

## Executive Summary

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

#### 1. Introduction

The Consolidated Plan (Con Plan) serves as a five-year roadmap for program selection and implementation, outlining comprehensive goals and coordinated strategies to address the housing and community needs of low- and moderate-income residents. It is also designed to enhance program accountability and promote results-driven management. According to HUD guidance, the primary objective of community planning and development programs is to foster viable urban communities by ensuring access to decent housing, creating a suitable living environment, and expanding economic opportunities—primarily for low- and moderate-income individuals.

To achieve this, the City collaborates with the Continuum of Care (CoC), nonprofit and for-profit organizations, neighborhood groups, and other local governments to develop strategies that address identified needs in Sterling Heights and the broader Macomb County area. This unified vision is shaped by input from citizens, community development partners, and extensive research.

The Annual Plan provides details on the City's grants administration, resource allocation strategies, and specific project funding levels. It also outlines the entitlement community's priorities related to housing, community development, homelessness, and poverty alleviation. The City's FY 2025-2026 Annual Action Plan aligns with the goals and objectives established in the FY 2024-2028 Consolidated Plan and serves as the annual funding application for CDBG and HOME funds, in accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended.

#### 2. Summarize the objectives and outcomes identified in the Plan

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

The City of Sterling Heights has established its objectives through a comprehensive analysis of demographic, housing, and economic development data, along with input from community participation and stakeholder consultations. Federal law mandates that housing and community development grant funds primarily benefit low- and moderate-income (LMI) individuals, whose household incomes do not exceed 80% of the area median income (AMI), as determined and adjusted annually.

Below is a summary of the City's key objectives under the FY 2024-2028 plan:

1. Expand Access to Safe and Suitable Housing: The City prioritizes maintaining and preserving housing

for LMI homeowners to ensure quality living conditions and prevent homelessness or housing deterioration. Initiatives supporting this objective include homeowner rehabilitation programs and minor home repair assistance.

2. Support Homeless and At-Risk Populations: Addressing homelessness remains a critical issue in Macomb County. Data from past point-in-time surveys conducted by the Macomb Homeless Coalition indicate an ongoing homelessness problem, a potential undercount of actual need, and possibly inadequate support systems. The City seeks to improve social and physical conditions in the living environment through public service programs, including assistance for individuals experiencing homelessness, domestic violence, sexual abuse, hunger, and unsafe housing.

3. Enhance Public Facilities and Infrastructure: Improving infrastructure and public facilities in LMI communities is essential to enhancing quality of life and neighborhood aesthetics. Projects under this objective include street and infrastructure upgrades, sidewalk replacements, senior center improvements and expansions, and additional public facility enhancements as identified.

These objectives reflect the City's commitment to addressing the needs of its low- and moderate-income residents through strategic housing, social service, and infrastructure improvements.

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

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

The City of Sterling Heights has received CDBG funds since 1974. With 50 years of experience implementing this program, the city has been able to formulate strategic plans that have successfully met the needs the community. Through an assessment of annual project proposals, the City is able to determine how to use these limited funds to best meet the most urgent needs of residents within the city. As a recipient of CDBG and HOME program funds, the City is required to submit a Consolidated Annual Performance and Evaluation Performance Report (CAPER) at the end of each program year. The CAPER summarizes the program year accomplishments and the progress towards the Consolidated Plan goals.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

During the development of the HUD Consolidated Plan and the Annual Action Plan (AAP), the City of Sterling Heights holds at least two public hearings to maximize public input. These hearings occur before the plan is developed and after the draft is completed, leading up to final approval by the City Council. For the FY 2025-26 AAP, public hearings took place in December 2024 and February 2024.

The City has a Citizen Participation Plan to encourage public involvement, particularly among low- and moderate-income individuals. Efforts are made to include minorities, non-English-speaking residents,

individuals with limited English proficiency, and persons with disabilities. This includes providing accessible reports (e.g., electronic, large print, or Braille formats), translating notices and documents, and offering translation services at public hearings. The City utilizes various outreach methods, including public hearings, newspaper publications, community meetings, and the City's website.

Citizen Consultation Process:

- Before adopting the Consolidated Plan or AAP, the City informs the public of the anticipated funding assistance, typically through the Proposed AAP and the Notice of Finding of No Significant Impact, which is published in the local newspaper at least 30 days before the Mayor submits the federal assistance application.
- A summary of the proposed Consolidated Plan/AAP is published in the local newspaper, including details on where the full document can be reviewed.
- At least one public hearing is held to gather citizen input on eligible activities, funding, and other key aspects of the plan. This hearing is scheduled for the first Monday in December, coinciding with interviews and presentations conducted by the Citizen Advisory Committee (CAC).
- Residents are notified of a 30-day public comment period regarding the proposed Consolidated Plan/AAP. This notification is included in the proposed AAP, as outlined in the Citizen Participation Plan.
- The City Council receives a summary of all citizen comments submitted in writing or expressed orally at public hearings. Meeting minutes from the CAC, particularly regarding project selection, may also be included.

A 30-day public comment period for the FY 2025-26 AAP was advertised and held from March 26 through April 24, 2023.

**5. Summary of public comments**

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

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

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

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

**7. Summary**

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

accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	STERLING HEIGHTS	Neighborhood Services

**Table 1 – Responsible Agencies**

### **Narrative**

Sterling Heights is a member of the Macomb County HOME Consortium, a collaborative effort involving the county and 24 municipalities to develop a unified Five-Year Consolidated Plan. As an entitlement community for the Community Development Block Grant (CDBG) program, Sterling Heights is authorized under local and state law to receive and administer these grant funds. Additionally, the City serves as the lead entity for Community Development activities within the township. To achieve the priorities and goals outlined in this plan, Sterling Heights works closely with nonprofit organizations, for-profit businesses, City departments, and local, regional, and state governmental agencies that are committed to enhancing the well-being of residents and neighborhoods. The City Planning and Community Development Department plays a key role in providing technical assistance to community partners and overseeing the implementation of projects approved in the 2025 Annual Action Plan.

### **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

A critical component of developing the 2024-2028 HUD Consolidated Plan and the 2025-2026 Annual Action Plan involved consultations with housing providers, nonprofit organizations, social service agencies, and other key stakeholders serving communities impacted by HUD funding. As a member of the Macomb County HOME Consortium, Sterling Heights collaborated by sharing information, data, and schedules at regularly scheduled meetings, enhancing the planning process. The Consortium also engaged with nonprofits and other service agencies to gather input and align resources effectively. To further assess community needs, focus groups and public meetings were held. These meetings were well attended by the public, assisted housing providers, and private and governmental health, mental health, and service agencies, ensuring a broad and inclusive approach to planning.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Sterling Heights is dedicated to collaborating with public and private housing providers and local agencies to ensure their efforts align with the City's housing and community development objectives. These agencies have played a vital role in providing key data on population statistics, demographics, community trends, and affordable housing needs, allowing the City to prioritize funding for the most vulnerable groups.

