Community Development Block Grant

5-year Consolidated Plan 2024-2029
2024 Annual Action Plan

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5/15/2024

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1.   Introduction

CDBG provides financial assistance to eligible cities and counties to address a wide range of community needs. This flexible grant program focuses on activities that enhance affordable housing, economic opportunities, and living conditions for low and moderate-income residents. By supporting projects that revitalize neighborhoods, create jobs, and promote sustainable development, CDBG plays a crucial role in building stronger, more resilient communities across the nation. In this introduction, we will delve into the key principles, objectives, and components of the CDBG program, shedding light on its significance in promoting community well-being and growth.

2.   Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The primary objectives of the Community Development Block Grant (CDBG) program are to promote community development, particularly in areas with low and moderate-income residents. The key goals include:

1. Affordable Housing: Facilitate the development and maintenance of decent, safe, and affordable housing for individuals and families.
2. Economic Opportunities: Stimulate economic growth and job creation by supporting projects that enhance business opportunities, attract private investment, and create sustainable employment.
3. Infrastructure Improvement: Invest in community infrastructure, such as water and sewer systems, streets, and public facilities, to improve living conditions and overall community well-being.
4. Services for Vulnerable Populations: Fund programs and services that benefit vulnerable populations, including seniors, persons with disabilities, and low-income individuals.
5. Revitalization of Neighborhoods: Support projects that revitalize and improve neighborhoods, making them more resilient, attractive, and conducive to community development.
6. Strategic Planning: Encourage comprehensive planning efforts that address long-term community development needs and goals.
7. Partnerships and Collaboration: Foster collaboration between local governments, non-profit organizations, and the private sector to maximize the impact of CDBG funds and resources.

By addressing these objectives, the CDBG program aims to empower communities to create sustainable, inclusive, and thriving environments for their residents.

3.   Evaluation of past performance

The City of Sterling Heights has received CDBG funds since 1974. With 49 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

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 2024-25 AAP were held in December 2023 and March 2024.

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.

5.   Summary of public comments

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.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	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 city. 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 2024 Annual Action Plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Sterling Heights, as a member of the HOME Consortium (MHC), consulted with other government, non-profit, and private agencies to develop the Consolidated Plan. Consultation included public hearings, focus groups, City department team meetings, surveys, and direct solicitation/outreach.

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)).

Sterling Heights advertised and held two focus groups during the outreach process for the Consolidated Plan as part of the HOME Consortium. The focus groups specifically addressed housing needs, public services, public facilities, and infrastructure needs. Public and assisted housing providers, health agencies, mental health agencies, local governments, service organizations and the public were invited to attend. Invitations were sent via email, direct mailing, published in the local newspaper, and posted on social media. While the focus groups were well attended, there was a lack of participation by the public housing providers. To encourage their participation, a survey via email to all public housing authorities that are located in the jurisdiction. The questions contained in the survey were specific to the public housing sections of the Consolidated Plan.

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

Planning to anticipate various potential outcomes and their implications involved developing different hypothetical scenarios based on different sets of circumstances or variables. By considering a range of possible futures, the focus groups can identify areas where coordination may be needed to address different scenarios effectively. Services for the homeless and those at risk of homelessness were identified as a priority need during the focus groups workshops. The delivery system for these services is strong but is challenged by financial constraints and a great need. The City will continue to work with the local providers during the life of the Consolidated Plan to identify gaps in services that could benefit from CDBG funding.

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

The City of Sterling Heights does not receive ESG funds.

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**

Table 2– Agencies, groups, organizations who participated

1	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
	How was the Agency/Group/Organization consulted and 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.
2	Agency/Group/Organization	Macomb County Interfaith Volunteer Caregivers
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and 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	Salvation Army MATTS Shelter
	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
	How was the Agency/Group/Organization consulted and 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.
4	Agency/Group/Organization	Macomb County Community Services Agency
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulting with subject matter experts can provide valuable insights and perspectives on potential outcomes and coordination needs. Experts can offer specialized knowledge and advice, helping anticipate challenges and develop effective coordination strategies. Two focus group sessions were conducted, and two public hearings were conducted.
5	**Agency/Group/Organization**	Macomb Community College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulting with subject matter experts can provide valuable insights and perspectives on potential outcomes and coordination needs. Experts can offer specialized knowledge and advice, helping anticipate challenges and develop effective coordination strategies. Two focus group sessions were conducted, and two public hearings were conducted.
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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulting with subject matter experts can provide valuable insights and perspectives on potential outcomes and coordination needs. Experts can offer specialized knowledge and advice, helping anticipate challenges and develop effective coordination strategies. Two focus group sessions were conducted, and two public hearings were conducted.

7	Agency/Group/Organization	STERLING HEIGHTS
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Services - Narrowing the Digital Divide Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and 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.
8	Agency/Group/Organization	Hearts for Homes
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulting with subject matter experts can provide valuable insights and perspectives on potential outcomes and coordination needs. Experts can offer specialized knowledge and advice, helping anticipate challenges and develop effective coordination strategies. Two focus group sessions were conducted, and two public hearings were conducted.

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	

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))

By involving key stakeholders, groups can anticipate potential outcomes and identify areas where coordination may be lacking or could be improved.The City of Sterling Heights will continue to partner with public entities which work to accomplish community development goals within the city. This includes maintaining coordination with other local agencies including, Macomb County and the Michigan State Housing and Development Authority when necessary.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Citizen Participation process is a fundamental aspect of the Community Development Block Grant (CDBG) program, which aims to engage community members in the decision-making process regarding the allocation of funds and the development of goals for their communities. This included public meetings, consultations, surveys, and other forms of engagement to gather input and feedback from residents, local organizations, and stakeholders. By actively involving citizens in this process, local governments and organizations can ensure that the goals and priorities identified align with the needs and aspirations of the community. The impact of Citizen Participation on goal setting for the CDBG program is significant because it ensures that the allocation of funds and the development of projects are based on a thorough understanding of the community's needs and priorities. This participatory approach fosters transparency, accountability, and inclusivity in decision-making, ultimately leading to more effective and responsive community development initiatives.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community Service Providers	December 4,2023 Non-profit partners presented funding requests for the 2024/2025 program year to the citizen advisory committee for comments and questions. This meeting was also televised on the local government channel and is also available on the Sterling Heigths website for viewing.	No Citizen comments were received.	No Citizen comments were received.	
2	Public Hearing	Non-targeted/broad community	February 26, 2024 the Citizen Advisory Committee held a public hearing for the selection of projects for the 24/25 program year.	No Citizen comments were received.	No Citizen comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	Advertisement in the local paper on April 4,2024. This paper is delivered to each household in the jurisdiction via USPS, and is also available online.	No Citizen comments were received.	No Citizen comments were received.	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

A needs assessment is a systematic process used to identify the strengths, weaknesses, opportunities, and challenges within a particular community. It serves as a critical foundation for decision-making and strategic planning by providing valuable insights into the needs, priorities, and preferences of residents. By using the following key components the city has provided a evidence-based approach to understanding the needs, assets, and priorities of the community, guiding our decision-making and resource allocation efforts to address critical issues and improve outcomes.

- Stakeholder Engagement
- Data Collection Methods
- Data Analysis
- Identifying Priorities
- Action Planning
- Continuous Review and Evaluation
- Assets and Resources Assessment

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

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

Describe the jurisdiction's need for Public Facilities:

Cities often conduct assessments and community planning to identify and address the evolving needs for public facilities, which can include infrastructure, parks, community centers, schools, and other essential services. These assessments take into account factors such as population growth, demographic changes, and the overall development and well-being of the community. By addressing these non-housing public facility needs, the CDBG program can help enhance the overall livability, functionality, and resilience of the community.

