

Executive Summary

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

1. Introduction

The FY 2023-2024 Annual Action Plan: Year 5 of the 2019 2023 Five Year Consolidated Plan

The Consolidated Plan (Con Plan) serves as a five year road map for program selection and implementation, containing comprehensive goals and coordinated strategies to address housing and community needs of low and moderate income residents. The Con Plan is also designed to improve program accountability and support results oriented management. According to HUD guidance the overall goal of the community planning and development programs is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low and moderate income persons. The City partners with the Continuum of Care (CoC), nonprofit and for profit organizations, neighborhood groups, and other local governments to develop strategies to meet needs identified in Sterling Heights and the greater Macomb County area. This unified vision is a result of input from citizens, community development partners, and extensive research.

The Annual Plan provides information regarding the City's grants administration, approach to resource allocation, and specific project descriptions and funding levels. Additionally, it identifies an entitlement community's priorities in terms of housing, community development, housing, homelessness, and poverty issues. The City's FY 2023 2024 Annual Action Plan includes the strategies, goals, and objectives established in the FY 2019 2023 Consolidated Plan and is the annual funding application for the CDBG and HOME funds, in accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended.

2. Summarize the objectives and outcomes identified in the Plan

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

The City of Sterling Heights has developed its objectives based on an analysis of the demographic, housing, and economic development data and the community participation and stakeholder consultation process. Federal law requires that housing and community development grant funds primarily benefit low moderate income persons (LMI), whose household incomes are at or below 80% of

the AMI as determined and adjusted annually. The following is a brief summary of the main objectives the City has identified under the FY 2019-2023:

1. **Make Available Appropriate Housing** through housing activities that meet individual family or community needs. The maintenance and preservation of housing for LMI homeowners is a high priority of this plan. This objective is aimed at ensuring quality housing for populations at risk of homelessness or at risk of their housing becoming substandard. Projects that would satisfy this object include, but are not limited to homeowner rehabilitation and minor home repair.
2. **Address Needs of the Homeless and At-Risk Families** by addressing social or physical issues within in the living environment. Homelessness remains an issue in Macomb County. Past point-in-time surveys conducted by the Macomb Homeless Coalition indicate a homelessness problem, a potential undercount of the actual need, and suggest potentially inadequate support systems. Projects that would satisfy this objective include, but are not limited to public service programs for those experiencing homelessness, domestic violence and sexual abuse, hunger and unsafe housing.
3. **Improve Public Facilities and Infrastructure** for low to moderate income persons to improve quality of life and the appearance of the low to moderate income areas. Projects that would satisfy this objective include, but are not limited to street and infrastructure replacement, sidewalk replacement, senior center improvements and expansions, and other public facility improvements that may be determined at a later date. The City of Sterling Heights has developed its objectives based on an analysis of the demographic, housing, and economic development data and the community participation and stakeholder consultation process. Federal law requires that housing and community development grant funds primarily benefit low moderate income persons (LMI), whose household incomes are at or below 80% of the AMI as determined and adjusted annually. The following is a brief summary of the main objectives the City has identified under the FY 2019-2023.

3. Evaluation of past performance

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

The City of Sterling Heights has received CDBG funds since 1974. With 48 years of experience implementing this program, the city has been able to formulate strategic plans that have successfully met the needs the community. Through an assessment of annual project proposals, the City is able to determine how to use these limited funds to best meet the most urgent needs of residents within the city. As a recipient of CDBG and HOME program funds, the City is required to submit a Consolidated Annual Performance and Evaluation Performance Report (CAPER) at the end of each program year. The CAPER summarizes the program year accomplishments and the progress towards the Consolidated Plan goals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

During the development of the HUD Consolidated Plan and/or the Annual Action Plan, at least two public hearings must be held. Public hearings are held prior to the development of the plan and after the plan drafted up to the final approval by the City council to maximize public input. The public hearings for the FY 2023-24 AAP were held in December 2022 and March 2023.

The City of Sterling Heights has a Citizen Participation Plan for the purposes of providing for and encouraging public participation, emphasizing the involvement of low- and moderate-income people. The City encourages the participation of minorities, non- English speaking persons, limited English proficiency persons and persons with disabilities. Efforts may include, but are not limited to, making reports available in a format that is accessible to persons with disabilities (e.g., providing electronic, or large print copies, Braille), providing translation of notices and documents, translation services at public hearings. The City utilizes traditional media for outreach to citizens and stakeholders including public hearings, publications in the newspaper(s) of general circulation, community meetings, and the City's website.