Public and private organizations that have contributed critical information to the Consolidated Plan include, but are not limited to Macomb Community Action, Michigan State Housing Development Authority (MSHDA), Cities of St. Clair Shores and Warren, and U.S. Department of HUD's Detroit Office. Additionally, the City has a Housing Commission responsible for overseeing public housing and the Housing Choice Voucher programs. The Housing Commission maintains a close working relationship with the CDBG program, facilitating the exchange of information on housing-related issues.

To further support residents, the City partners with agencies providing human and mental health services, including Care House, Turning Point, and Wigs 4 Kids. These collaborations ensure that resources are effectively allocated to improve the quality of life for Sterling Heights residents in need.

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

The City of Sterling Heights and Macomb County participate in the Continuum of Care (CoC) process to develop and implement an approach to reduce poverty and homelessness. 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 2025 Annual Action Plan supports continuing these services through providing funding to two agencies that provide temporary shelter.

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

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

Sterling Heights does not receive ESG funds.

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

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

1	<b>Agency/Group/Organization</b>	Care House
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
2	<b>Agency/Group/Organization</b>	Interfaith Volunteer Caregivers
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
3	<b>Agency/Group/Organization</b>	Macomb Community College
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
4	<b>Agency/Group/Organization</b>	Salvation Army MATTS Shelter
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
5	<b>Agency/Group/Organization</b>	MCREST
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.

6	<b>Agency/Group/Organization</b>	Turning Point
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
7	<b>Agency/Group/Organization</b>	Maggie's Wigs 4 Kids
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
8	<b>Agency/Group/Organization</b>	Hearts for Homes
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. This included the previously mentioned focus group meetings and informal, ad-hoc discussions. As noted, valuable insights were obtained and incorporated into this Plan.
9	<b>Agency/Group/Organization</b>	STERLING HEIGHTS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Formal and informal consultation occurred with housing and social service agencies during Plan development. 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.

**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	The City, the County, and the CoC use information from HMIS to determine if agency outcomes are meeting the standards established by the community.

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

### **Narrative**

Broadband Services: 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. According to SEMCOG, there are over 50,500 households with broadband available, but only 90% are utilizing internet services. This leaves approximately 5,050 homes without internet, a gap we intend to fill by supporting internet services provided to low to moderate income eligible families by the Sterling Heights Public Library. The Internet Access Outreach Program provides 16 individuals/families that are low income residents 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 devices. The individuals are trained on the use of the equipment so that maximum benefit can be gained.

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

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The Citizens Advisory Committee held several meetings to obtain citizen input on proposed projects. The first public hearing regarding the 2025/26 Annual Action Plan was held on December 2nd, 2025. Key stakeholders and nonprofit partners discussed their proposals with the CAC and provided information regarding the need of services for Sterling Heights residents. A selection of projects meeting was held February 3rd. 2025. No citizen comments were received. A City Council Meeting was held on March 17th, where the city staff presented the plan to City council for approval. Two citizen comments were received at that meeting.

The City of Sterling Heights is required to set forth policies and procedures for citizen participation in the process of developing and implementing the Consolidated Plan and all its components. In accordance with federal regulation 24 CFR 91.105, Sterling Heights maintains a Citizen Participation Plan (CPP). The CPP applies to CDBG, and HOME programs as well as to the development and implementation of the Consolidated and Annual Action Plan. The CPP outlines the policies and procedures used by the City to solicit citizen input. CPP requires the City to conduct one public hearing for citizens, and one additional focus group meetings with non-housing, and housing agencies, concerning the Consolidated Plan and other basic program requirements

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	December 2nd, 2025: Non-profit partners submitted application for the 25/26 program year and presented to the CAC for questions and comments.	No citizen comments were received.	No citizen comments were received.	
2	Public Meeting	Non-targeted/broad community	February 3rd 2025: CAC held a public meeting for the selection of projects for the 25/26 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	Public Meeting	Non-targeted/broad community	March 17th, 2025: The City Council held a regular meeting where city staff presented the Proposed 25/26 Annual Action Plan.	Citizen #1: Stated he is opposed to use the CDBG funding for Senior Center improvement Citizen #2: Discussed Federal Government grant elimination	No other citizen comments received.	<a href="https://publicdocs.sterling-heights.net/OnBaseAgendaOnline/Meetings/ViewMeeting?id=396&amp;doctype=2">https://publicdocs.sterling-heights.net/OnBaseAgendaOnline/Meetings/ViewMeeting?id=396&amp;doctype=2</a>
4	Internet Outreach	Non-targeted/broad community	No citizen comments received.	No citizen comments received.	No citizen comments received.	

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Sterling Heights anticipates financial resources will be available during the program year to support the objectives outlined in its Consolidated Plan. These resources will be used to carry out community development and housing activities that benefit low-and moderate-income residents, and address other locally identified needs.

#### 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	802,997.00	0.00	0.00	802,997.00	0.00	

Table 5 - Expected Resources – Priority Table

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

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. Additional any program income and any funds from prior years that are not expended will be reprogramed to the Housing Rehabilitation program, Minor Home Repair mobile home program, and said program delivery costs for those programs, unless otherwise stated in the annual plan.

**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**

All anticipated resources will be strategically aligned with the City's goals of improving housing quality, enhancing public infrastructure, and providing critical public services, with a continued focus on serving low-and moderate-income households throughout the community.

## **Annual Goals and Objectives**

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

## **Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Make Available Appropriate Housing	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: \$75,276.00	Homeowner Housing Rehabilitated: 30 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 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: \$267,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	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: \$10,287.00	Businesses assisted: 10 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	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: \$19,861.00	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
5	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: \$90,296.00	Public service 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
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: \$185,277.00	Homeowner Housing Rehabilitated: 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: \$155,000.00	Other: 1 Other

Table 6 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Make Available Appropriate Housing
	<b>Goal Description</b>	Promoting the development and preservation of affordable housing options for low and moderate income individuals and families.
<b>2</b>	<b>Goal Name</b>	Improve Public Facilities and Infrastructure
	<b>Goal Description</b>	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 the Senior Center.
<b>3</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	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 workforce training programs.
<b>4</b>	<b>Goal Name</b>	Address the Needs of Homeless and At-Risk Families
	<b>Goal Description</b>	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.

5	<b>Goal Name</b> <b>Goal Description</b>	Provide and Expand Public Services <p>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.</p>
6	<b>Goal Name</b> <b>Goal Description</b>	Neighborhood Revitalization/Prevention Slum/Blight <p>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.</p>
7	<b>Goal Name</b> <b>Goal Description</b>	Planning, Grant Management <p>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.</p>



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

### Introduction

The activities described in the 2025 Action Plan reflect the City's highest priorities, and are intended to be directly related to the goals and strategies in the 5-year Consolidated Plan. Through a community application process and outreach to internal and external agencies, HUD funds are wisely and strategically invested to support critical community needs

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

**Table 7 – 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 availability. Projects were presented to the City Council for approval.