How were these needs determined?

The determination of public facility needs involves a structured process aimed at identifying, prioritizing, and addressing the requirements for various public facilities within a community. This process can include, needs assessment, community input, analysis of demographic and socioeconomic trends.

Through consultations with city partners, including:Parks and Recreation, Planning, Engineering, and Public Works

Overall, the determination of public facility needs is a dynamic and iterative process that requires collaboration among various stakeholders, careful planning, and ongoing evaluation to ensure that public facilities adequately serve the needs of the community now and in the future.

Describe the jurisdiction's need for Public Improvements:

The need for public improvements targeted through the use of CDBG funds is very similar to the needs expressed for public facilities. The existing facilities which currently meet the needs of the public are continually in need of reinvestment in order to maintain sustainability of these facilities. Through targeting the use of CDBG funds to improve existing facilities, which directly serve low and moderate income residents, the city is able to best meet this need.

How were these needs determined?

The determination of public improvement needs involved identifying, prioritizing, and addressing the requirements for various public facilities within a community. This process can include, needs assessment, community input, analysis of demographic and socioeconomic trends.

Through consultations with city partners, including:Parks and Recreation, Planning, Engineering, and Public Works

Overall, the determination of public improvement needs is a dynamic and iterative process that requires collaboration among various stakeholders, careful planning, and ongoing evaluation to ensure that public facilities adequately serve the needs of the community now and in the future.

Describe the jurisdiction's need for Public Services:

The public services needed have been identified as support to low-income residents needing housing services, homeless,or those families who are at-risk of homelessness and in need of additional support, including work, job training or education, housing and transportation services, Senior Services, disabled adult programs, youth services, Digital outreach and services for victums of domestic violence.

These services are provided through various public service providers.

How were these needs determined?

Through consultations with community-based public and private, nonprofit organizations, through review of the community needs assessment.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Sterling Heights, has experienced a stable housing market with a mix of housing options catering to various demographics. Sterling Heights strives for ongoing development and redevelopment projects aimed at enhancing the housing stock and improving neighborhood infrastructure. New residential developments, commercial projects, and community amenities may contribute to the overall appeal of the city's housing market. Sterling Heights offers a range of options for homebuyers and renters, with stable prices, moderate appreciation, and a variety of neighborhood amenities to choose from. The city has a diverse economy with a strong presence in industries such as automotive manufacturing, healthcare, technology, and retail. Employment opportunities are available in various sectors, providing residents with stable jobs and career advancement opportunities.

Sterling Heights offers a high quality of life with its safe neighborhoods, excellent schools, affordable housing, diverse community, recreational amenities, convenient location, strong economy, and vibrant social scene, making it an attractive place to live for all.

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

Introduction

Sterling Heights reflects the city's diverse economic landscape, with employment opportunities available in industries ranging from automotive manufacturing and healthcare to education, technology, and small business entrepreneurship.

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	89	44	0	0	0
Arts, Entertainment, Accommodations	5,761	5,576	11	11	0
Construction	1,989	4,107	4	8	4
Education and Health Care Services	9,995	5,103	19	10	-9
Finance, Insurance, and Real Estate	3,203	2,133	6	4	-2
Information	933	404	2	1	-1
Manufacturing	8,315	15,466	16	31	15
Other Services	1,906	1,396	4	3	-1
Professional, Scientific, Management Services	7,548	5,520	15	11	-4
Public Administration	0	0	0	0	0
Retail Trade	8,153	7,141	16	14	-2
Transportation and Warehousing	1,405	704	3	1	-2
Wholesale Trade	2,746	3,059	5	6	1
Total	52,043	50,653	--	--	--

Table 5 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	68,750
Civilian Employed Population 16 years and over	65,330
Unemployment Rate	4.95
Unemployment Rate for Ages 16-24	970.00
Unemployment Rate for Ages 25-65	0.00

Table 6 - Labor Force

Data Source Comments:

Occupations by Sector		Number of People
Management, business and financial	17,620	
Farming, fisheries and forestry occupations	1,940	
Service	6,925	
Sales and office	15,045	
Construction, extraction, maintenance and repair	3,890	
Production, transportation and material moving	3,900	

Table 7 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	37,264	62%

Travel Time	Number	Percentage
30-59 Minutes	18,684	31%
60 or More Minutes	4,190	7%
Total	*60,138*	*100%*

Table 8 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	**Unemployed**	
Less than high school graduate	4,470	0	0
High school graduate (includes equivalency)	12,815	0	0
Some college or Associate's degree	16,570	0	0
Bachelor's degree or higher	19,215	0	0

Table 9 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	165	830	925	2,220	2,290
9th to 12th grade, no diploma	850	925	905	2,175	1,600
High school graduate, GED, or alternative	3,575	4,165	3,925	9,770	8,385
Some college, no degree	4,560	4,075	2,960	7,680	4,125
Associate's degree	1,010	1,760	1,215	4,245	1,780
Bachelor's degree	1,645	5,550	3,000	7,560	2,815
Graduate or professional degree	65	2,125	1,780	3,525	1,945

Table 10 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,689
High school graduate (includes equivalency)	30,695
Some college or Associate's degree	40,414
Bachelor's degree	54,146
Graduate or professional degree	69,179

Table 11 – Median Earnings in the Past 12 Months

Data Source Comments:

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

1. Automotive Industry: The City has a significant presence in the automotive sector, with several automotive manufacturers and suppliers operating in the area. Companies like Ford, General Motors, and FCA have manufacturing facilities or offices in or near Sterling Heights. The automotive industry provides employment opportunities ranging from manufacturing and engineering to logistics and administration.
2. Advanced Manufacturing: In addition to automotive manufacturing, the City has a growing presence in advanced manufacturing sectors such as aerospace, defense, and technology. Companies in these industries contribute to the city's economy by providing high-skilled jobs in areas like precision machining, electronics manufacturing, and advanced materials production.
3. Healthcare: Sterling Heights is home to various healthcare facilities, including hospitals, medical centers, and clinics. Healthcare professionals such as doctors, nurses, medical technicians, and administrative staff form a significant part of the city's workforce. The healthcare sector provides employment opportunities for individuals with diverse skill sets and educational backgrounds.
4. Education: Sterling Heights is served by several public and private schools, as well as higher education institutions. Teachers, administrators, and support staff working in schools and colleges contribute to the city's workforce. Additionally, higher education

institutions like Macomb Community College offer vocational training and degree programs that prepare students for careers in various fields.

5. Retail and Services: The retail and service sectors play a vital role in Citys' economy, providing employment opportunities in areas such as retail sales, hospitality, food services, and personal care. Shopping centers, restaurants, hotels, and other businesses cater to the needs of residents and visitors, contributing to the city's overall economic vitality.

6. Information Technology: Sterling Heights has seen growth in the information technology sector, with companies specializing in software development, IT consulting, cybersecurity, and telecommunications. IT professionals, including software engineers, network administrators, and data analysts, form part of the city's workforce, contributing to innovation and technological advancement.

7. Small Businesses and Entrepreneurship: Sterling Heights' Velocity Center has a thriving community of small businesses and entrepreneurs across various industries, including retail, restaurants, professional services, and construction. Small businesses play a crucial role in driving economic growth, creating jobs, and fostering innovation in the local economy.

