

# **THE CHARTER TOWNSHIP OF REDFORD**

## **ANNUAL ACTION PLAN**

### **2015-2016**

**CHARTER TOWNSHIP OF REDFORD**

**WAYNE COUNTY, MI**

**30 DAY PUBLIC COMMENT PERIOD:  
DECEMBER 22, 2014- JANUARY 20, 2015**

**TOWNSHIP BOARD ADOPTED:  
JANUARY 27, 2015**

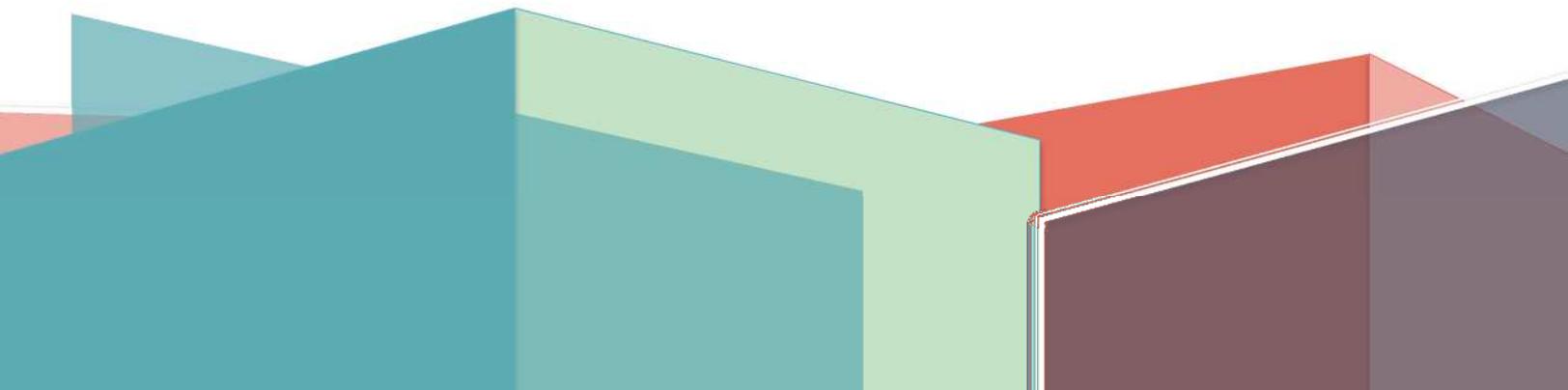
**MICHAEL DENNIS, DIRECTOR**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**12121 HEMINGWAY**

**REDFORD, MI 48239**

**(313) 387-2785**



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# Executive Summary

In order to receive annual Community Development Block Grant (CDBG) Entitlement allocations, eligible communities must submit a Five-Year Consolidated Plan and an Annual Action Plan each year throughout the five-year term. Redford Township has prepared a Five-Year Consolidated Plan (Program Year 2011/2012 thru 2015/2016) that identifies priority needs, strategies to meet those needs, and objectives to be addressed during the course of those five years. The Consolidated Plan also identifies resources available to assist in meeting those needs.

This Annual Action Plan outlines the use of CDBG funds for Project Year 2015-2016, in accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended, and as approved by the Redford Township Board of Trustees. It also demonstrates the linkage between how funds will be used to meet the objectives and address the needs that are identified in the Consolidated Plan. The current year Action Plan represents the fifth and final year of the current Consolidated Plan.

The Action Plan sets general guidelines for housing and community development activities for the next program year, beginning April 1, 2015 through March 31, 2016. The policies and priorities of the action plan are drawn from an analysis of housing, community development, and service needs within the Township.

This Action Plan presents policies and a course of action to focus on priorities anticipated for the next program year that will address the statutory program goals as established by federal law.

Redford Township will receive a CDBG allocation of \$817,791 for Program Year 2015-2016. The Township anticipates \$299,209 in program income for a total 2015 budget of \$1,117,000. This Action Plan provides a plan for expending funds in the following activities to be undertaken listed in CDBG Activities 2015-2016 Table:

**CDBG ACTIVITIES**

**2015-2016**

**BUDGET (\$)**

*PUBLIC WORKS PROJECTS:*

***Park Improvements-ADA Improvements***

Funds will be used to complete ADA accessible projects in Township Parks. This could include entrance accessibility, surface improvements, or ADA playground equipment. Specific sites to be determined.

**\$20,000**

***Redford Senior Center Improvements***

Funds will be used to improve the facilities of the Redford Township Senior Citizen/Community Center. In the past, funds were used to install new air conditioning units and new ADA entrance doors throughout the RTCC.

**\$20,000**

***Street Paving- Section 108 Loan Repayment***

This is a repayment of a Section 108 Loan Repayment. The loan was used for street paving throughout the Township. Only gravel roads in CDBG eligible areas were paved. The entire project went through the Section 106 review and Environmental Review process and was cleared in 2007.

**\$50,000**

*REHABILITATION SERVICES PROJECTS:*

***Acquisition of Property – Blight Removal (LMA)***

Funds to be used in the acquisition of real property which is blighted and that pose a threat to the health, safety and welfare of the public in low and moderate income areas. The intent is to demolish these structures.

**\$40,000**

***Acquisition of Property – Blight Removal (SBS)***

Funds to be used in the acquisition of real property which is blighted and that pose a threat to the health, safety and welfare of the public. The intent is to demolish these structures.

**\$40,000**

***Code Enforcement***

Enforcement of Township Building Codes and Ordinances in order to eliminate the negative blighting influences throughout our targeted neighborhoods which result from a lack of property owners implementing such codes.

**\$115,000**

***Housing Rehabilitation***

Revolving Loan Fund/Deferred Loan for eligible low and moderate income homeowners to rehabilitate single-family homes. Applications accepted on first come/first serve basis. Waiting list involved. Emergency assistance is also provided to eligible families.

**\$143,000**

***Neighborhood Economic Revitalization***

Loans for façade improvements and building code items for commercial businesses in eligible areas.

**\$10,000**

***Single Family Home Acquisition/Rehabilitation/Resale***

Funds to acquire vacant foreclosed homes with the intent of rehabilitating the property for resale to low or moderate income households. This program is included with the Redford Township Stabilizing Neighborhoods Action Plan (SNAP II) Program. The original SNAP Program was supported with federal Neighborhood Stabilization Program (NSP 1) funds which were awarded by HUD in 2008.

**\$200,000**

***Site Clearance – Blight Removal (LMA)***

Demolition and site clearance of structures that pose a threat to the health, safety and welfare of the public in low and moderate income areas.

**\$50,000**

***Site Clearance – Blight Removal (SBS)***

Demolition and site clearance of structures that pose a threat to the health, safety and welfare of the public.

**\$50,000**

***Sidewalk Improvements - Replacement Program (LMC)***

Funds will be provided for required sidewalk replacement for low income residents (income eligible only).

**\$20,000**

***PUBLIC SERVICES PROJECTS\****

***Dial A Ride\****

Provide transportation services to Redford Township seniors and disabled populations in order for them to live independently. Rider fares are charged to aid in cost effectiveness of service.

**\$60,000**

***Neighborhood Watch\****

Provide funding for program materials to support neighborhood watch within eligible block groups. This program adds to the reduction of crime and crime prevention.

**\$3,000**

***Redford InterFaith\****

Funds will be used to subsidize the operation of food pantry, clothing assistance, and emergency assistance program for low and moderate income families within Redford Township.

**\$10,000**

***Senior Citizen Programming\****

Funds used for program/activity staff of Senior Citizen Department for Redford Township.

**\$3,000**

***Youth Services\****

Fund staffing for youth services and juvenile diversion programs/activities.

**\$60,000**

*ADMINISTRATIVE SERVICES*

General Administration/Planning

**\$223,000**

**TOTAL \$1,117,000**

*\*Public Services activities are subject to 15 percent Cap/\$167,550 (Currently budgeted \$136,000 for Public Service/12%)*

*OTHER NOTES:*

*20% of funds (allocation + program income) may be used for planning and administrative services. Additional program income dollars will be used to fund road improvements, housing rehabilitation, site clearance, sidewalk improvements and senior center improvements*

## **Geographic Distribution**

Redford Township will fund activities that meet required criteria as stated by HUD. The low and moderate area benefit activities will be confined to the top quartile U.S. Census block groups. Therefore infrastructure projects such as sidewalk replacement and street paving will be restricted by low/moderate area benefit.