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	Administration
	<b>Target Area</b>	Low Mod Census Tracks Low Mod Residents
	<b>Goals Supported</b>	Planning, Grant Management
	<b>Needs Addressed</b>	Fair Housing Local and Regional Planning
	<b>Funding</b>	CDBG: \$155,000.00
	<b>Description</b>	
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	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.
<b>2</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Make Available Appropriate Housing Neighborhood Revitalization/Prevention Slum/Blight
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$260,553.00

	<b>Description</b>	This program helps 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 \$40,000 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 Mobile Home Repair program provides assistance to income eligible owner occupants of mobile homes to make necessary repairs. 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.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-Wide, Scattered Site Residences
	<b>Planned Activities</b>	Conduct repairs to owner-occupied homes, including but not limited to: roof repairs, water heater/furnace replacement, tuck pointing, window replacements, etc.
3	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Address the Needs of Homeless and At-Risk Families Provide and Expand Public Services Economic Development
	<b>Needs Addressed</b>	Rental Housing Emergency shelters and transitional housing Public Services and Service Providers Food Services and Providers
	<b>Funding</b>	CDBG: \$120,444.00
	<b>Description</b>	Supporting programs and services that address the needs of vulnerable populations, such as homeless, elderly or disabled.

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-wide, Scattered Sites.
	<b>Planned Activities</b>	Reimbursement for services provided to low-income Sterling Heights residents, included but not limited to: emergency shelter night stays, home chores, Wi-Fi and internet accesses, forensic interviews, etc.
<b>4</b>	<b>Project Name</b>	Public Infrastructure
	<b>Target Area</b>	Low Mod Residents
	<b>Goals Supported</b>	Improve Public Facilities and Infrastructure
	<b>Needs Addressed</b>	Infrastructure Improvements Senior and Youth Facilities and Services
	<b>Funding</b>	CDBG: \$267,000.00
	<b>Description</b>	Investing in infrastructure projects such as water and sewer, roads, sidewalks and public facilities.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Senior Center
	<b>Planned Activities</b>	

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The majority of the funds in this program year are targeted to 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. As of the writing of this plan, there are census tracts spread relatively evenly throughout the city that would qualify as low-to-moderate income. The City of Sterling Heights does not contain any concentrations of minority populations. According to the U.S. Census Bureau demographic data from 2024, 78.9% of Sterling Heights residents are White, 6.6% are Black/African American, 9% are Asian, and 2.4% are Hispanic or Latino.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Low Mod Census Tracks	10
Low Mod Residents	90

**Table 8 - 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 continue 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.

Annual Action Plan  
2025

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

### Introduction

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

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

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

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

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

## **Discussion**

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

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

### **Introduction**

The actions outlined in this section are essential to the overall success of the Community Development Block Grant (CDBG) program. The City of Sterling Heights remains committed to implementing existing policies and procedures that address the identified challenges both in the coming year and beyond. Without annual CDBG funding, many of these initiatives would be difficult to sustain, creating a significant gap in critical services. The following section of the 2025-26 Annual Action Plan details how Sterling Heights strategically a

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

The City utilizes a competitive application process to identify and prioritize the most urgent community needs. Local community-based organizations submit funding requests, enabling CDBG staff, Citizens Advisory Committee and City Council to evaluate and allocate resources where they are most needed. This process ensures that underserved populations receive support through well-targeted programs and initiatives.

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

Sterling Heights operates a successful housing rehabilitation program that helps low- to moderate-income (LMI) families remain in their homes without incurring burdensome loan costs. The program secures a lien on rehabilitated properties, which is only due upon the sale of the home, allowing homeowners to make necessary repairs without financial strain. Additionally, the City offers a grant program for mobile home repairs specifically designed to assist elderly and disabled LMI residents. By addressing essential repairs, this program helps maintain safe, livable, and affordable housing for mobile homeowners.

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

The City fully complies with federal regulations regarding lead-based paint mitigation. As part of the housing rehabilitation program, the City follows a comprehensive process to identify and reduce lead hazards, including surface testing, risk assessment, hazard abatement, safe work practices, and ongoing maintenance. The HUD Program Coordinator ensures that these procedures are followed for every rehabilitation project, minimizing exposure risks for residents.

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

Sterling Heights collaborates with community partners to raise awareness about poverty, its causes and effects, and the resources available to those impacted. The City's homeowner rehabilitation program also plays a role in reducing poverty by preserving and improving one of the most significant financial

assets a family may own—their home. By increasing the value of rehabilitated properties, homeowners may have an opportunity to sell their homes at a profit, improving their financial stability.

### **Actions planned to develop institutional structure**

The City remains committed to enhancing service delivery for residents, employees, and community partners. Sterling Heights has built a strong institutional framework by fostering partnerships with City departments, public housing agencies, private institutions, nonprofit organizations, and continuum-of-care providers. The City also leverages the expertise of contractors, service providers, and other specialists to ensure the successful implementation of its programs and initiatives.

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

Effective coordination between public and private housing entities and social service agencies is vital to the success of this plan. The City maintains an ongoing dialogue with these organizations to stay informed of emerging challenges, service gaps, and areas requiring additional support. Additionally, Sterling Heights works closely with the Sterling Heights Housing Commission, which administers Public Housing and Housing Choice Voucher Programs to assist low-income residents.

### **Discussion**

Through collaboration between the public and private sectors, the City aims to implement these initiatives in alignment with the goals and objectives outlined in the strategic plan. By leveraging CDBG funding and maintaining strong partnerships, Sterling Heights continues its commitment to meeting the needs of low- and moderate-income residents while fostering sustainable community development.

## 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.95%

## **Discussion**

## Attachments

## Citizen Participation Comments



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Page # 1

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BALANCE	CURRENT	30 DAYS	60 DAYS	90 DAYS	120 DAYS	Invoice Total	370.00
1,930.00	1,930.00	0.00	0.00	0.00	0.00		

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# Affidavit of Publication

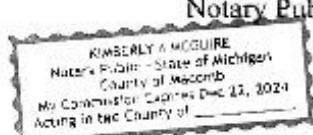
State of Michigan } ss.  
County of Macomb }

John R. Bryant, being duly sworn, deposes and says that an advertisement of 2 columns x 2.5 inches, a true copy of which is annexed hereto, was published in the **Sterling Heights Sentry**, a newspaper printed and circulated in said State and County on 10-30-24, 2024; and that he/she is the principal clerk of the printers of said newspaper, and knows well the facts stated herein.



Subscribed and sworn to before me this 30th day  
of October, 2024.

Kimberly A McGuire  
Notary Public, Macomb County, Michigan



My commission expires 12/22/24



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## Trees

from page 1A

on the emerald ash borer.

"The city will plant over 1,000 trees in underserved neighborhoods to address disparities in tree cover among residential properties and boost tree density per acre," American Forests said in a press release.

Other Michigan cities that reportedly got grant money were Ann Arbor, Jackson, Kalamazoo and Pontiac.

According to Assistant City Manager Jeff Bohorski in an email, the city will spend the grant money over the planning windows of spring and fall 2025 while keeping timing and tree survivability in mind. For instance, the city plans to use the funds on tree species that are native to Michigan, he said.

"This approach provides a measure of protection for the new canopy against the effects of a species specific disease or invasive species infestation," Bohorski said.