Describe the workforce and infrastructure needs of the business community:

1. Skilled Workforce: Businesses in the City require access to a skilled and diverse workforce to support their operations and remain competitive. This includes workers with expertise in manufacturing, engineering, information technology, healthcare, and other sectors relevant to the local economy. Investing in workforce development programs, vocational training, and educational partnerships with local schools and colleges is essential to ensure a steady supply of qualified talent.

2. Job Training and Education: Providing ongoing job training and educational opportunities is crucial to upskill the workforce and meet the evolving needs of businesses and residents alike. Initiatives such as apprenticeship programs, vocational training courses, and partnerships with educational institutions help equip workers with the skills and knowledge required for employment in high-demand industries and higher paying jobs.

3. Infrastructure Investment: Infrastructure plays a vital role in supporting business operations and facilitating economic activity. Sterling Heights businesses rely on well-maintained transportation networks, including roads, and highways, to transport goods and connect with customers, suppliers, and employees. Investing in infrastructure projects such as road improvements, bridge repairs, and transportation upgrades is essential to enhance connectivity and reduce congestion.

4. Access to Technology and Innovation: Businesses in Sterling Heights need access to cutting-edge technology and innovation resources to remain competitive in today's rapidly evolving marketplace. This includes access to high-speed internet, advanced manufacturing equipment, research and development facilities, and technology incubators. The cities Velocity Center supports initiatives that promote innovation, entrepreneurship, and technology adoption fosters business growth and economic development in the community.

5. Business Support Services: Providing support services to businesses, such as access to financing, business development resources, and networking opportunities, helps foster entrepreneurship and business growth within the city. This includes initiatives such as small business assistance programs, incubators, accelerators, and economic development incentives to attract and retain businesses in the area.
6. Collaboration and Partnerships: Collaboration between businesses, government agencies, educational institutions, and community organizations is essential to address workforce and infrastructure needs effectively. By working together, stakeholders can identify priorities, leverage resources, and implement strategies to support economic growth and prosperity in Sterling Heights.

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 City currently has several long-range planning efforts underway that represent an increased economic impact and increase of job and business growth. Most predominately the City has entered into a Memorandum of Understanding with a private developer to transform the existing Lakeside Mall into a large, mixed-use development with over 2,000 housing units and associated retail on a level of density we do not currently have in the City. Furthermore, we are working on a comprehensive rewrite to our Master Land Use Plan that includes a full market study. This will ideally help our municipality to target job and business growth sectors where we can help facilitate growth and increase the workforce in over the coming five years. These changes will increase the need for workforce housing and business support from the City as the creation of new retail spaces that will need to be filled and businesses that will need employees.

From an infrastructure standpoint this will trigger the need for building updates, roadway improvements, and utilities to handle the expected upcoming growth. In 2024, total road improvements in Sterling Heights over $23.3 Million are slated for upgrading and reconstructing roads. Roads are a critical element of the economic development and infrastructure in our city. Roads need to be maintained and repaired in order to provide the safe, efficient, reliable and quick transportation for both goods and services.

The next five years, the City anticipates continued investment in the industrial and retail sector, with current industrial businesses looking for expansion opportunities and several new major industrial buildings being planned, continuing the increase in living and working opportunities in the City. The City currently has approximately 1,500 housing units in the planning, engineering or construction phases. These range from low/mod income apartment units to high-end single-family homes.

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

According to the 2022 ACS the unemployment rate is much higher in the 16-year to 24-year age bracket, at 10.85%. Comparatively, the unemployment rate for people age 25 to 65 is 4.94%. Combining to an overall unemployment rate of 7.9%.

Educational attainment in Sterling Heights appears to be correlated to employment rates. For instance, for persons with a bachelor's degree or higher, 4.8% are un-employed, employment with some college degrees, about 4.9% are unemployed and about 17.2% are not in the labor force. On the other extreme persons with less than high school diploma, about 57% are employed, about 6% are unemployed and 40% are not in the labor market. People age 25 to 65 accounts 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.

The City of Sterling Heights utilizes the Macomb County subsidiaries of Michigan Works!, which are actively involved in workforce training, development activities and other economic development opportunities in the City. Some of these initiatives are targeted specifically in the 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 City anticipates similar opportunities to be coordinated in the upcoming planning cycle in support of the plan's objective to "Foster Economic Development."

Finally, we have a Local Development Finance Authority that assists in the redevelopment of industrial property and oversees the Sterling Heights SmartZone/Incubator (Velocity); which provides workforce training, development, and units.

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

No

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

na

MA-50 Needs and Market Analysis Discussion

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

CHAS data through the HUD CPD mapping tool does not reveal specific patterns showing concentrations of multiple housing problems within the city. Problems appear to be random across census tracts; however, it is fair to say that problems are generally more concentrated in the north central, southern and western areas of the city. Because the patterns are inconsistent, it is not possible to specifically define a concentration.

HUD recognizes a disproportionally greater need when one racial group experiences greater than 10% points more of a particular housing issue than the jurisdiction as a whole.

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

One definition provided by HUD describes a Minority Neighborhood as a "neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population".

Through analysis of the most recent U.S. Census data, the city has not identified any concentrations of racial or ethnic minorities. The city has, however, identified census tracts which contain high concentrations of low-income families. Concentration means a majority of residents within these areas are of low-income.

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

CHAS data through the HUD CPD mapping tool does not reveal specific patterns showing concentrations of multiple housing problems within the city.

Are there any community assets in these areas/neighborhoods?

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

Public service providers are a great asset to low-income areas and neighborhoods. As stated in previous sections of the plan the City 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:

- Housing: Continuing to provide housing assistance, and when possible expand affordable housing options by supporting efforts to increase funding to address the huge demand.
- Target Incentives: Prioritize programs that focus on specific populations in need, especially populations that may be underserved.
- Upward Mobility: Provide residents with supportive services to enable them to achieve independence and financial security.
- Invest in Public Facilities and Improvements: Provide safe recreational facilities for low-income families so that residents and their children can have a safe place to play.
- Invest in Transportation: Build and maintain equitable transportation systems and services that provide for the basic living needs of low-income residents and neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The need for increased competition among internet providers in Sterling Heights is critical for several reasons:

1. Enhanced Service Quality: Increased competition often leads to improvements in service quality as providers strive to attract and retain customers. With more options available, internet service providers (ISPs) are incentivized to invest in infrastructure upgrades, offer faster connection speeds, and provide better customer support to remain competitive.
2. Lower Prices: Competition typically drives down prices for consumers. When multiple ISPs operate in a market, they may offer competitive pricing plans and promotions to attract customers. This can result in lower monthly bills for residents, especially for those in low-income households or on fixed incomes.
3. Innovation and Technological Advancement: Competition fosters innovation as ISPs seek to differentiate themselves from their competitors. In a competitive market, ISPs are more likely to invest in new technologies, such as fiber-optic networks or wireless broadband solutions, that can deliver faster speeds and more reliable connections to residents.
4. Increased Consumer Choice: Greater competition provides residents of Sterling Heights with more choices when selecting an internet service provider. This allows consumers to find a provider that best meets their needs in terms of price, speed, reliability, and customer service. Increased choice also empowers consumers to switch providers if they are dissatisfied with their current service.
5. Expanded Access to Broadband Services: In areas where there is limited competition among ISPs, residents may have fewer options for broadband internet access. By attracting more providers to the market, Sterling Heights can ensure that all residents have access to a variety of high-speed internet options, including fiber, cable, DSL, and fixed wireless technologies.
6. Economic Development: Access to high-speed internet is essential for fostering economic development and attracting businesses to Sterling Heights. Increased competition among ISPs can lead to better broadband infrastructure and coverage, which is attractive to businesses looking to relocate or expand in the area. Additionally, reliable internet connectivity is crucial for enabling entrepreneurship and innovation within the community.