The Citizen Consultation Process is as follows:

- Before adoption of the Consolidated Plan/AAP, the City will inform the public of the amount of assistance the City expects to receive. This notification will usually be contained in the Proposed Annual Action Plan (AAP) and Notice of Finding of No Significant Impact that is published in the local newspaper 30 days prior to the Mayor's submission of the application for federal assistance. The City will publish a summary of the proposed Consolidated Plan/AAP via the City's local newspaper. The published plan will contain the location(s) where the plan may be viewed in its entirety. There will be at least one public hearing to solicit citizen views on activities and to provide eligibility, funding and other information essential to inform the public about the development of the Consolidated Plan/AAP. A public hearing will be held at the time when interviews and presentations are being conducted by the CAC. This hearing is held the first Monday in December. City residents will be given notice of a 30-day period to comment on the proposed Consolidated Plan/AAP. This notice will be contained in the proposed Annual Action Plan as defined in the Citizen Participation Plan. The City Council will be provided a summary of any comments or views of citizens received in writing or orally at public hearings. These comments may include the meeting minutes from the CAC as they relate to selection of projects.

Lastly, a 30-day public comment period was advertised and held from March 26 through April 24 2023.

5. Summary of public comments

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

A summary of the comments received from the focus group and regular meeting minutes, are included as an attachment to this plan.

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

All comments and views submitted in this process were incorporated into the Plan

7. Summary

Through a comprehensive process which included opportunities for citizen participation and the consultation of many community-based organizations, the City of Sterling Heights has developed this Plan which outlines activities that will be funded using Community Development Block Grant (CDBG) and HOME funds received from the United States Department of Housing and Urban Development (HUD) in accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	STERLING HEIGHTS	Neighborhood Services

Table 1 – Responsible Agencies

Narrative

Sterling Heights is a member of the Macomb County HOME Consortium, which is a cooperative effort by the county and 24 municipalities within it to generate a common Five Year Consolidated Plan. Sterling Heights is the lead entity for activities carried out for Community Development purposes within the township. The municipality is an entitlement community for the Community Development Block Grant and is chartered under local and State law to receive and administer these grant funds. To accomplish the priorities and goals presented in this plan, the City of Sterling Heights collaborates with non-profit organizations, for profit businesses, other City Departments, local, regional, and State of Michigan governmental units and organizations that strive to improve conditions of Sterling Heights residents and neighborhoods. The City Planning and Community Development Department is responsible for providing technical assistance to community partners and monitoring the implementation of projects approved in the 2023 Annual Action Plan.

Consolidated Plan Public Contact Information

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

1. Introduction

A critical part of the development of the 2019-2023 HUD Consolidated Plan and the 2023 24 Annual Action Plan involved consultations with housing providers, nonprofit organizations, social service providers, and other key stakeholders that serve the communities impacted by the funding received from HUD. As a member of the Macomb County HOME Consortium - information, data, schedules were shared at regularly scheduled meeting benefiting the process. In addition, the Consortium met with non-profits and other service agencies. Additionally, public open houses were held within the community to identify community needs outlined in the 2019-2023 Consolidated Plan. 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(l)).

The City of Sterling Heights is committed to collaborating with public and private housing providers and area agencies to ensure their efforts align with the City's objectives. These agencies have provided the city with information on population statistics, demographics, community trends and affordable housing. The information gained from these organizations has assisted the city in prioritizing its funding to include the groups most in need. The public and private agencies that provided the city with critical information to consider in the Consolidated Plan include, but are not necessarily limited to the Macomb Community Action, Macomb Homeless Coalition, Michigan State Housing Development Authority (MSHDA), Cities of St. Clair Shores and Warren, and US Department of HUD's Detroit Office.

Additionally, the City has a Housing Commission that oversees the public housing and Housing Choice Voucher programs. The Housing Commission and CDBG program have a close working relationship, where information is exchanged on closely related issues. The city provides assistance to a number of agencies that provide human and mental health services to Sterling Heights residents including Care House, Turning Point, and Wigs 4 Kids.