All activities are intended to serve a special target group(s) within a community. For example, the Housing Rehabilitation Program is an activity that directly benefits persons of low/moderate incomes throughout the Township and the Sidewalk Improvements-Special Assessment is an activity that directly benefits/assists low income households throughout the Township. Youth Services is aimed at assisting Redford Township's children.

Funds are allocated to specific activities based on feedback from public hearings, recipients and sub-recipients of current programs and requests from Redford Township Department Heads and Board of Trustees.

In addition, 20 percent of CDBG funds from allocation and program income may be used for planning and administrative services. Additional program income funds will be used to fund CDBG eligible projects such as park improvements, site clearance, sidewalk improvements and senior center improvements.

Redford Township has designated portions of the Township for targeted improvement efforts. These target areas, or Neighborhood Strategy Areas (NSA), were developed several years ago; however, most of the areas identified are still in need of some level of investment. The target areas include:

1. NSA-1 (Generally the area between Seven Mile and Eight Mile; Inkster Road and Five Points)
2. NSA-2 (Generally the area between Puritan and Graham; Norborne and Telegraph Road)
3. NSA-3 (Generally the area between Plymouth Road and the C&O Railroad; Inkster Road and Telegraph Road)

Redford Township will continue to focus its efforts and programming in the CDBG eligible areas of the Township. Since Redford Township is identified by the Department of Housing and Urban

Development (HUD) as an exception grantee, these areas are defined by having at least 42.42 percent of its residents with incomes at or below 80 percent of the median family income for the Detroit—Warren-Livonia Metropolitan Statistical Area (MSA).

In addition, Redford Township has allocated funds to Township-wide projects that directly benefit CDBG eligible persons. Redford Township does have concentrations of minority populations.

According to the 2008-2012 American Community Survey, of all persons living in the south eastern portion of Redford Township (Census Tract 5554), approximately 78.8 percent are African Americans. However, a high African American population is not necessarily in need of low and moderate income assistance.

According to the same 2008-2012 American Community Survey, homeownership in this area is high among the minority population. In fact, in the same south eastern area, approximately 68.4 percent of homeowners are African American compared to 29.9 percent of homeowners that are White.

Minority population maps can be seen in the Appendix of this report. Also, the minority distribution maps show concentrations of African American populations located within low and moderate income areas in the southeastern portion of Redford Township. As was previously stated, Redford Township specifically dedicates CDBG funds to these areas of low and moderate income populations.

CDBG funds are aimed at low and moderate income areas throughout Redford Township. Funds that are not aimed at a specific area will be available for services that benefit low and moderate income persons.

Funding decisions are based on priorities, objectives, and strategies that have been decided on through a public participation process conducted by Redford Township's Community Development Department.

Redford Township has specifically allocated \$268,000 to low and moderate income areas. This computes to approximately 30 percent of all non-administrative CDBG funds being allocated

toward low and moderate income areas. It should be noted that all of Redford Township's CDBG funds are aimed at those in need. Public services provide much needed assistance to low and moderate income persons on an individual basis. In addition, Township-wide projects, such as Housing Rehabilitation, SNAP II Program, Site Clearance, and Blight Removal may also be located within low and moderate income areas.

### **Basis for Allocation of Funds**

The basis for allocating investment geographically is to concentrate the CDBG program's resources in the low/moderate census block group areas of Redford Township.

The priorities for the 2015-2016 Action Plan are a result of several factors. First, through the development of the new Five Year Consolidated Plan PY 2011-2016, the Township held public hearings and a CDBG Citizen Advisory Group meeting to gather input. In addition, discussion with internal departments aided in decisions made for the 2015-2016 Action Plan.

### **Addressing Obstacles to Meeting Underserved Needs**

#### **Job Creation and Retention**

Redford Township has developed strong relationships with business owners to increase employment opportunities within the Township. Businesses have formed relationships with schools and work programs to create more qualified workers.

Efforts to increase job creation through the expansion of industry is also a priority. The Brownfield Redevelopment Authority/Economic Development Committee and other similar Township programs offer incentives to business owners to enlarge or locate within our community.

The improvements that occur within Community Development Block Grant eligible areas require that Section 3 area residents are used, when feasible. Redford Township, however, is dependent on the availability of funding in order to accomplish infrastructure improvements.

#### **Economic Development**

Redford Township is an older urban area with 98% of its land developed. Thus, the ability to increase our local economic base and employment opportunities must be met through upgrading existing commercial and industrial facilities and through employment of local residents.

Of particular concern to the Township, is upgrading and preservation of commercial corridors. These areas contain a large portion of our small shops and service providers. Redford Township will continue to focus attention in these areas to improve traffic flow, parking conditions and business facade improvements.

The only major concentration of industry lies along the C&O Railroad. Efforts for an increased industrial base should be directed toward this area. An emphasis is also needed to reduce blighting influences along the many “strip commercial” areas located throughout the Township. These influences tend to propagate outward to abutting residential areas.

Redford Township has financial resources available to its commercial and industrial sectors. The Neighborhood Economic Revitalization Program (Commercial Rehabilitation Program) is eligible under the CDBG Program.

### **Neighborhood Strategy Areas (NSA’s)**

Redford Township has designated three geographic areas with the largest percentage of lower income households as Neighborhood Strategy Areas (NSA’s), and has used these strategy areas for low and moderate income benefit eligibility in its CDBG Program since the late 1990s.

Redford Township had to review and modify its areas of benefit eligibility for subsequent Program Years because of the Housing and Urban Rural Recovery Act of 1983. The three NSA’s will remain in effect for Redford Township’s CDBG fiscal year 2015-2016 for blight activities.

### **Other Obstacles**

Another obstacle to meeting underserved needs is the lack of resources. Given that entitlement programs have been reduced over the last fiscal year, Redford Township plans to continue to review alternative sources of funding to help address the needs of its residents. Further efforts will be made to submit grant applications to Federal, state, and local agencies.

## **Resources**

### **Federal Resources**

The Charter Township of Redford has identified its Community Development needs for 2015-2016, in accordance with the National Affordability Housing Act of 1992, Section 922. In order to

implement our Community Development Plan, Redford Township has outlined an Action Plan for short term needs.

Redford Township receives assistance from HUD-Community Development Block Grant (\$817,791) funding that enables the Charter Township of Redford to achieve its goals. This funding, in addition to an anticipated \$299,209 in program income dollars amounts to an overall spending plan for Fiscal Year 2015-2016 of \$1,117,000.

In the 2007-08 Program Year, Federal funds were utilized through a Section 108 Loan to fund the costs of paving gravel streets throughout Redford Township. The amount borrowed to complete the street paving project was \$3,700,000. As a part of the 2015-2016 Action Plan, Redford Township has set aside \$50,000 of its CDBG funds to make a payment on this Section 108 Loan. These funds will be leveraged with Redford Township Brownfield Redevelopment Authority (BRA) dollars.

### **Other Resources**

In 2009, a special CDBG allocation of \$3,041,364 was awarded to Redford Township through the Neighborhood Stabilization Program (NSP 1) funds for use on NSP 1 projects throughout the Township and targeted to our Areas of Greatest Need.

According to Title III Section (c) 3 of the Housing and Economic Recovery Act (HERA) Redford Township may use this funding to acquire and redevelop foreclosed properties that might otherwise become a source of abandonment and blight.

Eligible uses for the funds include:

- Buying foreclosed homes
- Buying vacant land and property
- Demolishing or rehabilitating abandoned properties
- Offering down payment and closing cost assistance to low- to moderate-income homebuyers
- Creating “land banks” to assemble, temporarily manage and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of property.