7. Digital Inclusion: Competition among ISPs can help bridge the digital divide by expanding access to broadband services in underserved areas and among marginalized populations. By ensuring that multiple providers operate in Sterling Heights, policymakers can promote digital inclusion and equity by offering affordable internet options to all residents.

Increased competition among internet providers in Sterling Heights is essential for driving improvements in service quality, lowering prices, fostering innovation, expanding consumer choice, promoting economic development, and advancing digital inclusion within the community. By encouraging competition and removing barriers to entry for ISPs, policymakers can create a vibrant and competitive broadband market that benefits residents and businesses alike.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Potential risks for Sterling Heights include:

1. Extreme Weather Events: Climate change is contributing to an increase in the frequency and intensity of extreme weather events such as heavy rainfall, severe storms, and heatwaves. These events can lead to flooding, property damage, power outages, and disruptions to transportation and infrastructure.
2. Increased Flooding: Rising temperatures and changes in precipitation patterns can increase the risk of flooding, particularly in low-lying areas and areas prone to urban flooding. Heavy rainfall events can overwhelm stormwater drainage systems and lead to flash flooding, putting homes, businesses, and infrastructure at risk.
3. Heatwaves and Urban Heat Island Effect: Climate change is expected to result in more frequent and prolonged heatwaves. High temperatures combined with the urban heat island effect, which occurs when urban areas retain heat more than surrounding rural areas, can pose health risks to residents, particularly vulnerable populations such as the elderly and those with pre-existing health conditions.
4. Impact on Infrastructure: Climate change can put stress on infrastructure systems, including roads, bridges, water and sewer systems, and electrical grids. Extreme weather events, such as heavy rainfall and flooding, can damage infrastructure and disrupt services, leading to increased maintenance costs and potential safety hazards.
5. Ecological Impacts: Climate change can have significant impacts on the natural environment in and around the city, including changes to ecosystems, biodiversity loss, and habitat degradation. These changes can affect wildlife populations, water quality, and the overall resilience of the region's natural resources.
6. Public Health Risks: Climate change can exacerbate public health risks, including heat-related illnesses, respiratory problems associated with poor air quality, and the spread of diseases. Increased temperatures and changing precipitation patterns can also impact food and water security, leading to potential health impacts for residents.
7. Economic Disruptions: The impacts of climate change on infrastructure, businesses, and communities can lead to economic disruptions, including increased costs for disaster response and recovery, declines in property values, loss of revenue for businesses, and potential impacts on insurance rates.

Climate change poses significant challenges and risks for Sterling Heights, requiring proactive measures to mitigate its impacts, enhance resilience, and adapt to changing conditions. This may include investments in infrastructure improvements, land use planning, emergency preparedness, public health initiatives, and efforts to reduce greenhouse gas emissions at the local, regional, and global levels.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low-income areas may experience a range of impacts from climate change, affecting residents' health, livelihoods, and overall well-being. While Sterling Heights may not face extreme climate events as frequently as some other regions, it is still susceptible to various climate-related changes. Low-income households in Sterling Heights may face economic challenges resulting from climate-related impacts, such as property damage, loss of income due to disruptions in employment or transportation, and increased healthcare costs. These economic burdens can perpetuate cycles of poverty and make it difficult for households to recover from climate-related disasters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Sterling Heights is expected to receive an average of $780,000 in Community Development Block Grant funding each year, over the next five years.

These federal funds will be used to address the following priority needs in the community.

- Housing Rehabilitation
- New Affordable Housing Units
- Rental Housing (including PHA)
- Down-payment Assistance
- Accessibility/Barrier Free Improvements
- Energy Efficiency Improvements
- Property Acquisition/Rehabilitation/Resale (homebuyer)
- Code Enforcement
- Parks, Recreation and Community Facilities
- Street, Sidewalk, Water/Sewer Improvements
- Other Public Facilities and Improvements
- Tree Planting
- Demolition, Clearance and Remediation
- Local and Regional Planning/General Program Administration
- Transportation Services
- Senior and Youth Facilities and Services
- Permanent Supportive Housing
- Emergency Shelters/Transitional Housing
- Supportive Services
- Fair Housing
- Food Bank Services
- Economic Development
- Historic Preservation
- Urgent Needs

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

Geographic Area

Table 12 - Geographic Priority Areas

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

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

When allocating investments geographically within low to moderate-income (LMA) areas, several factors come into play to ensure that resources are directed effectively to address the specific needs of these communities. The allocation of investments within Sterling Heights would typically be based on a combination of factors. Census tracts are a fundamental geographic unit used by for understanding and addressing housing and community development challenges, as well as for informing policy decisions and resource allocation efforts.

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS 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 Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Low Mod Residents
	Associated Goals	Make Available Appropriate Housing Address the Needs of Homeless and At-Risk Families
	Description	Assist LMI persons and families with housing needs.

	Basis for Relative Priority	Need based on public input and housing needs assessment.
2	**Priority Need Name**	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Low Mod Residents
	Associated Goals	Make Available Appropriate Housing
	Description	Provide assistance to LMI howeowners to complete necessary repairs
	Basis for Relative Priority	Need based on community and public input.
3	**Priority Need Name**	Affordable Housing Units
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly

	Geographic Areas Affected	Low Mod Residents
	Associated Goals	Make Available Appropriate Housing
	Description	Provide assistance to LMI homeowners to comple necessary repairs
	Basis for Relative Priority	Need based on community and public input.
4	**Priority Need Name**	Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Low Mod Census Tracks
	Associated Goals	Improve Public Facilities and Infrastructure
	Description	Develop public facilities to improve quality of life for residents in low income neighborhoods
	Basis for Relative Priority	Need based on community and public input.
5	**Priority Need Name**	Public Facilities
	Priority Level	Low

	Population	Extremely Low Low Moderate Elderly Non-housing Community Development
	Geographic Areas Affected	Low Mod Residents
	Associated Goals	Improve Public Facilities and Infrastructure
	Description	Address the condition of existing facilities, accessibility, safety concerns, and the needs of the community.
	Basis for Relative Priority	Need based on community and public input.
6	**Priority Need Name**	Permanent Supportive Housing
	Priority Level	High

	Population	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 Persons with HIV/AIDS 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 Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Low Mod Residents
	Associated Goals	Make Available Appropriate Housing Address the Needs of Homeless and At-Risk Families Provide and Expand Public Services
	Description	Support homeless prevention and rapid re-housing efforts.
	Basis for Relative Priority	Need based on community and public input.
7	**Priority Need Name**	Emergency shelters and transitional housing
	Priority Level	High

	Population	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 Persons with HIV/AIDS 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 Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Low Mod Residents
	Associated Goals	Make Available Appropriate Housing Address the Needs of Homeless and At-Risk Families Provide and Expand Public Services
	Description	Provide housing and shelter opportunity to populations in need.
	Basis for Relative Priority	Need based on community and public input.
8	**Priority Need Name**	Transportation Services
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	Low Mod Census Tracks Low Mod Residents
	Associated Goals	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Provide and Expand Public Services
	Description	Improve the access and availability of transportation for LMI residents.
	Basis for Relative Priority	Need based on community and public input.
9	**Priority Need Name**	Senior and Youth Facilities and Services
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development