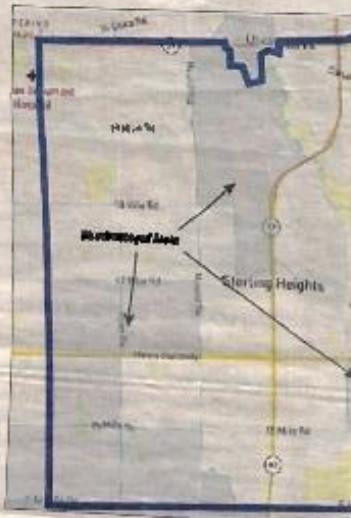
In addition, due to the grant's specifications, 740 trees will be planted in disadvantaged, "underserved" communities in the city, Bohorski said.

The tree grant comes during a time when the city is asking residential taxpayers for more revenue via a package of initiatives that it calls the Pathway to Play and Preservation. The 15-year, \$9.5-million millage proposal includes, among other things, money toward planting an estimated 15,000 street trees.

A June City Council presentation on the millage proposal revealed that a recent tree survey rallied over 34,800 street and park trees in the city, with 42% of them being from the *Acer* genus, also known as maple trees.

About 36% of residential properties in Sterling Heights lack a street tree, the presentation added.

The city estimates that it will need more



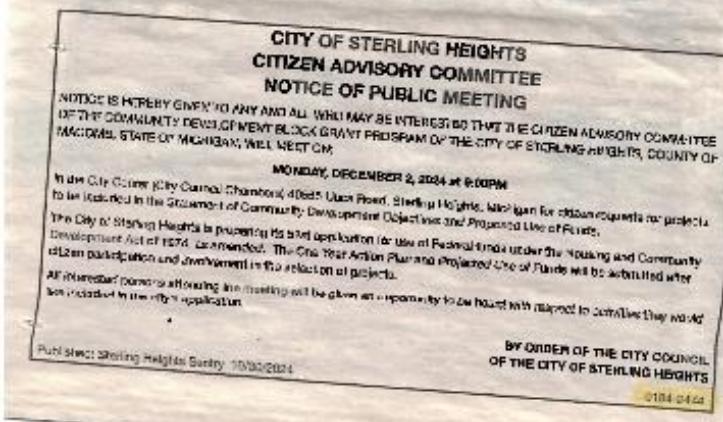
than 200,000 trees in the ground to get to that 40% canopy cover goal, so the endeavor will "require a sustained effort" over the long haul, Bohorski said. He added that the American Forests grant will not be enough to reach that goal.

"The American Forests grant funding is but one of the funding sources that is required to reforest the City's neighborhoods," Bohorski said.

"Due to the sheer number of residences without a street tree, the City will need to consider a variety of funding sources in order to reforest Sterling Heights' neighborhoods."

Learn more about American Forests by visiting [americanforests.org](http://americanforests.org). Find out more about Sterling Heights' millage proposal by visiting [sterlingheights.mi.gov/pathway](http://sterlingheights.mi.gov/pathway), or by calling (586) 446-2489.

Call Staff Writer Erik Chernik at (586) 429-1028.



**CITY OF STERLING HEIGHTS  
CITIZEN ADVISORY COMMITTEE MEETING  
MINUTES OF THE REGULAR MEETING  
DECEMBER 2, 2024 6:00 P.M.**

Chairperson Jeanne Schabath-Lewis called the meeting to order at 6:00 p.m.

**Members Present:** Benjamin Orjada, Naketa Jones Jeanne Schabath-Lewis, Kozeta Elzhenni, Diana Bledsoe

**Members Absent:** Shawn Taylor

**Also in Attendance:** Teresa Jarzab, HUD Program Coordinator and Sydnie Allor, HUD Program Coordinator

**Approval of Agenda:**

Moved by Benjamin Orjada, supported by Kozeta Elzhenni, to approve the agenda as presented.

Ayes: All

Nays: None

Motion Carried

**Approval of Minutes:**

Moved by Benjamin Orjada, supported by Kozeta Elzhenni to approve the minutes of the Regular Meeting of October 21, 2024 as amended.

Ayes: All

Nays: None

Motion Carried

**New Business:**

1. Video Promotion
2. Public Hearing – 51<sup>st</sup> CDBG Program Year

**Tammy Turgeon:** Director of Sterling Heights Public Library – Requesting \$5,500 to fund the library's internet access outreach program. According to the U.S Census, 7.2% of Sterling Heights residents do not have internet access. This lack of access creates a significant gap between opportunities unconnected people can access and the ones digitally native households can. This gap in opportunity is known as the digital divide. The Sterling Heights Public Library developed this program 5 years ago to assist residents who don't have this access. The program assists 15 low-income Sterling Heights households with a Wi-Fi-enabled tablet or Wi-Fi hot spot

device for the year. There are 5 tablets and 10 hot spots able to be loaned, and currently 2 devices not in use that are available for residents to borrow.

**Hardiman:** Is it often that you have more than one that is not being used?

**Turgeon:** This is the first time we have had devices that aren't being used. This was due to one participant moving and another getting their own device. It can be difficult to get this information to our intended participants because we are advertising on the internet, but we have a sign at the library. We have sent out a few applications but have not received any back yet.

**Lindsay Block:** Outreach Librarian for City of Sterling Heights Public Library - Requesting \$10,000 to update and expand the library's large print and audio book collections. The program has two facets, servicing residents located in senior housing facilities who receive a deposit collection every 6 months. Deposit collections are essentially mini library's and contain about 120 titles consisting of large print and audiobooks. Those who are homebound receive deliveries once a month. The program is currently providing library materials to 20 homebound Sterling Heights residents ages 62 to 94, with 2 in process. The cost of audiobooks and large print books are continuing to trend higher than other reading materials, about \$15 for an audiobook and \$32 for a large print book.

**Rebecca Lynn:** Adaptive Recreation Specialist for the City of Sterling Heights Parks and Recreation Department, multiple requests.

**Senior Center Operable Partition Wall and Track Replacement:** This project will remove and replace the tracks for operable partitions between 4 activity rooms at the Senior Center to allow them to open and close. This project will also remove and replace one operable partition wall. This partition was not replaced in 2015, along with all the tracks, which are now beyond their useful life. The new partition will match the others regarding the specifications and coverings, so they all look cohesive.

**Senior Center Alarm System Replacement:** This request is for the replacement of the Senior Centers fire and intrusion alarms. The alarm system is no longer functioning at the level it needs to be and must be replaced for the general wellbeing of patrons and staff. This project would include removing the existing wiring and installation of a modern alarm system that integrates with the alarms of the other city buildings across the campus.

**Senior Center Door Retrofit:** This request is for the retrofit of an exterior door at the rear of the Senior Center to a handicap accessible door. This retrofit will be beneficial for residents who use wheelchair or other assistive devices, which is now a necessity given the increased use of the doorway to the bocci barn. The door will also have electronic hardware installed to be scheduled for opening and closing each day.

**Adaptive Recreation:** Requesting \$19,640 for part-time staff wage reimbursement. The City of Sterling Heights has been offering adaptive recreation services to persons with disabilities since

1981. These specialized programs were developed due to the lack of activities offered by private and public agencies. Program offered through Adaptive Recreation include, but are not limited to sports leagues, summer programs, social opportunities, and the recently offered dinners club. During the 2023 Calander year, we had a total of 2,060 registrations. To effectively run these programs, we need quality staff. Sterling heights is the only community in Macomb County to have a specialized credential supervisor. It imperative that the programs remain having quality talent so that program participants can have quality experience. Without this support the program costs would have to increase, decreasing the number of participants. Since many of the clients are on a fixed, limited income it's crucial that the program remains affordable.