Although Redford Township is not a direct recipient of McKinney-Vento Homeless Assistance funds, the township works with the Wayne Metropolitan Community Action Agency (WMCAA) which is a sub-recipient of Wayne RESA who receives funds directly from the State of Michigan. WMCAA helps homeless families with children receive bus tickets and transportation to and from school, clothing, shelter, and school supplies. In addition, WMCAA provides home weatherization services to low income households in the Township.

Redford Township will benefit from funding by Federal, State, and County governments from a variety of agencies. These funds are administered by Township Departments that would oversee the activity which is being funded. Other monies will be available for our residents, but will not be given directly from our local offices, such as MSHDA funds and Section 8 Vouchers to qualifying families within Redford Township.

Low and moderate income single-family homeowners may receive financial assistance to weatherize their homes through the Wayne County Weatherization Program. In addition, the Downriver Community Conference (DCC) offers weatherization services to Redford Township residents. The Township does not have the information to determine the actual number of families assisted by the Wayne County and DCC programs each year.

## **Managing the Process**

Redford Township is the lead agency responsible for overseeing the development of its Five-Year Consolidated Plan and Annual Action Plans. The Community Development Department is the internal department that oversees the day-to-day administration of the CDBG and NSP Programs. The development of the 2015-2016 Action Plan was built on the Five-Year Consolidated Plan and a number of other studies, plans and reports that have been prepared in recent years. Some of the primary documents used in the development of the Action Plan are the Five-Year Consolidated Plan, Analysis of Impediments to Fair Housing, and Redford Township's Master Plan. These documents address housing conditions, the housing market and housing needs.

The Community Development Department consults with a variety of agencies and departments within the Township and the surrounding areas when formulating an action plan. This process includes notification of adjacent communities of our future plans.

Coordination ensures that services are not being duplicated by like agencies. Redford Township coordinates its affordable and supportive housing strategies with a variety of non-profit and for-profit agencies to assist our citizens. These groups include shelters, banks, surrounding communities, etc. These organizations also provide input toward the initial development of the Five-Year Consolidated Plan and Annual Action Plans.

To maximize citizen participation, staff from Redford Township conducted outreach through a series of public notices, public hearings, public meetings, phone calls and personal contacts. As part of these efforts, low and moderate income residents, as well as service providers, were encouraged to offer input on the development of our One-Year Action Plan.

In 2011, Redford Township completed an updated Analysis of Impediments to Fair Housing study in coordination with the Cities of Westland and Livonia.

The Out-Wayne County Homeless Coalition has coordinated the efforts of many agencies and governments. They have accomplished a great deal, especially in the reduction of duplicate services. Working together, local governments are able to streamline procedures and maximize available funds.

The Township continues to strengthen relationships with neighboring agencies. As well, Redford seeks to maintain and develop relationships with State, Local, and private agencies and/or institutions, whenever possible. These relationships will help us to implement the programs of our Five-Year Consolidated Plan and Annual Action Plans.

### **Citizen Participation**

The Township will make every effort to meet the needs of the community and fulfill the objectives of its Consolidated Plan. Each year, the CDBG Advisory Committee, composed of community members, guides the public as they assess the programs and services of the Community Development Department. The CDBG Advisory Committee then works with Redford Township staff and citizens to implement the plan.

The release of these documents is part of the Township's objective to fulfill the Federal Consolidated Plan for citizens' participation guidelines. Public comments are encouraged and welcome.

The proposed Action Plan project list was available for public review beginning December 22, 2014, through January 20, 2015 at the following locations:

- Redford Township Hall – Clerk's Office, 15145 Beech Daly Road
- Redford Township District Library, 25320 W. Six Mile Road
- Redford Township Community Development Department, 12121 Hemingway
- Redford Township Website, [www.redfordtwp.com](http://www.redfordtwp.com)

Written comments and any questions regarding the Consolidated Plan and Action Plan can be directed to:

Charter Township of Redford  
Community Development Department  
12121 Hemingway  
Redford, MI 48239  
Phone: 313-387-2771  
E-mail: [hcdd@redfordtwp.com](mailto:hcdd@redfordtwp.com)

The Redford Township Board of Trustees held a public hearing on January 27, 2015 at 7:00 pm to receive suggestions, proposals and ideas for the Action Plan 2015-2016. Minutes for this meeting are available in the Appendix of this document.

## **Consultation**

Redford Township consults with a number of agencies and organizations in the preparation of its Five-Year Consolidated Plan and Annual Action Plan. At the beginning of the Consolidated Planning process each program year Redford Township holds a public hearing with the Township's CDBG Advisory Board. At these public hearings the public is invited to discuss with the Community Development Department and the Advisory Board, CDBG issues.

The following list of agencies and organizations are mailed a letter notifying them of the Township's intent to allocate and prioritize CDBG funds. Redford Township requests voluntary comments from

all parties identified. Redford Township did not receive any meaningful comments from the parties listed.

- Southeast Council of Governments (SEMCOG)
- Department of Public Health – Health Services Division
- South Redford School District
- Redford Union School District
- Clarenceville School District
- Environmental Protection Agency (EPA)
- Michigan Department of Transportation (M-DOT)
- Michigan Department of Environmental Quality (MDEQ)
- Michigan State Housing Development Authority
- Redford Township Planning Commission
- Redford Township Senior Citizen Commission
- Redford Township Citizen’s Advisory Committee
- Wayne County Board of County Commissioners
- Wayne County Planning Commission
- Wayne County Department of Public Services – Roads Maintenance Division
- Wayne County – Chief Executive Officer (CEO)
- Wayne County Department of Environment
- Wayne County Department of Public Services, Engineering Division
- Redford Observer and Eccentric Newspaper
- Michigan Works! Detroit Workforce Development
- The Senior Alliance
- Fair Housing Center of Metropolitan Detroit
- Suburban Mobility Authority for Regional Transportation (SMART)
- ARC of Northwest Wayne County
- Cummings, McClorey, Davis and Acho PC, Attorneys and Counselors at Law

Although this is Redford Township’s master list of interested parties, the Township is always actively looking for agencies to include. In addition, the Community Development Department interacts regularly with adjacent municipalities on various community and economic development initiatives.

## Public Comments

No public comments were received.

## Institutional Structure

The primary agency responsible for implementation of the Consolidated Plan is Redford Township's Community Development Department. This department administers CDBG and NSP 1 funds.

Redford Township is working in conjunction with numerous agencies and non-profit organizations at all levels of our government to avoid duplication of services. As dollars are continuing to lessen at the local level, it is necessary to seek a better means of achieving our goals. It is vital that agencies coordinate efforts to provide cost effective, streamlined programs and services.

The Institutional Capabilities Table lists the various public, private and non-profit agencies working in Redford Township and their institutional capabilities.

Institutional Capabilities Table

|  |  |
|--|--|
| <i>Public</i>  |  |
| Community Development Department                     | Infrastructure improvements, rehab program, planning and Home Improvement Center |
| Youth Department                                     | After school/summer tutoring programs, substance abuse counseling.               |
| Senior Citizens Department                           | Programs geared toward the elderly   |
| Wayne County   | Infrastructure improvements  |
| Michigan State Housing Development Authority (MSHDA) | Conduit for State and Federal funds, tax exempt bonds, good professional staff   |
| <i>Private</i>                                       |  |
| Lenders  | Underwriting   |
| Businesses   | Concerned leadership, strong civic commitments                                   |
| Contractors  | New construction, rehabilitation and demolition                                  |
| <i>Non Profits</i>                                   |  |
| Managers   | Multi-family housing   |

|                         |  |
|-------------------------|--|
| Social Service Agencies | Mental health development and other services |
|-------------------------|--|

**Monitoring**

The Charter Township of Redford continues to make strides to achieve its goals as stated in the Five Year Consolidated Plan. The Community Development Department conducts an Annual Performance Review of CDBG programs which is submitted to HUD. Redford Township’s Consolidated Plan will be monitored monthly by the Community Development Department staff to ensure that Consolidated Plan annual goals are being met.

The Community Development Director and the Rehabilitation Review Board provide ongoing monitoring of the Housing & Commercial Rehabilitation Programs to ensure that the annual Consolidated Plan goals will be met. Redford Township’s Finance Department will also monitor the remittance/payments of loans to the program.