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

The City of Sterling Heights and Macomb County participate in the Continuum of Care (CoC) process to develop and implement an approach to reduce poverty and homelessness. The Macomb Homeless Coalition (MHC) has served as Macomb County's Lead Agency on solutions to ending Homelessness since 1984. As the Continuum of Care (CoC) Lead, MHC is the official Macomb CoC designee authorized

to apply for Department of Housing and Urban Development (HUD) homeless funding in Macomb County. The 2023 Annual Action Plan supports continuing these services through providing funding to two agencies that provide temporary shelter.

City staff at the subcommittee level along with service organizations, develop and implement a comprehensive plan for emergency shelter and services, transitional and permanent housing. These joint efforts have encouraged a systems approach to homelessness to enable more homeless individuals to achieve self-sufficiency and find jobs and housing in the community.

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

Sterling Heights does not receive ESG funds

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	STERLING HEIGHTS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with housing and social service agencies during Plan development. Feedback between the Sterling Heights Public Library and local internet providers have indicated the need for Broadband Service programs especially for low-mod income families and education assistance. Sterling Heights intends to address these needs through public services. Feedback from the Sterling Heights Engineering, and Public Works indicated a need for activities to aid in the prevention of slums, blight, acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements. Such activities may include code enforcement, clearance (demolition), historic preservation, remediation of environmentally contaminated properties. Agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies will be consulted during the environmental review process, as the activity may require.

2	Agency/Group/Organization	Care House
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Interfaith Volunteer Caregivers
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with housing and social service agencies during Plan development.
4	Agency/Group/Organization	Macomb Community College
	Agency/Group/Organization Type	Services-Education Services-Employment Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with housing and social service agencies during Plan development

5	Agency/Group/Organization	SALVATION ARMY'S MACOMB'S ANSWER TO TEMPORARY SHELTER (MATTS)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with housing and social service agencies during Plan development.
6	Agency/Group/Organization	MCREST
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with housing and social service agencies during Plan development.
7	Agency/Group/Organization	Turning Point
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with housing and social service agencies during Plan development.
8	Agency/Group/Organization	Maggie's Wigs 4 Kids
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Formal and informal consultation occurred with housing and social service agencies during Plan development

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Macomb County Continuum of Care	The City, the County, and the CoC use information from HMIS to determine if agency outcomes are meeting the standards established by the community.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

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

The Citizens Advisory Committee held several meetings to obtain citizen input on proposed projects. A selection of projects meeting was held March 20th, 2023. No citizen comments were received.

The City of Sterling Heights is required to set forth policies and procedures for citizen participation in the process of developing and implementing the Consolidated Plan and all its components. In accordance with federal regulation 24 CFR 91.105, Sterling Heights maintains a Citizen Participation Plan (CPP). The CPP applies to CDBG, and HOME programs as well as to the development and implementation of the Consolidated and Annual Action Plan. The CPP outlines the policies and procedures used by the City to solicit citizen input. The City followed the CPP in the development of the 2019-2023 Consolidated Plan. CPP requires the City to conduct one public hearing for citizens, and one additional focus group meetings with non-housing, and housing agencies, concerning the Consolidated Plan and other basic program requirements. The City encourages participation in the Consolidated Plan process. The City's 2019-2023 Consolidated Plan citizen participation efforts included the following efforts to achieve maximum feasible public participation: Advertised citizen participation opportunities in local newspaper, and online. Encouraged participation by holding events at accessible locations. Mailed survey and workshop flyers to members of the local Continuum of Care and Public Housing Authorities through the Macomb HOME Consortium. Distributed surveys to expand public participation through the Macomb HOME Consortium. The City considers comments from citizens, service organizations and internal departments, received in writing or verbally at public hearings in preparing the final Consolidated Plan. The plan is then made available for 30 days for additional public comment before final approval by the City Council.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Non-profit partners submitted application to the program	No citizen comments were received	No citizen comments were received	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	765,446	50,000	0	815,446	0	These funds will leverage other public investment through infrastructure projects.
Other	public - federal	Admin and Planning Economic Development Public Services	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Economic Development Housing	0	0	0	0	0	

Table 1 - 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

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 of Sterling Heights has historically dedicated funds to roads in low to moderate income areas and improvements to the Senior Center. 7% of the City's 289 miles of local roads are in poor condition. All road projects occur in low to moderate income areas, entailing the removal and replacement of existing concrete. These projects improve the ride ability of the road, as well as the curb appeal of the homes within the area. The Senior Center improvements funded by CDBG bring the facility up to ADA Code and make the facility more attractive for recreational opportunities the surrounding communities. Beaver Creek Park is located in Section 32, a qualified low-to-moderate income area, and the Bel-Robin neighborhood is very active in this section. Improvements to public facilities serving LMI are included with the 2023 program.