Elzhenni: In 2023 you said you have 2,600 registrations?

Lynn: 2,060 registrations

Elzhenni: How many of those were residents of Sterling Heights?

Lynn: We had about 570 different households, and I believe about half where from Sterling Heights. We have group homes who attend our events, which is around 8-10 individuals. So that number can be slightly altered depending on how many group homes we have participating.

Elzhenni: For the budget, you are for reimbursement for dance instructions, etc.?

Lynn: Yes, just part-time staff.

Orjada: Can you tell me more about the dinners club?

Lynn: That's a new addition that we recently launched this year. Participants are bussed to a restaurant where they engage in a meal and are able to work on social skills, money skills, and independence.

Jones: Are these positions currently staffed right now?

Lynn: They are, we received funding from CDBG last year to fund these positions.

Jones: So, this a continuation of funding from last year?

Lynn: Yes

**Syndie Allor:** HUD Program Coordinator, multiple requests.

Administration: Requesting \$155,000 for Administration. This includes all costs involved in the coordination of the CDBG program such as legal services, financial services, publishing, postage, supplies, training, and wages for two HUD Program Coordinators.

Mobile Home Repair: Requesting \$50,000 for the new Mobile Home Repair Program. This program covers one repair call/visit per year per eligible household. Eligible households include owner-occupied mobile homes. The repair visit may address multiple repairs, but total cost may not exceed \$1,000, unless otherwise authorized by the HUD Program Coordinator to complete one time repairs critical to the health and safety of the occupants. Critical repairs may include roof replacements or hot water tank replacements. The purpose of the City of Sterling Height's Mobile Home Repair Program is to foster and maintain affordable, decent and safe housing in the City. The entire program will be run in-house by the HUD Program Coordinators including reviewing applications, working with approved contractors, creating work orders, and approving invoices.

Schabath-Lewis: Can they apply every year and receive \$1,000 repair?

Allor: Yes

Orjada: Out of the approved contractors, do you know how many of those have standard collective bargaining agreements?

Allor: No, we are not that stage yet of selecting contractors for the program.

**Home & Property Improvement Program:** Requesting \$160,000 for Housing Rehabilitation to complete 4 housing rehabilitation projects. The increase in funding is due the increasing cost of repairs and the decreased amount of program income received in the prior year. The program provides up to \$40,000 for required repairs, those more than \$40,000 require management approval. The objective of this program is to assist owner-occupants of single-family residences (excluding mobile homes) in the City to maintain their residences or to bring substandard homes into conformance with code and ordinance provisions and housing quality standards. Eligible applicants may be placed on a waitlist for later funding if they wish. Intake of waitlisted clients is prioritized by applicants seeking essential/time sensitive repairs; Lowest Median Household Income and date of application received. Rehabilitation funds may be carried over from year to year. There are currently two properties in various stages of the program.

**Jennifer Fisher:** Development Director, Maggie's Wigs 4 Kids – Wigs 4 Kids provides wigs and support services for kids between the ages of 3 to 18 throughout the State of Michigan at no cost. We have 26 Sterling Heights families come through the program over the past 21 years. They have been able to receive custom made wigs, classes, counseling, skin care and makeup classes, social activities, and the newest program virtual reality for kids. They are currently building an addition on their wellness center, which is expected to be completed the end of this year. They are requesting \$2,400 to serve 2 Sterling Heights children.

**Cheri Warnock:** Volunteer Coordinator, Interfaith Volunteer Caregivers – The CDBG Safe at Home program, is part of our larger chore and repair program for older and disabled adults. This program allows them to assist low to moderate income seniors and disabled adults with indoor and outdoor chores, minor home repairs, and routine housekeeping. In fiscal year 2023, they were able to complete 44 tasks for Sterling heights residents with CDBG funds and we project doubling the amount of people served in 2024. Cheri gives examples of residents served through this program with the support of their volunteers.

Jones: How do you receive referrals?

Warnock: We advertise in Senior Centers across Metro-Detroit, we also get referrals from medical offices as well.

Elzhenni: Are you screening volunteers?

Warnock: Yes, they come to the office to register, we receive references, conduct a background check, and they receive in-person orientation.

Elzhenni: Is funding you are asking for is mostly administrative?

Warnock: Yes

Orjada: You mentioned that part of your program is targeted specifically in the communities you are receiving funding from, do you mind expanding on that?

Warnock: When we receive more CDBG funds we are able to help more residents in those areas.

**Dorie Vasquez-Nolan:** Executive Director, Care House- Care house is the only child advocacy center in Macomb County that provides a comprehensive response for child victims of sexual abuse, physical abuse, and those who have witnessed a violent act, as well as for non-offending family members. Their goal is to minimize the trauma that is typically associated with these types of investigations. They collaborate with all law enforcement jurisdictions in the County, as well as federal agencies. Care house's services include forensic interviews, parent and children support groups, trauma focused therapy, child advocacy, and prevention education. They are starting a new program called ROAR in elementary schools, which will open the dialogue with children to talk about how to keep their bodies safe and how to identify a safe support person. In 2022, they received funding to open family resource centers at both of their locations to offer additional programming support for families. According to their most recent audit over 92 cents of every dollar is specifically devoted to the children they serve. So far this year, they have provided 583 interviews with 56 of those children residing in Sterling Heights. They are requesting \$19,200 to support services for 30 Sterling Heights children and their families.

**Old Business**

**Board Members Report**

New Citizens Advisory Committee Diana Bledsoe introduced herself.

**Public Comment**

**Adjournment**

Move to adjourn the meeting by Benjamin Orjada, supported by Kozeta Elzhenri.

Ayes: All

Nays: None

Motion Carried.

Meeting adjourned at 6:43 p.m.

Respectfully submitted,



Naketa Jones, Recording Secretary  
/SA



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**40555 UTICA RD**

**STERLING HEIGHTS, MI 48313**  
Attention: Sydnie Allor

**STATE OF MICHIGAN,  
COUNTY OF MACOMB**

The undersigned Cynthia Shuler, being duly sworn that he/she is the principal clerk of Macomb Daily, macombdaily.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

**STERLING HEIGHTS (PO# 50-1487000)**

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NOTARY PUBLIC - STATE OF MICHIGAN  
» COUNTY OF OAKLAND «  
My Commission Expires May 11, 2026  
Acting in the County of

**CITY OF STERLING HEIGHTS  
CITIZENS ADVISORY COMMITTEE**

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN TO ANY AND ALL WHO MAY BE  
INTERESTED THAT THE CITIZENS ADVISORY COMMITTEE OF  
THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM OF  
THE CITY OF STERLING HEIGHTS, COUNTY OF MACOMB, STATE  
OF MICHIGAN, WILL MEET ON:

MONDAY, February 3, 2025 AT 6:00 P.M.

In the City Center, 40555 Utica Road, Sterling Heights, Michigan for  
the purpose of conducting an evaluation or project selection for the  
2025/26 Program Year of the Community Development Block Grant  
Program.

All interested persons attending will be given an opportunity to be  
heard in respect to the above.