The Community Development Director reviews the Consolidated Plan annually to ensure that all statutory and regulatory requirements are being met. The Consolidated Plan goals will be reviewed with local service providers, at least annually, to ensure that housing needs and strategies addressed in the Consolidated Plan are being met.

**Sub-recipients**

Sub-recipients’ agreements outline the relationship established between Redford Township and the non-profit agencies that work with the Township. A site visit will be made, at least annually, to ensure that agencies are meeting their obligations per the agreements.

It should be noted that a close relationship exists between Redford Township and the nonprofit agencies. Joint programming or sharing of space assures that programming and performance goals are being met as stated in the monthly and quarterly reports submitted by the nonprofits.

**Substantial Amendments to the Consolidated Plan**

Redford Township has established procedures for changes within our CDBG funding cycle per the Citizen Participation Plan.

A substantial amendment to the Consolidated Plan occurs when one of the following decisions needs to be made:

- The funding of new eligible activities not previously described in the published Final Statement including published Alternate budget activities.
- Substantial change in the targeted beneficiaries, purpose, scope and location of an activity. For example, if an activity is mainly targeted to benefit Senior Citizen Housing, a Final Statement Published Amendment would be required before those funds could be utilized for a non-Senior Housing group. If certain streets and sidewalks are targeted for paving in the Published Final Statement, adding or deleting said streets would be considered a “substantial change”.
- Not considered a “substantial change” would be line item program year budget changes from one previously published activity to another previously published budgeted activity, provided the total amount of line item transfers would not exceed twenty-five percent (25%) of the annual entitlement of the program.
- Any other changes required by Federal Law and Regulations.

### **Court Orders and HUD Sanctions**

The Charter Township of Redford is not involved in any court orders or HUD sanctions.

### **Lead-Based Paint**

Redford Township takes an active role in the prevention of childhood lead poisoning through housing-based approaches. Redford Township’s program reflects the strategies that were devised by the Federal government.

The Housing Rehabilitation staff counsels families on the dangers of lead-based paint, especially its negative effects on young children. The staff also encourages families with young children to find housing that has been made lead free.

Redford Township has taken great strides to address lead-based paint hazards before they have a negative effect on our residents. Redford Township informs its renters and homeowners of potential lead hazards when they visit the Home Information Center or Housing Rehabilitation Department.

The Housing Rehabilitation Program addresses the issue of lead-based paint hazards during the inspection phase of a rehabilitation project. The applicant must sign and submit a statement that verifies that they have read, "Protect Your Family From Lead In Your Home". The pamphlet provides the homeowner with vital information on the dangers of lead-based paint.

The Housing Rehabilitation Program complies with Federal Regulations. Redford Township will make the necessary modifications to our programs to ensure continued compliance with the Department of Housing and Urban Development and U.S. Congress. These regulations will supersede local regulations.

### **Evaluation Phase**

Redford Township was in communication with various health and child welfare agencies during the development phase of the Comprehensive Housing Affordability Strategy (CHAS) Annual Plan.

Redford Township requested information regarding the status of children within our municipality from the Director of Wayne County Division of Environmental Health. Redford Township did not receive any meaningful response back from our request.

Lead based paint containing up to 50% lead was in common use through the 1940s and continued to be in use through the 1970s. Approximately 97% of Redford Township's housing stock was built during this time frame; therefore, lead based paint hazards represent a risk for the children of our community.

Older, low income, privately owned rental housing that has not been adequately maintained is potentially the most hazardous to young children. In many older properties the windows have been allowed to deteriorate, thus resulting in peeling, flaking, and chipping of paint.

However, as noted, Redford Township is a predominately single-family community with relatively few multi-family dwelling units. Redford Township will make its best effort to keep the residents of the community informed as to the dangers of lead based paint.

## **Additional Information about Lead Hazards**

There are a number of resources available regarding lead-based paint hazards and control that educate parents, caregivers and social service agencies.

### ***The Environmental Protection Agency (EPA)***

The EPA has a number of publications that can be found at this web address:

<http://www.epa.gov/oppt/lead/pubs/leadpbed.htm#brochures>

The brochures include titles such as:

- “Give Your Child the Chance of a Lifetime, Keep Your Child Lead-Safe” (PDF) (2 pp, 136K) | Spanish version (PDF) (2 pp, 487K)
- “What You Need to Know About Lead Poisoning” (PDF) (2 pp, 86K) | Spanish version (PDF) (2 pp, 91K) | French version (PDF) (2 pp, 179K) | Chinese version (PDF) (2 pp, 438K) | Russian version (PDF) (2 pp, 216K) | Arabic version (PDF) (2 pp, 283K)
- “Health Specialist: Lead Poisoning Prevention” (PDF) (2 pp, 45K)
- “Home Advisory: Talking Points for Head Start Staff” (PDF) (1 pp, 47K)
- “Lead Poisoning Home Checklist” (PDF) (1 pg, 42K)
- “Head Start classroom exercises: Chip and Dusty” (PDF) (2 pp, 95K) (paper bag instructions for Chip (PDF) (2 pp, 70K), Buster (PDF) (2 pp, 70K), and Dusty (PDF) (2 pp, 53K)
- “Healthy Snacks” (PDF) (2 pp, 158K)
- “Songs” (PDF) (2 pp, 73K)

### ***The National Lead Information Center (NLIC)***

The NLIC is part of the EPA that specializes in lead hazard information, and it can be reached at 800-424-LEAD (424-5323) to receive copies of documents, or to speak with an information specialist. Bilingual (English/Spanish) staff members are available Monday through Friday, 8:00 am to 6 pm, Eastern Standard Time. Single copies of all documents are available free-of-charge by visiting: <http://www.epa.gov/lead/pubs/nlic.htm>

***Centers for Disease Control and Prevention (CDC)***

The CDC is another federal agency involved with lead paint control and can be contacted at:

CDC  
1600 Clifton Road  
Atlanta, GA 30333  
1-800-CDC INFO  
TTY: 1-888-232-6348

The CDC website contains valuable information on lead paint, and can be found at the following address: <http://www.cdc.gov/nceh/lead/tips.htm>

***The Department of Housing and Urban Development (HUD)***

Information from HUD about lead-based paint can be found at: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/healthy\\_homes/healthyhomes/lead](http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/healthyhomes/lead)

## **HOUSING**

### **Specific Housing Objectives**

According to the 2008-2012 American Community Survey, there are 20,459 housing units in Redford Township. Of the 20,459 units in Redford Township, 92.8 percent of units are single-family homes, 5.7 percent are multiple family units and 1.5 percent are mobile homes. Approximately 3,256 or 17.6 percent of the housing units are occupied by renters; leaving a 8.8 percent rental vacancy rate. Additionally, of the 20,459 total housing units in Redford Township, 18,482, or 90.3 percent are occupied housing units. Lastly, the homeownership vacancy rate in Redford Township

is 2.6 percent.

According to the 2008-2012 American Community Survey, the median value of owner-occupied single family homes in Redford Township is \$83,200. 42.8 percent of those homes are valued between \$50,000 and \$99,000, while 27.9 percent of those homes are valued between \$100,000 and \$149,000.

In addition, in 2005 the State Equalized Value (SEV) for residential property in Redford was \$1,279,727,807. The SEV for Redford in 2010 was reported to be \$795,835,515. In 2013 the State Equalized Value (SEV) for residential property in Redford was \$516,380,922. Finally, in 2014 the State Equalized Value (SEV) for residential property in Redford was \$531,390,015. This is a 58.5 percent decrease over the 10-year period.