Discussion

The City Development and Planning departments' review capital projects to determine which will provide the most benefit to the community.

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	2019	2023	Affordable Housing Public Housing Homeless	Low Mod Census Tracks Low Mod Residents	Housing Rehabilitation Affordable Housing Units Permanent Supportive Housing Emergency Shelters and Transitional Housing Accessibility/Barrier Free Improvements	CDBG: \$150,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Address the Needs of Homeless & At-Risk Families	2019	2023	Homeless	Low Mod Residents	Permanent Supportive Housing Emergency Shelters and Transitional Housing Public Services	CDBG: \$21,231	Homeless Person Overnight Shelter: 150 Persons Assisted
3	Foster Economic Development	2019	2023	Non-Housing Community Development	Low Mod Residents	Public Services	CDBG: \$11,004	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Public Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Low Mod Census Tracts Low Mod Residents	Public Improvements Public Facilities Accessibility/Barrier Free Improvements	CDBG: \$413,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
5	Provide and Expand Human Services	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development	Low Mod Residents	Public Services	CDBG: \$43,974	Public service activities other than Low/Moderate Income Housing Benefit: 1150 Persons Assisted
6	Aid the Prevention of Slums and Blight	2019	2023	Non-Housing Community Development	Low Mod Census Tracts	Housing Rehabilitation Accessibility/Barrier Free Improvements Code Enforcement & Crime Prevention Energy Efficiency Improvements	CDBG: \$38,708	Homeowner Housing Rehabilitated: 50 Household Housing Unit
7	Expand Planning, Grant Management and Capacity	2019	2023	Grant Administration	Low Mod Census Tracts Low Mod Residents	Local and Regional Planning	CDBG: \$137,629	Other: 1 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Make Available Appropriate Housing
	Goal Description	<p>The City of Sterling Heights will make appropriate housing through administering a Housing Rehab and Minor Home Repair program for LMI, owner-occupied households.</p> <p>Interest-deferred Loan Program: 5 households assisted, all “low income”, “very low”, and “extremely low” income benefit.</p> <p>Minor Home Repair Program: 50 households assisted, all “low income” and “very low”.</p>
2	Goal Name	Address the Needs of Homeless & At-Risk Families
	Goal Description	<p>The City of Sterling Heights will assist homeless residents through partnerships with local nonprofits, including MATTS, MCREST, and Turning Point.</p> <p>Homeless Person Overnight Shelter: 150 persons assisted, all “extremely low” income benefit.</p>
3	Goal Name	Foster Economic Development
	Goal Description	<p>The City of Sterling Heights will foster economic development through a collaborative partnership with Macomb Community College. Their Students Options for Success program makes college and job training affordable for low to moderate income students.</p> <p>Economic Development/Job Training: 10 persons assisted, all “low income”, “very low”, and “extremely low” income benefit.</p>

4	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	<p>The City of Sterling Heights will improve public facilities and infrastructure for Sterling Heights residents through reconstructing a parking lot in a low to moderate income area.</p> <p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 persons assisted, all “low income”, “very low”, and “extremely low” income benefit.</p>
5	Goal Name	Provide and Expand Human Services
	Goal Description	<p>The City of Sterling Heights will expand human services through forming interagency and local nonprofit partnerships to provide need for Sterling Heights residents.</p> <p>Public Service Activities other than Low/Moderate Income Housing Benefit: 1150 Persons Assisted, all “low income”, “very low”, and “extremely low” income benefit.</p>
6	Goal Name	Aid the Prevention of Slums and Blight
	Goal Description	<p>The City of Sterling heights will aid in the elimination of slums and blight through our interest-deferred loan program and minor home repair program. These improve the accessibility and remove income barriers that prevent households from making home improvements.</p> <p>Homeowner Housing Rehabilitated: 55 Household Housing Unit, all “low income”, “very low”, and “extremely low” income benefit.</p>
7	Goal Name	Expand Planning, Grant Management and Capacity
	Goal Description	The City of Sterling Heights will expand grant management and planning through hiring a part-time Housing Rehabilitation Specialist

AP-35 Projects - 91.420, 91.220(d)

Introduction

The activities described in the 2023 Action Plan reflect the City's highest priorities, and are intended to be directly related to the goals and strategies in the 5-year Consolidated Plan. Through a community application process and outreach to internal and external agencies, HUD funds are wisely and strategically invested to support critical community needs.