	Geographic Areas Affected	Low Mod Residents	
	Associated Goals	Provide and Expand Public Services	
	Description	Provide programs and facilites that serve seniors and eligible youth.	
	Basis for Relative Priority	Need based on community and public input.	
10	**Priority Need Name**	Public Services and Service Providers	
	Priority Level	High	
	Population	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 Persons with HIV/AIDS 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 Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	

	Geographic Areas Affected	Low Mod Residents
	Associated Goals	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Address the Needs of Homeless and At-Risk Families Provide and Expand Public Services Economic Development Neighborhood Revitalization/Prevention Slum/Blight Planning, Grant Management
	Description	Partner with providers to provide services and access to public resources for LMI residents.
	Basis for Relative Priority	Need based on community and public input.
11	**Priority Need Name**	ADA Accessibility and Barrier Free Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	Low Mod Residents

	Associated Goals	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Provide and Expand Public Services Economic Development Neighborhood Revitalization/Prevention Slum/Blight
	Description	ADA improvements are essential for creating inclusive and barrier-free environments that enable people with disabilities to fully participate in society and access public services, facilities, and programs on an equal basis with others.
	Basis for Relative Priority	Need based on community and public input.
12	**Priority Need Name**	Fair Housing
	Priority Level	Low

	Population	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
		Persons with HIV/AIDS
		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
		Persons with HIV/AIDS and their Families
		Victims of Domestic Violence
		Non-housing Community Development
	Geographic Areas Affected	Low Mod Residents
	Associated Goals	Make Available Appropriate Housing
		Address the Needs of Homeless and At-Risk Families
		Provide and Expand Public Services
		Planning, Grant Management
	Description	Promote and make available access to fair housing for all residents.
	Basis for Relative Priority	Need based on community and public input.

13	Priority Need Name	Food Services and Providers
	Priority Level	High
	Population	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 Persons with HIV/AIDS 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 Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Low Mod Residents
	Associated Goals	Provide and Expand Public Services
	Description	Aid and support local providers to address food insecurities.
	Basis for Relative Priority	Need based on community and public input.

14	Priority Need Name	Local and Regional Planning
	Priority Level	Low
	Population	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 Persons with HIV/AIDS 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 Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Low Mod Census Tracks Low Mod Residents
	Associated Goals	Planning, Grant Management
	Description	Provide improved planning for regional coordination for housing and public services.
	Basis for Relative Priority	Need based on community and public input.

15	Priority Need Name	Demolition, Clearance & Remediation
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Low Mod Census Tracks
	Associated Goals	Economic Development Neighborhood Revitalization/Prevention Slum/Blight
	Description	Demolition of blighted properties
	Basis for Relative Priority	Need based on community and public input.
16	Priority Need Name	Energy Efficiency Improvements
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	Low Mod Census Tracks Low Mod Residents

	Associated Goals	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Neighborhood Revitalization/Prevention Slum/Blight
	Description	Create opportunities for energy efficiency improvements and integrate sustainable design practices into the remodeling process to reduce environmental impact and operating costs over time. Use energy-efficient lighting, water-saving fixtures, renewable materials, and green spaces. Sustainable design not only benefits the environment but also contributes to the long-term affordability and resilience of housing and facilities.
	Basis for Relative Priority	Need based on community and public input.
17	**Priority Need Name**	Down Payment Assistance
	Priority Level	High
	Population	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 Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Victims of Domestic Violence
	Geographic Areas Affected	Low Mod Residents

	Associated Goals	Make Available Appropriate Housing Address the Needs of Homeless and At-Risk Families Provide and Expand Public Services
	Description	Provide assistance to eligible residents.
	Basis for Relative Priority	Need based on community and public input.
18	**Priority Need Name**	Historic Rehabilitation and Preservation
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Low Mod Census Tracks Low Mod Residents
	Associated Goals	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Neighborhood Revitalization/Prevention Slum/Blight
	Description	Address blighted historic properties, and the preservation of historic properties.
	Basis for Relative Priority	Need based on community and public input.
19	**Priority Need Name**	Economic Development
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Low Mod Census Tracks Low Mod Residents
	Associated Goals	Economic Development
	Description	Support initiatives that stimulate economic growth, create jobs, and enhance the overall enomic vitality of the community.
	Basis for Relative Priority	Need based on community and public input.
20	**Priority Need Name**	Urgent Need
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Low Mod Census Tracks Low Mod Residents

	Associated Goals	Make Available Appropriate Housing Improve Public Facilities and Infrastructure Address the Needs of Homeless and At-Risk Families Provide and Expand Public Services Economic Development Neighborhood Revitalization/Prevention Slum/Blight Planning, Grant Management
	Description	Provide flexible funding to respond quickly to unforeseen emergencies or urgent community needs. These needs may include natural disasters, public health emergencies, infrastructure failures, or other crises that require immediate attention.
	Basis for Relative Priority	Need based on community and public input.
21	**Priority Need Name**	Neighborhood Revitalization
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Non-housing Community Development
	Geographic Areas Affected	Low Mod Census Tracks Low Mod Residents
	Associated Goals	Make Available Appropriate Housing Provide and Expand Public Services Economic Development Neighborhood Revitalization/Prevention Slum/Blight
	Description	Implementing strategies to revitalize distressed neightborhoods, including blight removal, code enforcement, and rehabiliation of vacant properties.
	Basis for Relative Priority	Need based on community and public input.

Narrative (Optional)

Sterling Heights conducted a needs assessment to identify the priority needs of low- and moderate-income residents and develop a strategic plan outlining how CDBG funds will be used to address those needs. This process involves community input, data analysis, and collaboration with stakeholders.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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	780,704	0	300,000	1,080,704	0	The Cities allocation for the first year and prior year resources.

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

By strategically leveraging federal funds with additional resources, housing and community development stakeholders can amplify their impact, mobilize greater investment, and achieve sustainable outcomes that benefit low- and moderate-income individuals and communities. Funds can be pooled with other funding sources, such as state and local grants, bond financing, low-income housing tax credits, and philanthropic grants,

to create a larger funding pool for comprehensive housing and community development initiatives. Pooling resources allows for greater flexibility in financing projects and addressing complex challenges. CDBG does not require matching funding.

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

Funds can be leveraged to unlock the value of underutilized land, public assets, and infrastructure assets for housing and community development purposes. Funds can be used to help underserved areas of the community, with sidewalk, and road improvements.