#### Redford Township Residential Property Assessed Values

| Year | Redford Township |                |
|------|------------------|----------------|
|      | Assessed Value   | Percent Change |
| 2014 | \$531,390,015    | 2.9%           |
| 2013 | \$516,380,922    | -12.2%         |
| 2012 | \$588,004,298    | -13.3%         |
| 2011 | \$678,180,771    | -14.8%         |
| 2010 | \$795,835,515    | -20.3%         |
| 2009 | \$998,697,930    | -18.9%         |
| 2008 | \$1,231,345,260  | -7.2%          |
| 2007 | \$1,327,418,807  | 0.4%           |
| 2006 | \$1,322,094,672  | 3.3%           |
| 2005 | \$1,279,727,807  | 3.3%           |
| 2004 | \$1,239,380,359  | 4.6%           |
| 2003 | \$1,184,766,161  | 8.2%           |
| 2002 | \$1,095,072,414  | 10.1%          |
| 2001 | \$994,284,700    | 9.2%           |
| 2000 | \$910,778,728    | N/A            |

Source: Michigan Department of Treasury October 27, 2014

According to the 2008-2012 American Community Survey, 80.1 percent of all housing structures in Redford Township were built prior to 1959. Aging housing in the Township is a concern. It is necessary for Redford Township to monitor the quality of its housing stock and determine the best

way to assist homeowners so that neighborhoods continue to be proactive, safe and free of any hazards.

Rental opportunities are limited within Redford Township. Single-family homes represent a large portion of the rental market. Since these homes continue to age, it is important that landlords work with Redford Township and residents to ensure that all units are kept in the best condition as possible.

Redford Township's affordable housing stock is ideal for starter homes. Neighborhood associations help to build relationships between new residents. Redford Township has made the development of new neighborhood associations a priority.

According to the 2011-2016 Consolidated Plan, Redford Township has identified a Housing Strategy:

*Improve and preserve the existing affordable housing stock within Redford Township.*

With this strategy in mind, Redford Township has developed a number of programs that will assist the community to meet its housing goals:

- *Housing Rehabilitation:* Redford Township has allocated \$143,000 of CDBG funds toward the Housing Rehabilitation Program. This is a revolving Loan/Deferred Loan Program for eligible low and moderate income homeowners to rehabilitate single-family homes. Applications are accepted on first come/first serve basis. A waiting list is involved and is opened, as needed, to eligible target neighborhoods. Emergency rehabilitation assistance is also provided to eligible families. Redford Township will assist 20-25 homeowners with housing rehabilitation over the next program year.
- *Code Enforcement:* Redford Township will provide \$115,000 of CDBG funds for code enforcement of Township Building Codes and Ordinances in order to help eliminate the negative blighting influences throughout our targeted neighborhoods which result from a lack of implementing such codes.
- *Acquisition, Rehab, Resale (SNAP II Program):* Redford Township will provide \$200,000 of CDBG funds for the acquisition, rehabilitation and resale of vacant foreclosed single-family homes. The redeveloped homes will be sold to low or moderate income

households. This will result in affordable, owner-occupied units within Redford Township.

- *Site Clearance – Blight Removal:* Demolition and site clearance of blighted structures within Redford Township that pose a threat to the health, safety and welfare of the public. The Township has allocated a total of \$100,000 to the site clearance of 8 structures that pose a threat to the community.
- *Acquisition of Real Property – Blight Removal:* Acquisition of blighted structures within Redford Township that pose a threat to the health, safety and welfare of the public. The Township has allocated a total of \$80,000 for the acquisition of 8 structures that pose a threat to the community.

In addition, the Township plans to continue its efforts in implementing the NSP 1/SNAP I Program which allows for affordable home ownership opportunities for persons with low, moderate or middle incomes.

### **Affirmatively Furthering Fair Housing**

Redford Township will continue to operate programs that are proactive and operate in a capacity that does not discriminate against any persons regardless of age, gender, race, sex, or familial status.

Redford Township is a member of the Out-Wayne County Coalition on Homelessness, and has been able to tap into the organization's resources to better serve the homeless population. The Home Information Center provides referrals and references to a variety of service providers and agencies in the Detroit Metropolitan area. This information is available during the hours of operation of the Redford Township Community Center, 8:30AM to 8:00PM, while assistance is available during regular business hours, 8:30AM to 4:30PM.

Redford Township is committed to its Equal Housing Opportunity Plan. The community will continue to carry out the following objectives that were originally stated in our Equal Housing Opportunity Plan:

1. Outreach to lower income families.
2. Promoting greater housing opportunities for families outside areas of low income and minority impacted areas.

3. Promoting employment opportunities is the department's employment practices.
4. Equal opportunity for participation in housing programs for minority and Section 3 businesses.
5. Assurances.

Redford Township will also continue to provide all residents and potential residents with referral assistance and/or advice for reporting fair housing complaints.

Redford Township does not have any court orders or consent decrees that affect the Township's provision of assisted housing or fair housing remedies.

### **Needs of Public Housing**

All programs in the 2015-2016 Action Plan are available to public housing residents and address those common needs experienced by low income persons, including public housing residents. In addition, public housing residents are encouraged to participate in the Action Plan development process.

Redford Township is concerned about its citizenry and their needs for comprehensive services. In this regard, the Township is a valuable resource for households in need. For example, Coventry Place is owned and operated by Volunteers of America. The facility is a section 8/202 complex that has a total of 56 units. The Village of Redford is an Elderly MSHDA administered complex with market rate units. There are a total of 112 units (56 One Bedroom, 56 Two Bedroom).

No Housing Authorities in Redford Township are designated as "troubled". All developments are operating very efficiently and effectively. In the event that Coventry Place or the Village of Redford, or any other public housing agency becomes troubled, Redford Township would take any necessary steps to assist it.

### **Affordable Housing**

Redford Township is dedicated to providing affordable housing to homeless, non-homeless, and special needs households. The 2015-2016 CDBG Action Plan, along with the NSP/SNAP I Program provide many opportunities for homeless, non-homeless, and special needs households to obtain affordable housing.

Redford Township is partnering with Habitat for Humanity to develop affordable and high energy efficient homes through the NSP/SNAP I Program. In addition, Redford Township plans to assist residents with down payment assistance through the NSP/SNAP I and CDBG/SNAP II programs.

### **Barriers to Affordable Housing**

After research, review and consideration of the cost and incentives to development, maintain, or improve affordable housing; Redford Township has come to understand that such conditions are affected by State or local policies. There are many barriers to affordable housing that may increase costs, act as disincentives to development, or create barriers to the production or maintenance of housing for low income families. The Township does not have any “barriers to affordable housing” within its jurisdiction.

Redford Township will continue to avoid all barriers to affordable housing, as it has in the past. In many municipalities, the following programs and policies have the potential for creating barriers to affordable housing and thus; are a matter of interest for Redford Township:

- *Zoning Regulations:* The Township Zoning Ordinance is free of barriers to affordable housing. The Redford Township Zoning Ordinance is a useful tool designed to promote the health, safety and welfare of its residents. It does not contain any restrictive, exclusionary zoning, or excessive subdivision controls that would impose barriers to affordable housing.
- *Building Codes:* The Township adheres to State guidelines and BOCA (Building Officials and Code Administrators) code books designed to ensure that dwelling units are structurally sound and safe for their inhabitants. CABO (Council of American Building Officials) guidelines are used for one-and two-family dwelling units. Such building codes do not include any codes which are insensitive to the older housing stock of Redford Township.
- *Development Fees:* Redford Township does not impose an impact fee on developers seeking to take on projects within the municipality.
- *Approval and Permitting Systems:* The Township does not utilize slow procedures that are burdensome and uncoordinated, nor does Redford Township impose repetitive reviews that require developers to incur high costs and lose valuable time.
- *Manufactured and Modular Housing:* Redford Township permits manufactured and modular housing as long as the development is consistent with Redford Township’s Zoning

Ordinance and Master Plan. The Zoning Ordinance does not impose restrictive barriers on these types of new construction.

- *Redlining and Secondary Market Practices:* Redford Township does not participate in the use of such practices.
- *Redford Township Master Plan:* The Township Master Plan addresses affordable housing and calls for future planned areas where affordable housing can locate.

### **HOME/AMERICAN DREAM DOWN PAYMENT INCENTIVE (ADDI)**

Redford Township will not receive HOME/ADDI funds over the 2015-2016 Program Year.

## **HOMELESS**

### **Specific Homeless Prevention Elements**

Redford Township's Consolidated Plan for 2011-2016 addresses the comprehensive long term need of the homeless and those that are at risk of becoming homeless. The Township is committed to meeting the transitional housing needs of its homeless citizens, preventing low-income individuals and families with children from becoming homeless, helping homeless persons make the transition to permanent housing and independent living, and also addressing the special needs of other population groups. The Action Plan 2015-2016 outlines the immediate strategy Redford Township will take to achieve this goal.

