<b>Description</b>	This program provides a safe, secure environment for men, women, and their families during periods of homelessness. Participants may stay for a maximum of thirty consecutive days in a calendar year. The program provides casework, advocacy, transportation, life-skills, agency referrals, recreation, clothing, rental assistance, and medical services.
	<b>Target Date</b>	6/30/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	Turning Point
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services
	<b>Needs Addressed</b>	Emergency Shelters and Transitional Housing Supportive Services
	<b>Funding</b>	:
	<b>Description</b>	This program provides a safe place for families fleeing violent situations. Programs include court advocacy, sexual assault services, PPO assistance, support groups, and education.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>14</b>	<b>Project Name</b>	Care House
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Provide and Expand Human Services
	<b>Needs Addressed</b>	Emergency Shelters and Transitional Housing Supportive Services Urgent Need
	<b>Funding</b>	:

	<b>Description</b>	This project provides families with a coordinated investigation of child sexual and severe physical abuse. Crisis counseling, legal advocacy, parent support groups and education, children's groups, and information and referral will be offered through this activity.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	Macomb County Warming Center and Ray of Hope Day Center
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services
	<b>Needs Addressed</b>	Transportation Services Emergency Shelters and Transitional Housing Supportive Services
	<b>Funding</b>	:
	<b>Description</b>	Rotating shelters admit all homeless shelter that operates from November through March.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>16</b>	<b>Project Name</b>	WW Community Connections Inc., d/b/a Hope Center of Macomb
	<b>Target Area</b>	Low Mod Residents

	<b>Goals Supported</b>	Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services
	<b>Needs Addressed</b>	Supportive Services Food Bank Services
	<b>Funding</b>	:
	<b>Description</b>	Is a no-cost, client-choice food pantry.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>17</b>	<b>Project Name</b>	Macomb Literacy Partners
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Provide and Expand Human Services
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	:
	<b>Description</b>	This project provides one on one tutoring to illiterate adults.
	<b>Target Date</b>	6/30/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>18</b>	<b>Project Name</b>	Wigs 4 Kids
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Provide and Expand Human Services

<b>Needs Addressed</b>	Supportive Services
<b>Funding</b>	:
<b>Description</b>	This program provides custom wigs for children ages 3-18.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	

**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 of Sterling Heights will be assisting low-mod residents in the entire community.

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 21 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

While Sterling Heights is not officially establishing Geographic Priority Areas in the 2014 to 2019 planning cycle. The Consortium identified the following potential Geographic Priority Areas to be evaluated in future plans.

Potential geographic priority areas in Sterling Heights include the Low-Mod Census tracts.

**Discussion**



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

### **Introduction**

**Actions planned to address obstacles to meeting underserved needs**

**Actions planned to foster and maintain affordable housing**

**Actions planned to reduce lead-based paint hazards**

**Actions planned to reduce the number of poverty-level families**

**Actions planned to develop institutional structure**

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

### **Discussion**

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### 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**