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 Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
MACOMB COUNTY CONTINUUM OF CARE	Continuum of care	Homelessness public services	Region
MACOMB COUNTY COMMUNITY SERVICES AGENCY	Government	Non-homeless special needs Ownership Planning Rental public services	Region
MCREST	Non-profit organizations	Homelessness	Region
Salvation Army MATTS Shelter	Non-profit organizations	Homelessness	Region
Turning Point	Non-profit organizations	Homelessness public services	Region
Care House	Non-profit organizations	Non-homeless special needs public services	Region
Maggie's Wigs 4 Kids	Non-profit organizations	Non-homeless special needs public services	Region
Macomb County Interfaith Volunteer Caregivers	Community/Faith-based organization	Non-homeless special needs public services	Region
Hearts for Homes	Non-profit organizations	Rental public services	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

At this time, the city has not identified any gaps within the existing institutional structure.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

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)

Addressing the needs of homeless and at-risk families requires a multifaceted approach involving various stakeholders such as government agencies, nonprofit organizations, community groups, and individuals. Some strategies considered:

1. Supportive Services: Offer comprehensive support services to address the complex needs of homeless and at-risk families, including mental health counseling, substance abuse treatment, job training, childcare assistance, and healthcare access.
2. Prevention Programs: Implement programs aimed at preventing homelessness in the first place, such as eviction prevention assistance, financial literacy education, and rental assistance programs.
3. Community Partnerships: Foster collaborations among government agencies, nonprofits, faith-based organizations, businesses, and community members to leverage resources and expertise in serving homeless and at-risk families.
4. Education and Employment Opportunities: Provide access to education and job training programs to help families build skills and increase their earning potential, thus reducing the risk of homelessness.
5. Wraparound Support Services: Offer holistic support services that address the unique needs of each family, including case management, life skills training, transportation assistance, and access to food and clothing.
6. Trauma-Informed Care: Recognize and address the trauma experienced by homeless and at-risk families, and provide services in a manner that is sensitive to their past experiences and current needs.
7. Legal Assistance: Provide legal aid services to help families navigate housing-related legal issues such as eviction proceedings, landlord-tenant disputes, and accessing government benefits.
8. Public Awareness and Advocacy: Raise awareness about the causes and consequences of homelessness and advocate for policies and funding to support homeless and at-risk families at the local, state, and national levels.
9. Long-Term Solutions: Work towards sustainable solutions to homelessness, such as increasing affordable housing stock, addressing income inequality, and investing in social safety net programs.

By employing a combination of these strategies and engaging with the broader community, policymakers and service providers can better address the needs of homeless and at-risk families and help them achieve stability and self-sufficiency.

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

Strenghts:

1. Emergency Shelter Services: Many communities have established emergency shelters to provide immediate housing and safety for homeless individuals and families, especially during extreme weather conditions or crises. These shelters offer a temporary solution while longer-term housing options are explored.

2. Supportive Services: Supportive services such as case management, mental health counseling, substance abuse treatment, and job training are often integrated into homeless shelters and transitional housing programs. These services aim to address the complex needs of homeless individuals and help them achieve stability and self-sufficiency.

3. Advocacy and Awareness: There has been growing advocacy and awareness surrounding homelessness, leading to increased public and private investment in homeless services, policy changes, and community mobilization efforts. This has helped elevate homelessness as a priority issue and has led to greater recognition of the need for systemic solutions.

Gaps:

1. Affordable Housing Shortage: One of the most significant gaps in service delivery for the homeless is the shortage of affordable housing. Many communities lack sufficient affordable housing options, making it difficult for homeless individuals to transition from shelters to permanent housing.

2. Limited Access to Services: Homeless individuals often face barriers to accessing needed services, including transportation challenges, limited availability of services in rural areas, and long waitlists for housing and supportive services. This can result in gaps in service delivery and prevent homeless individuals from accessing the help they need.

3. Insufficient Funding: Funding constraints can limit the capacity of service providers to meet the demand for homeless services. Many shelters and supportive housing programs operate with limited resources, leading to overcrowding, staff burnout, and gaps in service provision.

4. Complex Needs: Homeless individuals often have complex needs, including mental illness, substance abuse disorders, chronic health conditions, and trauma histories. Addressing these needs requires a multidisciplinary approach and access to specialized services, which may be lacking in some communities.

5. Systemic Barriers: Structural inequities, discrimination, and systemic barriers can disproportionately affect homeless individuals, particularly those from marginalized communities. Addressing these systemic issues requires comprehensive policy changes and a commitment to advancing social justice and equity.

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

Addressing the strengths and gaps in service delivery for the homeless requires a coordinated and multifaceted approach that addresses both immediate needs and underlying systemic factors contributing to homelessness. This includes increasing access to affordable housing, expanding supportive services, strengthening collaborative partnerships, and advocating for policy changes that address the root causes of homelessness.

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 | Make Available Appropriate Housing | 2024 | 2028 | Affordable Housing Public Housing | Low Mod Residents | Rental Housing Housing Rehabilitation Affordable Housing Units Permanent Supportive Housing Emergency shelters and transitional housing Transportation Services Public Services and Service Providers ADA Accessibility and Barrier Free Improvements Fair Housing Energy Efficiency Improvements Down Payment Assistance Historic Rehabilitation and Preservation Urgent Need | CDBG: $40,000 | Homeowner Housing Rehabilitated: 160 Household Housing Unit |

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						Neighborhood Revitalization		
2	Improve Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	Low Mod Census Tracks Low Mod Residents	Infrastructure Improvements Public Facilities Transportation Services Public Services and Service Providers ADA Accessibility and Barrier Free Improvements Energy Efficiency Improvements Historic Rehabilitation and Preservation Urgent Need	CDBG: $773,666	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Address the Needs of Homeless and At-Risk Families	2024	2028	Homeless	Low Mod Residents	Rental Housing Permanent Supportive Housing Emergency shelters and transitional housing Public Services and Service Providers Fair Housing Down Payment Assistance Urgent Need	CDBG: $11,880	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 80 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide and Expand Public Services	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	Low Mod Residents	Permanent Supportive Housing Emergency shelters and transitional housing Transportation Services Senior and Youth Facilities and Services Public Services and Service Providers ADA Accessibility and Barrier Free Improvements Fair Housing Food Services and Providers Down Payment Assistance Urgent Need Neighborhood Revitalization	CDBG: $94,635	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2024	2028	Non-Housing Community Development	Low Mod Census Tracks Low Mod Residents	Public Services and Service Providers ADA Accessibility and Barrier Free Improvements Demolition, Clearance & Remediation Economic Development Urgent Need Neighborhood Revitalization	CDBG: $10,590	Businesses assisted: 10 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Neighborhood Revitalization/Prevention Slum/Blight	2024	2028	Non-Housing Community Development	Low Mod Census Tracks	Public Services and Service Providers ADA Accessibility and Barrier Free Improvements Demolition, Clearance & Remediation Energy Efficiency Improvements Historic Rehabilitation and Preservation Urgent Need Neighborhood Revitalization	CDBG: $0	Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit
7	Planning, Grant Management	2024	2028	Grant Management	Low Mod Census Tracks Low Mod Residents	Public Services and Service Providers Fair Housing Local and Regional Planning Urgent Need	CDBG: $149,933	Other: 1 Other

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Make Available Appropriate Housing
	Goal Description	Promoting the development and preservation of affordable housing options for low and moderate income individuals and families.
2	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	Investing in infrastructure projects such as water and sewer systems, roads, sides, and public facilities to improve quality of life and attract further investment. Funding the construction, renovation, or expansion of community facilities such as community centers, and libraries to meet the needs of residents.
3	Goal Name	Address the Needs of Homeless and At-Risk Families
	Goal Description	Addressing the needs of homeless and at-risk families requires a multifaceted approach involving various stakeholders such as government agencies, nonprofit organizations, community groups, and individuals. Foster collaborations among government agencies, nonprofits, faith-based organizations, businesses, and community members to leverage resources and expertise in serving homeless and at-risk families. Offer comprehensive support services to address the complex needs of homeless and at-risk families, including mental health counseling, substance abuse treatment, job training, childcare assistance, and healthcare access. Implement programs aimed at preventing homelessness in the first place, such as eviction prevention assistance, financial literacy education, and rental assistance programs.
4	Goal Name	Provide and Expand Public Services
	Goal Description	Public services are activities and programs designed to address the needs of low- and moderate-income individuals and families within a community. Supporting programs and services that address the needs of vulnerable populations. Programs geared towards seniors, such as meal delivery services, transportation assistance, home modifications to improve accessibility and safety, socialization programs, and health and wellness activities. Services including, mental health counseling, substance abuse treatment programs. Support job training programs, vocational education, resume building workshops, job placement services, and workforce development initiatives aimed at helping individuals gain employment or improve their job skills. Support programs providing emergency shelter, counseling, legal assistance, and other supportive services for victims of domestic violence, sexual assault, and other forms of abuse.