The Out-Wayne County Homeless Services Coalition ("The Coalition") serves as the areas Continuum of Care (CoC). The CoC has been working collaboratively since 1996 to provide services to homeless or near homeless individuals and families. Redford Township is an active participant of The Coalition.

The Out-Wayne County Homeless Services Coalition developed a *Ten Year Plan to End Homelessness* in 2006. The plan is based on the unique needs of homeless and near homeless persons and families in the 43 communities that comprise Out-Wayne County. The vision of the Out-Wayne County Ten-Year Plan to End Homelessness is that all Out-Wayne County residents will be in stable living environments and adequately supported in maintaining their housing by the year 2016.

The following categories are highlighted in the Ten-Year Plan. These categories represent the need for change in order to eliminate homelessness:

- Employment
- Policy Change
- Community Will
- Youth
- Mental Health
- Overcoming Barriers to Service
- Comprehensive, Client-centered Services
- Adequate Flexible Funding
- Education and Life Skills
- Affordable Safe Housing
- Political Support
- Community-wide Network

#### **Homeless Prevention and Chronic Homeless Strategic Plan**

The following goals are taken directly from the Ten-Year Plan and are incorporated into this Annual Action Plan.

*Goal 1:* Reverse policies that perpetuate homelessness, and enact policies that create incentives for businesses, agencies, and local governments to work together to sustain all residents in stable housing.

*Goal 2:* Create awareness of homelessness as an issue that affects everyone in the community, and which everyone in the community has a stake in resolving.

*Goal 3:* Increase funding for housing and services by engaging political leaders in a deeper understanding of the economic consequences to our communities of not addressing the needs of the homeless comprehensively.

*Goal 4:* Strategically engage new partners in applying a “Fair Share” housing philosophy in Out-Wayne County communities.

*Goal 5:* Work with the business community and governmental leaders to create job opportunities that will both increase the wage-earning power of those at risk of homelessness and bolster local economies.

*Goal 6:* Expand participation in the Out-Wayne County Homeless Coalition as a networking body to coordinate all of the community's resources toward the common goal of ending homelessness.

*Goal 7:* Increase access to the basic education and life-skills training people need in order to maintain a job and safe living environment.

*Goal 8:* Provide services through a wrap around, "total solution" approach, linking all of the resources needed to help resolve homelessness.

*Goal 9:* Eliminate rules, policies, and access barriers that obstruct rather than support people's efforts to become independent and secure.

*Goal 10:* Improve access to mental health and substance abuse services.

*Goal 11:* Work toward establishing an ongoing source of flexible funding that can be applied to meet the unique, identified needs of the Out Wayne County area.

*Goal 12:* Create a workable plan to address the needs of homeless youth comprehensively.

### **Homeless Population**

It is important for Redford Township to continue to fund programs that assist the homeless population. Redford Township along with the Redford Township Ministerial Alliance assisted in the creation of Redford Interfaith Relief (RIR), which continues to do an outstanding job assisting the needy segment of our population. RIR took over the local Wayne County Commodity Food Program and since then has built a successful, wide-ranging food, clothing and resource distribution center.

The Home Information Center (HIC) continues to encourage and empower families to prevent them from becoming homeless. It is necessary for agencies to work together to offer comprehensive

services to families in need. The Township works with a variety of non-profit organizations which offer direct services to needy families throughout Redford Township.

The Community Development Department offers direct services to Redford Township residents in need. We have expanded our approach to helping families. Clients will have the opportunity to make an appointment with staff for specialized guidance.

In addition, Redford Township is a member of the Out-Wayne County Homeless Coalition. This organization focuses efforts through a comprehensive approach to reach families in need. The Township will continue to participate in activities that will provide greater assistance to our community. This coalition has achieved a great deal in a short time. Since its inception, the Out-Wayne County Homeless Coalition has coordinated the efforts of many agencies and governments; thus, reducing the amount of duplicative services. Working together, local governments are able to streamline procedures and maximize available funds. It is our hope that Out-Wayne County Homeless Coalition will receive funding from HUD to continue their efforts.

Self-sufficiency programs are encouraged for all families as a means of creating a more stable lifestyle. A combination of financial and educational assistance is vital in an attempt to make low income families independent and self-reliant, thus; reducing the threat of becoming homeless.

Some self-sufficiency services that we refer residents to include:

- *Wayne County Workforce Development:* This agency helps develop employment skills and goals, interviewing techniques, job search, etc.
- *Redford Township Community Schools:* The Redford Union and South Redford School Districts offer various classes, GED programs, job training, and career counseling.
- *Redford Counseling Center:* The Center provides counseling services for those persons with drug and/or alcohol addictions.
- *Lincoln Behavioral Services:* This agency provides psychiatric counseling for those persons that are emotionally disturbed.
- *Wayne Metropolitan Community Action Agency (WMCAA):* WMCAA provides services to eligible families and individuals through a variety of programs.
- *Redford Inter Faith Relief:* A non-profit that provides food, clothing and guidance to families that need comprehensive assistance.

The Township recognizes that the homeless population is comprised of many subpopulations. It is necessary to target assistance for those persons with special needs. Many of the homeless or soon to be homeless fit into one of the following categories-severely mentally ill, alcohol/other drug addicted, fleeing domestic violence, homeless youth or diagnosed with AIDS and related diseases. These areas are where Redford Township will focus its efforts.

Redford Township is unable to identify the exact percentage of its homeless population that is classified as having a drug/alcohol addiction disorder or having a mental illness. However, a June 2006 report by the National Coalition for the Homeless prepared in 2006 estimates that approximately 30% of homeless adults suffer from an addiction disorder. In the same report, it was estimated that approximately 22% of homeless single adults suffer from some form of severe and persistent mental illness. Redford Township acknowledges that such homeless persons with special needs will require assistance to achieve and subsequently maintain independent living. The Township strives to create and maintain relationships with agencies to ensure this population receives a reliable referral.

Specialized housing options for the elderly, which provide services in addition to shelter, consist of congregate care facilities, nursing homes and adult foster care facilities. These types of facilities may also provide shelter to persons with handicaps or other special needs that may require a supportive living environment.

Redford Township provides assistance to local children through the Redford Youth Department. The Township works with Growth Works, a counseling agency, to assist the troubled youth in our area. This is an effort to reduce the conditions that lead to teen run-aways or other negative situations. The number of Redford children that are homeless or in area shelters is unknown; however, according to the National Coalition for the Homeless (July 2003), children make up approximately 39 percent of the homeless population. The Township does direct CDBG funds to provide for prevention/diversion programs. As well, the Youth Department will make referrals to shelters, when necessary:

- *Counterpoint:* Shelter for runaways that offers voluntary services for teens, ages 12 to 17. The shelter also provides 24 hour crisis line, drop-in services, help for families in crisis and professional family and youth counseling. These services are provided at no cost.

- *Sanctuary for Runaway and Homeless Youth*: Shelter and counseling program for juvenile runaways to provide an alternative to juvenile court processing and to promote reconciliation of young people with their families. This program is licensed by the Michigan Department of Social Services.

### **EMERGENCY SHELTER GRANTS (ESG)**

Redford Township does not receive Emergency Shelter Grant (ESG) assistance.

## **Community Development**

### **Public Services**

Redford Township is committed to meeting the needs of low income residents in our community. The Township does offer a wide range of services and activities for this population. The Township has identified the following groups to be in need of extra assistance: very low and low income renters and homeowners, single female-headed households, handicapped, elderly and frail elderly and victims of domestic violence. Redford Township works with different support providers and agencies to offer the necessary services to assist these populations and will make its best effort to fund the following activities to ensure that necessary assistance is available, when needed.

### ***Seniors***

The Redford Township Community Center provides social services that enable families to enjoy a higher quality of life. The majority of activities and services are geared toward the elderly.