BY ORDER OF THE CITY COUNCIL  
OF THE CITY OF STERLING HEIGHTS

Published Week of January 13, 2025

Sworn to the subscribed before me this 21 Jan 2025

Vicki Arseniault

Notary Public, State of Michigan  
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CITY OF STERLING HEIGHTS  
CITIZEN ADVISORY COMMITTEE MEETING  
MINUTES OF THE REGULAR MEETING  
February 3, 2025– 6:00 P.M.

Chairperson Jeanne Schabath-Lewis called the meeting to order at 6:03 p.m.

Members present at roll call: Jeanne Schabath-Lewis, Julianna Hardiman, Benjamin Orjada, Shawn Taylor, Diana Bledsoe

Members absent: Kozeta Elzheni, Naketa Jones

Also in attendance: Sydnie Allor, HUD Program Coordinator

Approval of Agenda

Moved by Orjada, supported by Hardiman, to approve the agenda as presented.

Ayes: All

Nays: None

Motion Carried

Approval of Minutes

Moved by Orjada supported by Schabath-Lewis, to approve of the minutes of December 2, 2024

Ayes: All

Nays: None

Motion Carried

New Business

Selection of Projects 2025/2026 funding year

The committee opened discussion for the selection of projects.

Ms. Allor informed the committee that the allocation funding has not been announced by HUD so we will be using last years allocation amount as the estimated amount. Ms. Allor reviewed the allocation spreadsheet provided in the packet.

The committee reviewed the requested amounts for Administration budget, Home and Property Improvement Loan Program, Mobile Home Repair Program, Senior Center Alarm System Replacement, Senior Center Door Retrofit, and Senior Center Operable Partition Wall and Track Replacement.

Bledsoe asked how the city determines the funding requests for Senior Center Projects. Allor responded that budget estimates are based on historical costs of similar projects. Bledsoe asked what happens if the project is under budget. Allor replied that all unused funding is reprogrammed to the Housing Rehabilitation Program.

The committee reviewed the allocation estimated amount, the requested amount, as well as, prior year allocation expenditures for each public service activity.

Schabath-Lewis requested that Students for Success (Macomb Community College) only be given what they were requesting, due to the multiple grants the college receives. Committee agreed with this request. Orjada commented that the Grass & Snow Program funding allocation should be decreased, and that it is more of a beautification program. Orjada would like the funding to be disbursed to other organizations such as Turning Point or Care House. Bledsoe commented that this program helps prevent Seniors from receiving code enforcement violations. The committee reviewed how much funding the Grass & Snow Program utilized last year to determine allocation.

Motion by Orjada, supported by Taylor, to appropriate; \$155,000 for Preparation of Application; \$50,000 for Mobile Home Repair; \$160,000 for Housing Rehabilitation; \$62,000 for Senior Center Alarm System Replacement; and \$15,000 for Senior Center Door Retrofit and \$190,000 to Senior Center Operable Partition Wall and Track Replacement.

Ayes: All.

Nays: None

Motion carried

Motion by Orjada, supported by Taylor, to allocate \$4,750 for Interfaith Volunteer Care Givers; \$11,000 for MCREST; \$3,000 for MATTS; \$5,000 for Turning Point; \$14,100 for Adaptive Recreation; \$36,000 MCA Grass & Snow Program; \$10,000 for the Single Parent Education Program at MCC; \$9,000 for the Library's Homebound Book Delivery Program; \$5,400 for the Library's Internet Access Outreach; \$ 11,000 for Care House; \$2,000 for Maggie's Wigs 4 Kids; and \$5,000 for Hearts 4 Homes; \$0 for Upwards.

Ayes: All

Nays: None

Motion Carried.

Motion by Orjada supported by Schabath-Lewis, if funding is less than the estimated budget, allow program staff to reduce the funding for Housing Rehabilitation under capital projects and reduce the difference of the estimated budget and actual budget for public services equally to each funded activity. The 15% public service cap must be maintained. The 20% Administration cap must be maintained.

Ayes: All

Nays: None

Motion Carried.

Motion by Schabath-Lewis supported by Orjada, if funding is more than the estimated budget, allow program staff to increase the funding equally to Housing Rehabilitation and Mobile Home Repair projects under capital projects and increase the difference of the estimated budget and actual budget for public services equally to each funded activity. The 15% public service cap must be maintained. The 20% Administration cap must be maintained.

Ayes: All

Nays: None

Motion Carried.

Old Business

None

Board Members Report

None

Public Comment

None

Adjournment

Move to adjourn by Orjada, supported by Taylor

Ayes: All

Nays: None

Motion carried.

Meeting adjourned 6:34 p.m.

Respectfully submitted,

Naketa Jones, Recording Secretary

/SA



**AFFIDAVIT OF PUBLICATION**  
2125 Butterfield Dr, Suite 102N • Troy MI 48084

**STERLING HEIGHTS (PO# SO-1487000)**  
40555 UTICA RD

**STERLING HEIGHTS, MI 48313**  
Attention: Sydnie Allor

**STATE OF MICHIGAN,  
COUNTY OF MACOMB**

The undersigned Cyndy Slater, being duly sworn the he/she is the principal clerk of Macomb Daily, macombdaily.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

RECEIVED

**STERLING HEIGHTS (PO# SO-1487000)**

Published in the following edition(s):

MAY 05 2025

Macomb Daily 03/27/25  
macombdaily.com 03/27/25

FINANCE DEPARTMENT

VICKI ARSENALIT  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires May 11, 2025  
Acting in the County of \_\_\_\_\_

Sworn to the subscribed before me this 1 May, 2025

Vicki Arsenault  
Notary Public, State of Michigan  
Acting in Oakland County

**Advertisement Information**

Client Id: 559638 Ad Id: 2704094 PO: Total: \$364.69



# Annual Action Plan 2025

56

**CITY OF STERLING HEIGHTS  
COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) PROGRAM  
2025-2026 Annual Action Plan**

**2025-2026 Annual Action Plan**

A proposed One-Year Action Plan has been developed giving particular attention to activities which benefit low-to-moderate income families, the elderly, and the handicapped. These activities meet the community development objectives set forth in the MHC's Consolidated Plan. These objectives are designed to improve quality and quantity of community services, safety and the living environment.

The budget for the 2025 program year is based on an estimated amount of \$780,000 for the 51st year, (July 1, 2025, through June 30, 2026) of the CDBG program. In addition, an estimated \$50,000 in program income will be generated from and returned to the Home & Property Improvement Program.