#	Project Name
1	Administration
2	Housing Rehabilitation
3	Public Service
4	Public Improvements

Table 3 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	Expand Planning, Grant Management and Capacity
	Needs Addressed	Fair Housing Local and Regional Planning
	Funding	CDBG: \$137,629
	Description	Program Administration
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
2	Planned Activities	This activity is used to reimburse the wages and fringes of the Community Development staff that work either part or full time within the CDBG program. This activity can also be used to purchase items that are used solely for CDBG-related activities. In addition to funding the salaries of the CDBG employees, a small portion of this funding will also be used for conferences and workshops that are related to the CDBG program, purchase and/or replacement of small electronic equipment on an as needed basis, as well as other small costs directly related to the administration of the CDBG program.
	Project Name	Housing Rehabilitation
	Target Area	Low Mod Residents
	Goals Supported	Make Available Appropriate Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$150,000

	Description	This program provides assistance to income eligible seniors, handicapped, and owner occupants of mobile homes to make repairs to their homes. The Home & Property Improvement Program provides interest-deferred loans up to \$30,000 to income-eligible applicants. The objectives of this program are to assist owner-occupants of single family residences (excluding mobile homes) in the City of Sterling Heights to maintain their residences or to bring substandard homes into conformance with code, ordinance provisions, and housing quality standards. The Minor Home Repair program provides assistance to income eligible seniors, handicapped, and owner occupants of mobile homes to make necessary repairs to their home. The objective of this program is to foster and maintain affordable, decent, safe and sanitary housing in the city. The only obstacle to the programs detailed above is the rising cost of goods and services. In order to obtain more reasonable quotes, we have been increasing outreach to qualified contractors within our region.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	55 Low to Moderate income Households.
	Location Description	City-Wide, Scattered Site Residences
	Planned Activities	Conduct repairs to owner-occupied homes, including but not limited to: roof repairs, water heater/furnace replacement, tuck pointing, window replacements, etc.
3	Project Name	Public Service
	Target Area	Low Mod Census Tracts Low Mod Residents
	Goals Supported	Address the Needs of Homeless & At-Risk Families Provide and Expand Human Services Foster Economic Development Aid the Prevention of Slums and Blight
	Needs Addressed	Public Services
	Funding	CDBG: \$114,817

Description	<p>Public services that provide assistance to seniors, homeless, battered spouses, and abused children. The following are activities associated with this project: Maggie's Wigs 4 Kids provides wigs and support services to children ages 3 to 18 throughout the state of Michigan experiencing hair loss for any medical reason at no charge to them. Care House coordinates the complex investigation of child sexual and physical abuse. They provide a comprehensive multi-disciplinary response to child abuse to reduce the trauma of the investigation and prosecution for child victims and their families. The Sterling Heights Public Library's Internet Access Outreach Program provides 20 individuals/households of Sterling Heights with a tablet that has access to the Internet or a wi-fi hotspot that can be used to access the internet with their own computer, tablet, or mobile phone. The Library Book Collection program provides large print and audio books to residents that are either homebound or in local senior housing facilities. Macomb Community College's Students Options for Success Program provides funds to low-income Sterling Heights residents for tuition and other college-related costs for classes at Macomb Community College. College-related expenses include costs like transportation, books, and childcare. The MCA Grass & Snow program serves low-moderate income elderly and those considered severely disabled residents of Sterling Heights by providing lawn cutting and snow removal services. The Adaptive Recreation programs offer a variety of recreation activities in Sterling Heights for persons with disabilities that are designed to be appropriate for the age and ability of the individuals. Turning Point is a domestic and sexual assault support organization in Macomb County. Turning Point's 24/7 shelter and crisis line have provided immediate emergency safety to survivor fleeing dangerous or potentially deadly situations and provides forensic nurse examinations for victims of sexual assault. MATT's shelter provides up to 90 days of shelter, three meals a day, a laundry facility, showers, and case management for men, women, and children experiencing homelessness. MCREST is an emergency shelter program that provides safe housing for women, men, children, and families for up to 90 days in Macomb County. Interfaith Volunteer Caregivers program (IVC) assist low to moderate-income seniors and physically challenged adults with indoor and outdoor chores that they cannot accomplish due to physical or financial limitations. Hearts 4 Homes provides rental assistance to low-income families in Macomb County to prevent childhood homelessness.</p>
Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	1500 Low to Moderate income individuals
	Location Description	City-wide
	Planned Activities	Reimbursement for services provided to low-income Sterling Heights residents, included but not limited to: emergency shelter night stays, home chores, Wi-Fi and internet accesses, forensic interviews, etc.
4	Project Name	Public Improvements
	Target Area	Low Mod Census Tracts
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Public Improvements
	Funding	CDBG: \$413,000
	Description	Public infrastructure improvements include repaving Beaver Creek parking lot. This project will include pulverizing the asphalt, compacting the material and resurfacing the new asphalt. Additionally, the project will involve completing any necessary ADA compliance updates.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1150 low to moderate income individuals
	Location Description	Beaver Creek Park:
	Planned Activities	Resurfacing Beaver Creek parking lot.