According to the 2008-2012 American Community Survey, 23.5 percent of the Township's population is over the age of 55 years. Therefore, it is easy to understand why the Community Center has a strong emphasis on the elderly. The programs that are offered to seniors are wide-ranging and include recreation, transportation, and health care.

In addition, senior citizen activities include educational, emotional and instructional programs at little or no cost to the resident. Lunch is served Monday-Friday to persons 55 years of age and older. The Meals on Wheels Program administered by Wayne County is funded through the Older Americans Act.

The Redford Connector (Dial-A-Ride Program) provides curb to curb small bus transportation between any two points within Redford Township. Pre-scheduled trips are made to selected points outside of the service area, such as trips to nearby medical facilities, grocery, and shopping malls.

Redford Township will support the Senior Citizen Programming with \$3,000 in CDBG funds. The Charter Township of Redford's Senior Citizens' Department works with senior clubs and organizations to provide necessary programs and activities for the elderly. The Senior Citizen's Department continues to enhance the lives of our elderly. The department will work with area agencies to ensure that senior citizens receive the vital care and assistance that allows them to remain in their homes.

In addition, the Township will fund \$60,000 for the Dial-A-Ride program. Dial-A-Ride provides transportation services for seniors and disabled populations in order to help them live independently.

### ***Youth***

Redford Township seeks to provide programming for the youth of our community. The Township has identified short-comings in our existing programming for area children. It is important for the Township to constantly adjust our programming to ensure that we are meeting the changing demands of our youth's recreational and social needs.

The Redford Township Community Center is located in a low and moderate income area. Many families in this area are comprised of single mothers with young children. After school programming for these children provides parents with the extra assurance that their children have a safe place to stay until they return home from work.

Youth Services will be supported by \$60,000 in CDBG funding. These funds are used to assist in funding the Youth Services Advisor for the Township. The Advisor's job is to organize and implement youth programs and services for Redford Township youth. Specific tasks required of the Youth Services Advisor include, but are not limited to the following:

- Serves as President of the Commission on Children's Issues. The Commission on Children's

Issues offers a host of programs and activities that complement existing community and school programs such as; movies in the park, animal shows, back pack drives, safety classes among others.

The Commission on Children's Issues is a nonprofit organization 501(c) 3 that formed in 1993 due to the rise of juvenile delinquency within Redford Township. Judge Karen Khalil rallied concerned citizens, community and business leaders to tackle this issue. Active involvement from the Board of Directors and yearly generous donations from local businesses have enabled the Commission to host a variety of programs and services. These events help move the Commission on Children's Issues towards achieving their mission. The commission, in cooperation with its member organizations, assists in the building of a comprehensive Resource Directory. This tool provides referrals and community networks for families, schools and community agencies.

The Directory serves as a clearinghouse for information and resources on health, education and social services. The Resource Directory will increase the awareness of resources in schools and community agencies. This document has been distributed to the area schools, churches and community agencies within Redford Township and the surrounding area. The Resource Directory is available for no charge to all interested organizations.

- Also, the Youth Services Advisor serves as the Township liaison to the Southeast Michigan Community Alliance (SEMCA). SEMCA has been a leader in workforce development programs, substance abuse and prevention services. SEMCA partners with various contractors to service residents in Wayne and Monroe counties, excluding the city of Detroit.

SEMCA is committed to its vision for a competitive economy that is sustained by private and public partnerships that work to develop a productive workforce.

- Also, the Youth Services Advisor works with Growth Works, Inc. to provide many at-risk programs within the Community. Programs include both Youth Assistance and Chemical Dependency Programs. Growth Works provides counseling for Redford families, free of charge. The families are referred from area schools, police, and courts or self-referred.

Children and parents are able to attend workshops and programs to improve communication and decision-making skills.

- Finally, the Youth Services Advisor oversees the Redford Township Youth Commission. Commissioners sit on current boards and commissions within the Township to learn more about their local government, volunteer at various Township events, and create teen events for youth within our community. Meetings are held on the second Thursday of each month in the Redford Township Community Center.

It is understood by the Township that youth are not considered an “at-risk” population. The Township does track the youth that are serviced by Youth Services. The information collected for the 2009-2010 year shows that 86.7 percent of the youth serviced were identified as being low and moderate income.

The Youth Department, primarily serving as an after school drop in program, offers an array of programs and activities such as computers, tutoring, arts and crafts, sports activities, holiday events and workout facilities. The department strives to meet the needs of area children. The Redford Youth Department networks with area schools, churches and agencies to share information, programming and efforts.

Redford Township knows that some children need other services to assist them in making better choices. The Township works with a counseling service, Growth Works, to offer guidance for these children.

### ***Anti-Crime***

Redford Township is committed to ensuring a safe atmosphere for families and businesses. The Redford Police Department meets the needs of the community by remaining current on the latest technological advancements.

The Redford Police are clearly positioned to continue to provide quality, efficient law enforcement services to residents of the community well into the future. The police realize that technology is just one component of their job. Redford Police must continue to develop relationships with residents and business owners to create a safe environment.

The Redford Police Department is responsible for working with community organizations and neighborhood groups. Redford police officers provide strategies for reducing homeowner or business owner's risk for being the target of a crime. The use of computer equipment aids in this endeavor.

Redford Township will also continue to make the public aware of crime reports and statistics of the community via its telephone bulletin board system. Citizens are encouraged to gain information about programs and safety reports, issued by Redford Police, through the telephone bulletin board. In order to keep Redford Township a safe community, the Redford Police Department, through the Neighborhood Watch program, works with residents training them to keep watch for unusual activity or behavior in their neighborhood and report these instances to the police. The Neighborhood Watch program will receive a total of \$3,000 in CDBG funding. In general, the CDBG eligible low and moderate income areas of the Township are the largest concern for the Police Department, and thus are a major focus of the Neighborhood Watch program.

### **Other Special Services**

The Charter Township of Redford is committed to ensuring that the most vulnerable members of the community are supported. Non-profit organizations have assisted in this role:

- Redford Interfaith Relief Program, \$10,000 in CDBG funds: Subsidizes the operation of a food pantry and emergency assistance program for low and moderate income families within the community. The eligible family/individual is able to receive more comprehensive services when all the programs are housed in one central location.

### **INFRASTRUCTURE/PUBLIC WORKS**

Redford Township will continue to monitor and make recommendations to improve public infrastructure needs. The Township will follow the short and long range plans of the Department of Public Service to ensure that projects are current. Each component of the infrastructure is vital to ensuring a safe and sanitary condition for the community. An objective for the Township's CDBG Program is to utilize CDBG funds in areas of low and moderate income in an effort to provide safe and adequate infrastructure.

### **Street Paving- Section 108 Loan Repayment**

There were approximately 56 miles of unpaved streets in Redford Township, many of which were within eligible CDBG areas. Many of these roads were lacking adequate storm sewer facilities. Improvement of road conditions would remove blighting that has resulted. Ideally, Redford Township would like these roads to be paved with proper drainage facilities installed.

As part of the 2007 Action Plan process, Redford Township secured a Section 108 Loan for \$3.7 million. The purpose of this loan was to pave gravel roads that lie within low and moderate income areas. In 2007, over four miles of road were paved. Between the end of 2007 and mid-2009, an additional 14 miles were completed in low and moderate income areas.

Redford Township plans to utilize \$50,000 in CDBG funding for the annual repayment of the Section 108 Loan. These road paving projects provided a direct benefit to low and moderate income residents in each respective neighborhood. These funds will be leveraged with Redford Township Brownfield Redevelopment Authority (BRA) dollars.

The Section 108 Street Paving Project was approved by HUD and environmentally cleared as part of the 2007-08 Program Year.

### **Sidewalk Improvements**

Redford Township has made the improvement of public sidewalks a priority. The Township has committed a total of \$20,000 in CDBG funding for the replacement and construction of sidewalks. In addition, financial assistance is granted to low income residents to pay for the replacement of sidewalk on their property.

### **Redford Senior Center Improvements**

The Township plans to utilize \$20,000 in CDBG funds to improve the facilities of the Redford Township Senior Citizen/Community Center. The Township is planning to replace the exterior concrete walkways providing improved access to the Senior Center.