The proposed projects of the One-Year Action Plan to be undertaken during the 51st year and their descriptions are stated below:

1. Administrative Activity - These costs are used to pay for the general management and administrative costs associated with the CDBG program. Funding: \$155,000
2. Mobile Home Repair – This program provides assistance to income eligible seniors, handicapped, and owner occupants of mobile homes to make minor repairs to their home. Funding: \$65,500
3. Home and Property Improvement Loan Program – This program provides interest-deferred loans up to \$40,000 to income-eligible applicants to assist owner-occupants of single-family homes to maintain their residences. Funding: \$175,500
4. Senior Center Alarm System Replacement– This project consists of the replacement of the Senior Centers fire and intrusion alarms. The alarm system is no longer functioning at the level it needs to be and must be replaced for the general wellbeing of patrons and staff. Funding: \$62,000
5. Senior Center Door Retrofit– This project will consist of retrofitting an exterior door at the rear of the Senior Center to a handicap accessible door. This retrofit will be beneficial for residents who use wheelchair or other assistive devices, which is a necessity due to increased use of the doorway to the bocci barn. Funding: \$15,000
6. Senior Center Operable Partition Wall and Track Replacement – This project will remove and replace the tracks for operable partitions between 4 activity rooms at the Senior Center to allow them to open and close. Funding: \$190,000
7. Interfaith Care Givers – The SAFE at HOME program assists seniors and physically challenged adults with indoor and outdoor chores, by using trained local volunteers. Funding: \$4,750
8. Macomb County Rotating Emergency Shelter Team (MCREST) - This program provides a safe, caring environment for the homeless at participating churches on a rotating basis for one week each year. Churches provide three meals per day, showers, laundry assistance and transportation. Funding: \$11,000
9. The Salvation Army Macomb's Answer to Temporary Shelter (MATTs) - This program provides a safe, secure environment for men, women, and their families during periods of homelessness. The program provides casework, advocacy, transportation, life-skills, agency referrals, recreation, clothing, rental assistance, and medical services. Funding: \$3,000
10. Turning Point - This program provides a safe place for families fleeing violent situations. Programs include court advocacy, sexual assault services, PPO assistance, support groups, and education. Funding: \$5,000

11. Adaptive Recreation Program - This program offers a variety of age and disability appropriate recreational activities for persons with disabilities that are designed to be appropriate for the age and ability of the individuals. Funding: \$14,100
12. MCA Grass and Snow Program - This program affords manpower assistance to very low-income senior homeowners to complete home chore tasks that include lawn-mowing services and snow removal. Funding: \$36,000
13. Macomb Community College Student Options for Success Program (SOS) - This program provides a network of support established at Macomb Community College (MCC) to help members of eligible population groups find direction for their lives and obtain the job skills necessary to provide financial support and independence for themselves. The program pays for tuition, books, childcare, transportation expenses, and vocational costs for qualified students who are residents of Sterling Heights to attend MCC. Funding: \$10,000
14. City Library Book Collection - This program purchases audio and large print library books that are delivered to the homebound and local senior residences. Funding: \$9,000
15. City Library Internet Access Outreach – Funds will supply 20 LMI households with a tablet that has access to the internet or Wi-Fi hotspot. Funding: \$5,400
16. Care House - This project provides families with a coordinated investigation of child sexual and severe physical abuse to reduce the trauma of the investigation and prosecution for child victims and their families. Crisis counseling, legal advocacy, parent support groups and education, children's groups, and information and referral will be offered through this activity. Funding: \$11,000
17. 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. Funding: \$2,000
18. Hearts 4 Homes – This program provides rental assistance to homeless/LMI families to end homelessness in children in Macomb County. Assistance is provided by paying one or more of the following: security deposit, first and last month's rent, and back or unpaid rent to prevent eviction. Funding: \$5,750

The above-stated projects will not displace any person or persons. This Proposed One-Year Action Plan will be submitted to the U.S. Department of Housing and Urban Development for further processing. Furthermore, the complete Proposed One-Year Action Plan is available for public review at [sterlingheights.gov](http://sterlingheights.gov), or by request via email at [CDBG@sterlingheights.gov](mailto:CDBG@sterlingheights.gov)

#### **CITIZEN COMMENTS**

A citizen's comment record will be established upon receipt of any and all comments from interested parties. Citizens who wish to submit comments regarding the 2025/26 Proposed One-Year Action Plan may do so. In your correspondence, please specify the One-Year Action Plan and the particular project(s) that you are commenting on. We will take comments by mail, or email.

Office Community Development Block Grant  
City Of Sterling Heights  
40555 Utica Road  
P.O. Box 8009  
Sterling Heights, Michigan 48311-8009  
[CDBG@sterlingheights.gov](mailto:CDBG@sterlingheights.gov)

Comments will be accepted through 5:00 p.m. on April 26, 2025

## Grantee SF-424's and Certification(s)

OMB Number: 0415-0020  
Registration Date: 02/28/2025

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY						
1.a. Type of Submission:	1.b. Frequency:	1.d. Version:				
<input checked="" type="checkbox"/> Application <input type="checkbox"/> Plan <input type="checkbox"/> Funding Request <input type="checkbox"/> Other Other (specify): <input type="text"/>	<input checked="" type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Other Other (specify): <input type="text"/>	<input checked="" type="checkbox"/> Initial <input type="checkbox"/> Resubmission <input type="checkbox"/> Revision <input type="checkbox"/> Update				
		2. Date Received:	STATE USE ONLY:			
		<input type="text"/>				
		3. Applicant Identifier:	4. Data Received by State:			
		<input type="text"/> 9-25-MC-26-0014	<input type="text"/>			
		4.a. Federal Entity Identifier:	6. State Application Identifier:			
		<input type="text"/>	<input type="text"/>			
		4.b. Federal Award Identifier:				
		<input type="text"/>				
7. APPLICANT INFORMATION:						
a. Legal Name: <input type="text"/> City of Sterling Heights						
b. Employer/Taxpayer Identification Number (EIN/TIN):		c. DUNS:				
<input type="text"/> 32-1069075		<input type="text"/> 376112000656				
d. Address:						
Street1: <input type="text"/> 40555 Utica Road		Street2: <input type="text"/>				
City:		County / Parish:				
<input type="text"/> Sterling Heights		<input type="text"/>				
State:		Province:				
<input type="text"/> MI - Michigan		<input type="text"/>				
Country:		Zip / Postal Code:				
<input type="text"/> USA - United States		<input type="text"/> 48313-3003				
e. Organizational Unit:						
Department Name:		Division Name:				
<input type="text"/> Neighborhood Services		<input type="text"/> CDSC				
f. Name and contact information of person to be contacted on matters involving this submission:						
Prefix:	First Name:	Middle Name:				
<input type="text"/>	<input type="text"/> Jason	<input type="text"/>				
Last Name:	Suffix:					
<input type="text"/> Jason	<input type="text"/>					
Title:	<input type="text"/>					
Organizational Affiliation:						
<input type="text"/>		<input type="text"/>				
Telephone Number:		<input type="text"/> 586-445-2731		Fax Number:		
Email:		<input type="text"/> Jason.Weller@lansinggov.org				

**APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY****8a. TYPE OF APPLICANT:**

a: City or Township Government

Other (specify):

**b. Additional Description:****9. Name of Federal Agency:**

EUD

**10. Assistance Listing Number:**

Assistance Listing Title:

**11. Descriptive Title of Applicant's Project:**

CDEG Program 2025

**12. Areas Affected by Funding:****13. CONGRESSIONAL DISTRICTS OF:****a. Applicant:**

10, 12

**b. Program/Project:**

10, 12

Attach an additional list of Program/Project Congressional Districts if needed

Add Attachment  Delete Attachment  View Attachment

**14. FUNDING PERIOD:****a. Start Date:**

07/01/2025

**b. End Date:**

06/30/2026

**15. ESTIMATED FUNDING:****a. Federal (\$):**

802,899.00

**b. Match (\$):****16. IS SUBMISSION SUBJECT TO REVIEW BY STATE UNDER EXECUTIVE ORDER 12372 PROCESS?**

a. This submission was made available to the State under the Executive Order 12372 Process for review on:

b. Program is subject to E.O. 12372 but has not been selected by State for review.

c. Program is not covered by E.O. 12372.

**APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY****17. Is The Applicant Delinquent On Any Federal Debt?**Yes No **Explanation**

18. By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

\*\* I Agree 

\*\* This list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

First Name:

 Michael

Middle Name:

Last Name:

 Taylor

Suffix:

Title:

 Mayor

Organizational Affiliation:

Telephone Number:

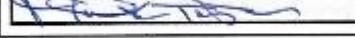
 515-540-2109

Fax Number:

Email:

 cityhall@sterlingheights.gov

Signature of Authorized Representative:



Date Signed:

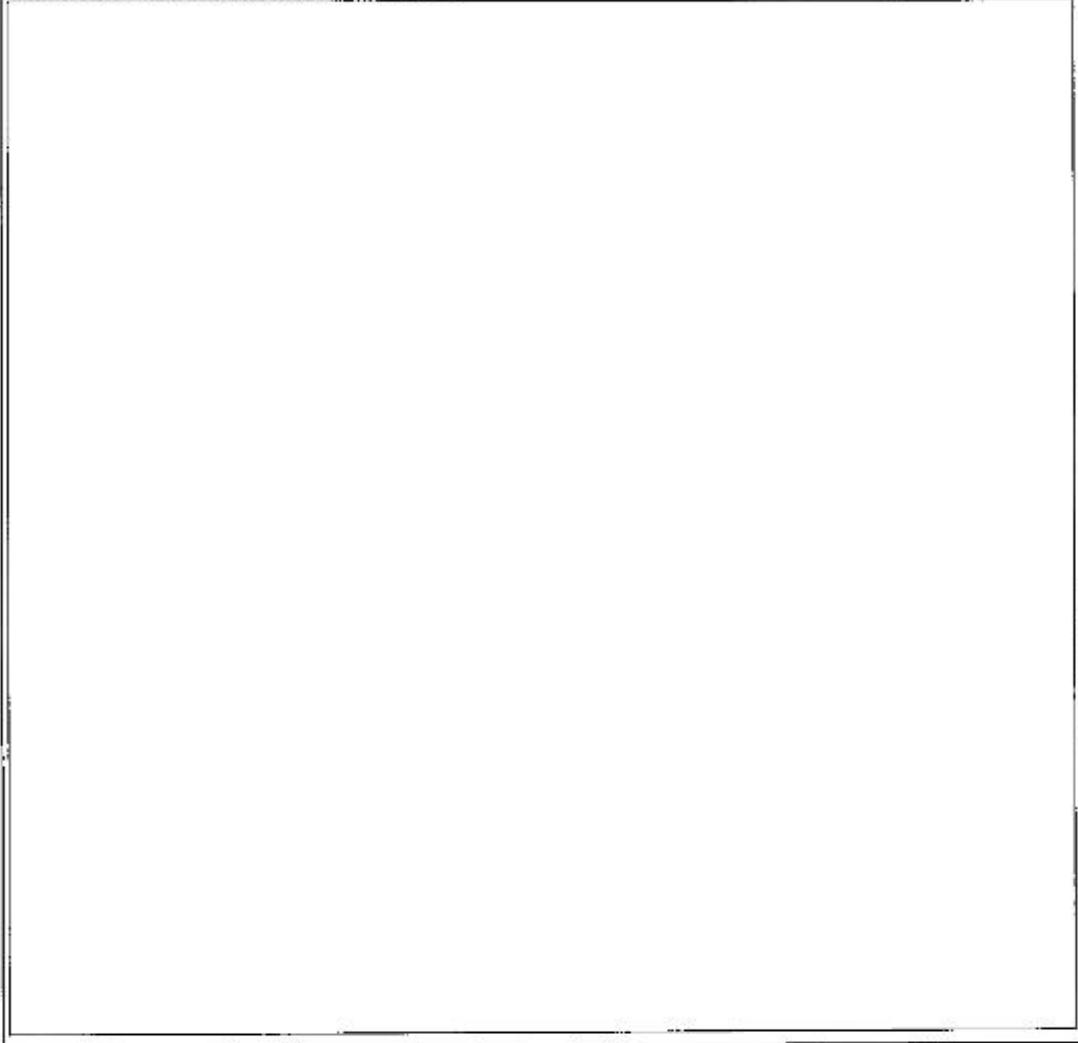
 5/17/05

Attach supporting documents as specified in agency instructions.

 Add Attachments Delete Attachments View Attachments

**APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY**

**Consolidated Application/Plan/Funding Request Explanation:**



**APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY**

**Applicant Federal Debt Delinquency Explanation:**

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**Applicant and Recipient  
Assurances and Certifications****U.S. Department of Housing  
and Urban Development**OMB Number: 2501-0244  
Expiration Date: 2/28/2027**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.1(b), 9.60, and 146.2b, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.125, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name: Michael Taylor

\*Title: Manager

\*Applicant/Recipient Organization: City of Irving Heights

1. Has the legal authority to apply for Federal assistance, has the institutional managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorizes me as the official representative of the applicant to act in connection with the application and to provide any additional information as may be required.
2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d(d)), and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance or if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the Americans with Disabilities Act (42 U.S.C. 12101-12102), and implementing regulations at 24 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance, except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.
4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing, except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5, 105(a) and 5.106 as applicable.

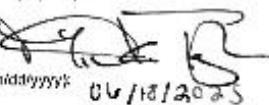
6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub grants and contracts) to similarly certify and disclose accordingly. Federally-recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §§3729, 3802; 24 CFR §28.10(b)(1)(ii)).

\* Signature: 

\* Date: (mm/dd/yyyy): 06/18/2023

Form HUD 424-B (1/27/2023)

**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 451 71 St. SW, Room 4176, Washington, DC 20410-5000. Do not send completed HUD 424-B forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. § 552).

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Form HUD 424-B (12/2020)

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 1601-1655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR, Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLI, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

5-17-25  
Date

Mayor  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifics both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by JIUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023 - 2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature of Authorized Official

5-17-25  
Date

Mary J. R.  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
Signature of Authorized Official

5-17-25  
Date

Mayor  
Title

### **Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
Signature of Authorized Official

8-17-25  
Date

Mayar  
Title

### CERTIFICATION REGARDING LOBBYING

#### Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form H-1, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards of all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form H-1, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

<b>* APPLICANT'S ORGANIZATION</b>		
CITY of Sterling Heights		
<b>* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE</b>		
Prefix: <input type="text"/>	* First Name: <input type="text"/> <small>Reed</small>	Middle Name: <input type="text"/>
* Last Name: <input type="text"/> <small>Taylor</small>	Suffix: <input type="text"/>	
* Title: <input type="text"/> <small>Manager</small>		
<b>* SIGNATURE:</b> 		* DATE: <input type="text"/> <small>5/17/25</small>