5	Goal Name	Economic Development
	Goal Description	Supporting initiatives that stimulate economic growth, create jobs, and enhance the overall economic vitality of communities. Support economic development initiatives that create or retain jobs for low- and moderate-income individuals, including small business assistance programs, microenterprise, workforce training programs, and entrepreneurial support services.
6	Goal Name	Neighborhood Revitalization/Prevention Slum/Blight
	Goal Description	Implementing strategies to revitalize distressed neighborhoods, including blight removal, code enforcement, and rehabilitation of vacant properties. Support comprehensive neighborhood revitalization efforts, including strategies to address blight, improve public safety, increase access to affordable housing, and enhance community amenities.
7	Goal Name	Planning, Grant Management
	Goal Description	Planning and administration of the Community Development Block Grant (CDBG) program involve several steps and responsibilities to ensure effective use of funds and compliance with program requirements. Needs Assessment and Strategic Planning, Annual Action Plans, Project Selection and Approval, Grant Agreement and Contracting, Reporting and Evaluation, Technical Assistance and Capacity Building, Public Participation and Transparency and Compliance and Auditing.

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)

The PHA estimates providing housing to approximately 200 familes.

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

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

Sterling Heights continues to address lead based paint (LBP) hazards through implementation of the Lead-Safe Housing Regulation and that State of Michigan Lead Abatement Act in its Housing Rehabilitation Program. The Program is funded with CDBG and HOME funds and provides eligible homeowners will assistance to bring their property up to program standards. By including LBP remediation in the City's Housing Rehabilitation Program, the city is decreasing the number of homes that have LBP hazards.

The Program has specific procedures to address LBP and to educate homeowners on the hazards of the presence of LBP including:

- LBP risk assessment on rehabilitation work that disturbs painted surfaces pursuant to 24 CFR Part 35
- LBP hazards are addressed using lead abatement work practices
- Contractors performing the work are licensed LBP abatement contractors with the Michigan Department of Community Health and must be registered as certified firm with the Environmental Protection Agency
- LBP clearances are performed on all properties where LBP was identified

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

In accordance with federal regulations, staff distribute the EPA publication "Renovate Right" 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.

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

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

The City of Sterling Heights overall goals of the community development and housing programs are that residents of the city might have safe, affordable and accessible housing; access to a comprehensive network of housing, economic and other support services; and access to quality public facilities.

HUD uses income thresholds that vary by family size and composition to determine who classifies as impoverished. If a family's total income is less than the family's threshold than that family and every individual in it is living in poverty. Goals for reducing the number of poverty level families in Sterling Heights include, providing services for low-income persons in crisis; and helping low-income persons stay in their homes.

Sterling Heights and the members of the Consortium have well-established service networks to address the needs of poverty-level families. Reducing the number of poverty-level families requires a comprehensive approach that addresses the root causes of poverty and provides support to help families achieve economic stability and self-sufficiency.

Efforts include; affordable housing, infrastructure improvements, economic development initiatives, and social services that benefit low- and moderate-income residents.

Macomb Community Action (MCA) is a community action agency dedicated to diminishing poverty in Macomb County. Services provided by MCA include: Head Start and Early Head Start; utility assistance; rent and mortgage assistance; tax preparation and filing; commodity food program registration; energy programs and education; transportation; Meals on Wheels; homebuyer assistance - Individual Development Account (IDA); Senior Chore Program (grass cutting and snow removal); Weatherization; financial empowerment education; and resource advocacy for seniors. Sterling Heights residents are able to tap into these resources, as well as partnerships through program implementation and funding, with CDBG grants.

Macomb County Continuum of Care network of agencies provides: emergency shelter; transitional housing; specialized housing programs; youth services; homelessness prevention; emergency support services; family support services; and supportive case management.

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

The activities to be undertaken by the City will improve the quality of life and opportunities for residents living in poverty. Providing affordable housing, supporting economic development, improving public

infrastructure and other goals, actions, and strategies discussed, contribute to the Citys' anti-poverty strategy.

The city, consistent with the goals and the priority needs of the Consolidated Plan, will provide affordable housing through CDBG and HOME funded housing rehabilitation.

In addition, the City will promote human services for poverty-level families. 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.
- The Macomb County CoC arranges for many services for people living in poverty, including housing counseling for those in need.

Providing a combination of these programs and policies can help reduce the number of poverty-level families by providing them with the support, resources, and opportunities they need to achieve economic stability, upward mobility, and a better quality of life.

Providing affordable housing, supporting economic development, improving public infrastructure and other goals, actions, and strategies discussed, contribute to the Citys' anti-poverty strategy.

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

To ensure effective monitoring of activities carried out in furtherance of the plan and to ensure long-term compliance with program requirements, Sterling Heighs has implemented a set of standards and procedures.

1. Performance Monitoring: The program establishes performance metrics and targets to measure progress toward achieving the goals outlined in the plan. This may include indicators related to housing affordability, economic development, job creation, minority business participation, community development, and other relevant outcomes.
2. Data Collection and Reporting: staff collect data on program activities, outputs, and outcomes to track progress over time. Regular reporting mechanisms are established to communicate results to stakeholders, including government agencies, elected officials, and the public.
3. Compliance Monitoring: The staff conducts regular compliance monitoring to ensure that activities funded through various programs adhere to program requirements, regulations, and guidelines. This includes monitoring expenditures, documentation of activities, and adherence to procurement procedures.
4. Quality Assurance: Quality assurance mechanisms are put in place to ensure the effectiveness, efficiency, and integrity of program activities. This may involve conducting site visits, audits, and program evaluations to assess the quality of services delivered and the impact achieved.
5. Technical Assistance and Training: Staff provide technical assistance and training to program participants, including local governments, nonprofit organizations, and minority-owned businesses, to help them understand program requirements, build capacity, and enhance their ability to comply with program rules.
6. Risk Management: Risk management strategies are implemented to identify potential risks, such as financial mismanagement, fraud, waste, abuse, or noncompliance, and to develop mitigation measures to address these risks proactively.
7. Documentation and Recordkeeping: Program establishes documentation and recordkeeping systems to maintain accurate and transparent records of program activities, expenditures, contracts, agreements, and other relevant documentation. This ensures accountability and facilitates program monitoring and compliance.

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	780,704.00	0.00	300,000.00	1,080,704.00	0.00	The Cities allocation for the first year and prior year resources.

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

By strategically leveraging federal funds with additional resources, housing and community development stakeholders can amplify their impact,

mobilize greater investment, and achieve sustainable outcomes that benefit low- and moderate-income individuals and communities. Funds can be pooled with other funding sources, such as state and local grants, bond financing, low-income housing tax credits, and philanthropic grants, to create a larger funding pool for comprehensive housing and community development initiatives. Pooling resources allows for greater flexibility in financing projects and addressing complex challenges. CDBG does not require matching funding.

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

Funds can be leveraged to unlock the value of underutilized land, public assets, and infrastructure assets for housing and community development purposes. Funds can be used to help underserved areas of the community, with sidewalk, and road improvements.