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 majority of the funds in this program year are targeted too low to moderate income populations city-wide. The low-income population in the City of Sterling Heights is not concentrated in a specific region, therefore the city has determined that funding should be available community-wide. Assistance will only be directed geographically for the road projects. Assistance for the replacement of streets will be determined by qualifying census tracts. As of the writing of this plan, there are census tracts spread relatively evenly throughout the city that would qualify for street replacement. The City of Sterling Heights does not contain any concentrations of minority populations. According to the U.S. Census Bureau demographic data from 2022, 82.2% of Sterling Heights residents are White, 6% are Black/African American, 7.7% are Asian, and 2.5% are Hispanic or Latino.

Geographic Distribution

Target Area	Percentage of Funds
Low Mod Census Tracts	50
Low Mod Residents	50

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As mentioned above, given the fact that most of the low-income population within the city is located throughout different census tracts, the city has determined that funding should be available community-wide to best meet the needs of low-income residents.

Discussion

Areas of focused funding will continued to be reviewed in future years in order to determine whether or not a sufficient need exists in one specific area of the community which warrants the need for concentrated funding. At this time, the city has not identified any specific areas.

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

Introduction

The City of Sterling Heights greatest barrier to affordable housing is the cost of land and housing. Renters and owners appear to be similarly affected by the cost of housing within Sterling Heights. Of the 12,140 households experiencing some level of cost burden, approximately 5,505 (45%) are renters whereas 6,635 (55%) are owners. The city's strategy to remove or ameliorate the barriers to affordable housing are explained here. The City of Sterling Heights has sought out development of affordable housing units through working with the Chaldean Community Foundation to develop a mixed-use complex that will contain affordable housing for low-to moderate- income populations. This development is adjacent to transit stops and is along a corridor that has sufficient commercial and employment opportunities. Additionally, the City completed a Master Plan update which stipulates the intention to develop different types of urban and mixed-housing to increase variation in the housing types within the City. The preservation of affordable housing options is also discusses in the Consolidated Plan. The maintenance and preservation of housing for all residents but particularly affordable housing for Low/Mod income owners is a high priority in this plan. To achieve this objective the City has an established housing rehab program, minor home repair, and home chore programs.

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

The City worked with a consultant from Wade Trim on the Analysis of Impediments to Fair Housing Choice. During that time, the consultant reviewed numerous public documents, ordinances, deeds, census information, historical records of the city, and other relevant documentation to determine if there are historical or existing policies, ordinances, or other guiding documents that may present a barrier to affordable housing. One of the impediments that was identified included "Availability of Affordable Housing for Protected Classes". According to the report much of the region's housing stock is designed to meet the needs of families with children. Elderly housing requires special features, even if it is for independent living, and most importantly for housing which provides supportive services. Planned actions to remove or ameliorate this impediment included:

- Reviewing regulations and policies that may have an impact on the location, cost, and supply of housing. As part of Planning Departments Master Plan, they review existing ordinances, plans, or codes to develop strategies to allow for more diversified housing including mixed-use communities and support development of walkable communities where residents without car access may be able to readily obtain groceries,

access to jobs, and other basic services.