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	2024	2028	Affordable Housing Public Housing	Low Mod Residents	Rental Housing Housing Rehabilitation Affordable Housing Units Infrastructure Improvements Public Facilities Permanent Supportive Housing Emergency shelters and transitional housing ADA Accessibility and Barrier Free Improvements Fair Housing Energy Efficiency Improvements Down Payment Assistance Historic Rehabilitation and Preservation Neighborhood Revitalization	CDBG: $40,000.00	Homeowner Housing Rehabilitated: 36 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improve Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	Low Mod Census Tracks Low Mod Residents	Infrastructure Improvements Public Facilities Senior and Youth Facilities and Services ADA Accessibility and Barrier Free Improvements Local and Regional Planning Energy Efficiency Improvements	CDBG: $489,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Address the Needs of Homeless and At-Risk Families	2024	2028	Homeless	Low Mod Residents	Rental Housing Housing Rehabilitation Affordable Housing Units Permanent Supportive Housing Emergency shelters and transitional housing Transportation Services Public Services and Service Providers Fair Housing Food Services and Providers Local and Regional Planning Down Payment Assistance	CDBG: $11,500.00	Homeless Person Overnight Shelter: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide and Expand Public Services	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	Low Mod Residents	Permanent Supportive Housing Emergency shelters and transitional housing Transportation Services Senior and Youth Facilities and Services Public Services and Service Providers Food Services and Providers Energy Efficiency Improvements Down Payment Assistance Economic Development Urgent Need	CDBG: $115,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted Homeless Person Overnight Shelter: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2024	2028	Non-Housing Community Development	Low Mod Census Tracks Low Mod Residents	Demolition, Clearance & Remediation Economic Development Neighborhood Revitalization	CDBG: $10,400.00	Jobs created/retained: 5 Jobs
6	Neighborhood Revitalization/Prevention Slum/Blight	2024	2028	Non-Housing Community Development	Low Mod Census Tracks Low Mod Residents	Demolition, Clearance & Remediation Energy Efficiency Improvements Historic Rehabilitation and Preservation Economic Development Urgent Need Neighborhood Revitalization	CDBG: $40,000.00	Homeowner Housing Rehabilitated: 5 Household Housing Unit
7	Planning, Grant Management	2024	2028	Grant Management	Low Mod Census Tracks Low Mod Residents	Local and Regional Planning	CDBG: $150,000.00	Other: 1 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Make Available Appropriate Housing
	Goal Description	The City of Sterling Heights will make appropriate housing through administering a Housing Rehab and Minor Home Repair program for LMI, owner-occupied households
2	**Goal Name**	Improve Public Facilities and Infrastructure
	Goal Description	The City of Sterling Heights will improve public facilities and infrastructure for Sterling Heights residents through road reconstruction.
3	**Goal Name**	Address the Needs of Homeless and At-Risk Families
	Goal Description	The City of Sterling Heights will assist homeless residents through partnerships with local nonprofits, including MATTS, MCREST, and Turning Point.
4	**Goal Name**	Provide and Expand Public Services
	Goal Description	The City of Sterling Heights will expand human services through forming interagency and local nonprofit partnerships to provide need for Sterling Heights residents.
5	**Goal Name**	Economic Development
	Goal Description	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.
6	**Goal Name**	Neighborhood Revitalization/Prevention Slum/Blight
	Goal Description	The City of Sterling heights will aid in the elimination of slums and blight through our interest-deferred loan program. These improve the accessibility and remove income barriers that prevent households from making home improvements.

7	Goal Name	Planning, Grant Management
	Goal Description	The City of Sterling Heights will explore expanding grant management and planning through hiring a part-time associate.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The activities described in the 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, CDBG funds are wisely and strategically invested to support critical community needs.

#	Project Name
1	Administration
2	Housing Rehabilitation
3	Public Services
4	Public Infrastructure

Table 20 – Project Information

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

Projects were prioritized and reviewed by city departments and the citizen advisory committee based on community need, citizen participation, Low-Mod areas and funding availablity. Projects were presented to the City Council for approval.

AP-38 Project Summary

Project Summary Information

<table>
<tr><td rowspan="12">1</td><td>Project Name</td><td>Administration</td></tr>
<tr><td>Target Area</td><td>Low Mod Census Tracks
Low Mod Residents</td></tr>
<tr><td>Goals Supported</td><td>Make Available Appropriate Housing
Improve Public Facilities and Infrastructure
Address the Needs of Homeless and At-Risk Families
Provide and Expand Public Services
Economic Development
Neighborhood Revitalization/Prevention Slum/Blight
Planning, Grant Management</td></tr>
<tr><td>Needs Addressed</td><td>Local and Regional Planning</td></tr>
<tr><td>Funding</td><td>CDBG: $149,933.00</td></tr>
<tr><td>Description</td><td>Program Administration</td></tr>
<tr><td>Target Date</td><td>6/30/2025</td></tr>
<tr><td>Estimate the number and type of families that will benefit from the proposed activities</td><td>NA</td></tr>
<tr><td>Location Description</td><td>NA</td></tr>
</table>

	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.
2	**Project Name**	Housing Rehabilitation
	Target Area	Low Mod Residents
	Goals Supported	Make Available Appropriate Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: $40,000.00
	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 Monderate income Households

	Location Description	City Wide, scattered sites
	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 Services
	Target Area	Low Mod Census Tracks Low Mod Residents
	Goals Supported	Address the Needs of Homeless and At-Risk Families Provide and Expand Public Services Economic Development Neighborhood Revitalization/Prevention Slum/Blight
	Needs Addressed	Rental Housing Permanent Supportive Housing Emergency shelters and transitional housing Transportation Services Public Services and Service Providers Food Services and Providers Down Payment Assistance Urgent Need
	Funding	CDBG: $117,105.00
	Description	Supporting programs and services that address the needs of vulnerable populations, such as homeless, elderly or disabled.
	Target Date	6/30/2025
	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	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. MATTS 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.
Project Name	Public Infrastructure

4	Target Area	Low Mod Census Tracks Low Mod Residents
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: $773,666.00
	Description	Investing in infrastructure projects such as water and sewer, roads, sidewalks and public facilities. Senior Center Kitchen Renovation â¿¿ The project will consist of cabinets, countertops, flooring, and appliances. Additionally, after completion the kitchen will be able to qualify for licensing by the health department. Funding: $350,000Senior Center Atrium Lighting â¿¿ This project will consist of replacing the lighting with more appropriate 30foot candle lighting for better vision. Additionally, acoustic panels will be installed reducing the noise reverberations in this large space. Funding: $60,000 Doncaster Drive Reconstruction â¿¿ This project will entail the removal and replacement of the existing concrete pavement. Funding: $350,696
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1000 Low to mondeate income individuals
	Location Description	Low to moderate census tracs, public facilities

Planned Activities	Senior Center Kitchen Renovation – The project will consist of cabinets, countertops, flooring, and appliances. Additionally, after completion the kitchen will be able to qualify for licensing by the health department. Funding: $350,000
	Senior Center Atrium Lighting – This project will consist of replacing the lighting with more appropriate 30foot candle lighting for better vision. Additionally, acoustic panels will be installed reducing the noise reverberations in this large space. Funding: $60,000
	Doncaster Drive Reconstruction – This project will entail the removal and replacement of the existing concrete pavement. Funding: $350,696

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 Tracks	25
Low Mod Residents	75

Table 21 - 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-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 2024-25 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.

Actions planned to reduce the number of poverty-level families

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

Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?
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