- Encouraged the development and rehabilitation of housing for the persons included in the protected classes. We ensure that public investment in infrastructure repair is being focused evenly in all neighborhoods within the City. We direct funding efforts towards the rehabilitation and retrofitting of existing housing for the disabled and elderly populations through our Home and Property Improvement Loan Program and Minor Home Repair Program.

Discussion

The City is committed to improving or removing barriers to affordable housing. The City implements its housing activities in a fair and equitable manner as required by law and continues to collaborate with housing providers to promote both affordable home ownership and housing opportunities, support, if possible reasonable proposals for affordable housing. In an effort to address the housing affordability issues, the City of Sterling Heights, along with Macomb County, the City of Roseville, and the Charter Township of Clinton, have formed a HOME Consortium, which will continue to strengthen existing relationships and build new relationships in its effort to increase affordable housing opportunities in the Consortium boundaries. Staff will continue to evaluate barriers identified in the Analysis of Impediments to Fair Housing.

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

Introduction

Each of the actions listed within this section are important to the overall success of the CDBG program as a whole. The city is committed to continued implementation of existing policies and procedures that address the topics listed above over the next year as well as into the future. Many of these topics would not be able to be address if the city did not received CDBG funds on an annual basis, causing a significant gap in necessary services. What follows in this section of the 2023-24 Annual Action Plan will be a discussion of the ways in which Sterling Heights plans its distribution of CDBG funds to maximize their impact on the community.

Actions planned to address obstacles to meeting underserved needs

Through a competitive application process, the city has selected the proposed activities based on the most urgent needs within the community. Many community-based organizations were able to present requests for meeting the underserved needs within the community. This allows CDBG staff and City Council to determine the needs that are the most urgent and underserved.

Actions planned to foster and maintain affordable housing

The City of Sterling Heights has a successful housing rehabilitation program that allows LMI families to stay in owner occupied housing without burdening themselves with loan costs that would result from addressing home expenses through the traditional loan market. The housing rehabilitation program places a lien on the homes that does not come due until the house is sold. This allows LMI homeowners to live in houses that may fall into disrepair otherwise due to the high cost of addressing deficiencies that develop in housing over time. The City also provides a grant program for minor home repairs that is specifically dedicated to LMI residents who are elderly or disabled. This program fosters maintains affordable housing by allowing single-family and mobile homeowners to repair their home so they can continue to live in it without health or safety problems.

Actions planned to reduce lead-based paint hazards

Sterling Heights currently complies with all federal regulations regarding lead-based paint. Full compliance is a policy of the housing rehabilitation program administered by the city. The actions that are required to evaluate and reduce lead based paint hazards are to identify the surfaces that will be disturbed, test them, perform a risk assessment where necessary, abate the identified hazards, implement safe work practices, notify the occupants of the potential for exposure, and perform ongoing maintenance once the hazard has been mitigated. For every rehab project undertaken in the city, the

HUD Program Coordinator follows the above mentioned procedures.

Through community partners the City is able increase public awareness of poverty, its causes and effects, the resources available to those impacted by it, and the actions that can be taken to combat it. The homeowner rehabilitation program can also work to reduce the number of impoverished families by improving one of the major sources of investment a person may have, their home. A resident may be able to reduce their level of poverty by selling their recently rehabilitated home for a profit.

Actions planned to develop institutional structure

Sterling Heights will make a continued effort to improve services and service delivery, to customer, employees and partners in the community. The City of Sterling Heights has developed its institutional structure by establishing partnerships with City departments and agencies, public housing, private institutions, nonprofit organizations and continuum of care providers. Included in the partnership structure are the expertise of contractors, service providers and others with the specialized knowledge needed to carry out programs and projects.

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

As previously indicated, coordination between the public and private housing and social service agencies is of paramount importance to the success of this plan. The city will continue to maintain a dialogue that allows them to keep abreast of problems that have arisen, shortfalls in service that have developed and areas where future assistance may be needed. Further, the City maintains a close working relationship with the Sterling Heights Housing Commission who provides Public Housing and Housing Choice Voucher Programs.

Discussion

Through community collaboration between the public and private sector, the city will work through the mentioned activities to best meet the needs of low and moderate income residents. The plan will follow the goals and objectives identified within the strategic plan.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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
Total Program Income:	0

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.	0.95%

Discussion