### **Park Improvements – ADA Improvements**

The Township has budgeted \$20,000 in CDBG funds that will be used to complete ADA accessible projects within Township Parks. Specific sites to be determined.

### **ECONOMIC DEVELOPMENT**

The Charter Township of Redford has identified the following economic development project for 2015-2016:

#### **Neighborhood Economic Revitalization Loans**

Façade improvements and code compliance for commercial businesses located in eligible areas. The Township has allocated \$10,000 of their 2015-2016 CDBG funds to this activity. Redford Township expects to assist one (1) business in the 2015-2016 Program Year.

### **ANTIPOVERTY STRATEGY**

According to the 2008-2012 American Community Survey, Redford Township has an estimated 11.3 percent of all persons living below poverty level. This represents a 121.5 percent increase from the year 2000 when 5.1 percent of all persons lived below the poverty level. Based on these results, it is very important that Redford Township continues to seek to provide services and programs that will improve the quality of living.

Redford Inter Faith Relief, a non-profit, offers guidance to families in need. Assistance is offered in the form of food, clothing, referrals, and credit counseling. Redford Inter Faith Relief works with WMCAA to ensure that families have the opportunity to improve their living conditions.

Redford Township will seek to achieve its goal of reducing the number of families that are below the poverty line. The Community Development Department will work with area agencies to ensure that programs and policies are in place to assist us in achieving this goal.

Together, these efforts will enable low income families the opportunity to access needed assistance in order to improve their economic and emotional environment.

## **Non-Homeless Special Needs**

In addition to the homeless population, the non-homeless population may also have special needs that put them at risk of becoming homeless. Such subpopulations include the elderly, frail elderly, and persons with disabilities (mental, physical and developmental), alcohol and drug abusers, and victims of domestic violence. Persons diagnosed with AIDS and related diseases are also of concern to the Township. It is necessary to work with different agencies to ensure adequate provision of services.

### **Elderly and Frail Elderly**

According to HUD's Comprehensive Housing Affordability Strategy (CHAS), HUD defines the term "elderly" as individuals over the age of 62 and "frail elderly" refers to those persons over age 75 years who are, for one reason or another, typically physically unable to care for themselves in an adequate manner. Specifically, if a person has one or more limitation or needs assistance to perform routine activities of daily living, the individual may be classified as "frail elderly". All persons over the age of 75 and not meeting the criteria for "frail elderly" are classified as elderly.

According to the 2008-2012 American Community Survey, 13.1 percent of Redford Township's population is 65 years of age or older. Of those individuals, 435, or 1.0 percent are categorized as living below the poverty level. In terms of households, the 2008-2012 American Community Survey indicates that 3 percent are both below the poverty level and headed by a household member over the age of 65.

Redford Township's population of persons over 85 years of age is 1,294, or 2.7 percent. Redford Township can expect this number to increase over the next few years, as 5.2 percent of the

population is between 75 years and 84 years of age. According to the 2008-2012 American Community Survey, Redford's population of persons over 75 years of age is 3,810 or 7.9 percent.

The elderly and frail elderly are assisted through the Senior Citizens' Department. These individuals are qualified to receive services that enable them to maintain their single-family homes and independence. Service provided range from simple maintenance chores to delivered hot meals daily.

### **Disabled, Physically, Mentally Developmentally**

Since there is no single source of data on persons with handicaps and since, in many cases, these persons may not need assistance, it is impossible to determine the exact number of disabled persons with housing needs. At best, one can make an attempt to measure the extent of the housing needs that may exist among the handicapped population.

### **Severely Mentally Ill**

The Department of Housing and Urban Development, in the Comprehensive Housing Affordability Strategy (CHAS) manual, defines severe mental illness as a persistent mental or emotional impairment that significantly limits a person's ability to live independently. According to national statistics, approximately one percent of the adult population meets the definition of severely mentally ill on the basis of diagnosis, duration and disability.

According to the 2008-2012 American Community Survey, Redford Township has an adult population, over 18 years of age, of 37,229 persons. One percent of this population is approximately 372 persons. Based on CHAS Data Handbook, approximately 14 percent of Severely Mentally Ill persons are at risk of becoming homeless. Thus, it can be estimated that Redford Township has 52 Severely Mentally Ill persons that can be considered a part of the non-homeless special needs population.

### **Developmentally Disabled**

The American Community Survey defines disability as a long-lasting physical, mental, or emotional condition. According to the American Community Survey, this condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering.

This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

According to the 2008-2012 American Community Survey, there are six categories that developmentally disabled would fall under- persons with a hearing difficulty, persons with a vision difficulty, persons with a cognitive difficulty, persons with an ambulatory difficulty, persons with a self-care difficulty, persons with independent living difficulty.

The adult population between the ages of 18 and 64 years is 30,895. According to the 2008-2012 American Community Survey, 3,395 persons or 11 percent have a disability between the ages of 18 and 64 years. Because of the low income and nature of their disability, these persons may be at risk of becoming homeless.

### **Specific Objectives**

Redford Township has utilized CDBG funds, General Funds, and Older Americans Act funds to provide the support needed to serve persons requiring assistance over the past year. The Community Development Department is aware of the importance of self-sufficiency programs as a means of integrating these families back into a stable lifestyle. A combination of financial and educational assistance is vital in an attempt to make low income families and at risk families independent and self-reliant; thus, reducing the threat of becoming homeless.

Redford Township offers assistance to those individuals that require extra support in order to continue living independently. The Township offers in-home programs and services and makes referrals to outside agencies for assistance that the frail elderly, elderly and others with special needs require to remain living in their single-family homes. The Senior Citizens' Department in Redford Township provides an array of services and activities for elderly residents of Redford Township, including programs such as a telephone reassurance service offered at no charge, Meals-on-Wheels, Home Share, and home services.

Many Redford Township seniors take advantage of the Dial-A-Ride bus service that is provided to the community for a minimal rider fee. Transportation is available at little charge to area residents as well. The elderly use the Redford Connector to visit the doctor, go shopping, dine or visit the beauty salon. Transportation service for the elderly and disabled who work and/or volunteer is

available as well. The Redford Connector will take people outside the community, when feasible, for employment purposes. The Connector takes residents to local hospitals and area malls due to the lack of services within the Township.

The Community Development Department devotes funds toward the elderly, disabled, and others who may be at-risk of becoming homeless. The Township provides funding to make improvements at the Senior Center located at 12121 Hemingway. Other examples of CDBG funded activities include support for the Meals-on-Wheels program and the Redford Inter Faith Relief staffing. In addition, many senior citizens have applied and received financial assistance through the Community Development Department's Housing Rehabilitation and Sidewalk Assistance programs.

### **HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)**

Every metropolitan county in the state of Michigan has had at least one reported case of the virus. Redford Township does not have any knowledge of HIV or AIDS cases within Redford Township.

Persons who are HIV positive do not, simply by virtue of having the HIV antibody, require special housing. The Township does not have supportive care facilities for this sector of the population. However, equal access to housing is a priority for Redford Township. If any cases of discrimination occur, persons may seek assistance from the Home Information Center.

### **SPECIFIC HOPWA OBJECTIVES**

Redford Township does not receive HOPWA assistance.

### **OTHER NARRATIVE**

#### **Planning and Administration**

The Charter Township of Redford's Community Development Department works with other Departments within our municipality. Together, the Township sets priorities for the utilization of the CDBG dollars. It is necessary to set long term goals for funding. Administrative Services will be supported through \$223,000 in CDBG funding. CDBG planning dollars are used to determine the feasibility of new projects or to prepare for a future program. It has been determined that projects yield a positive result when all of the various aspects of the project are objectively measured prior to making commitments. CDBG funding is used for the oversight, management, monitoring and coordination of the CDBG Program.

## **Analysis of Impediments to Fair Housing**

Community Development Block Grant (CDBG) entitlement jurisdictions are required to submit to the U.S. Department of Housing and Urban Development (HUD) certification of affirmatively furthering fair housing. This certification has three elements:

1. Complete an Analysis of Impediments to Fair Housing Choice;
2. Take actions to overcome the effects of any impediments identified through the analysis; and
3. Maintain records reflecting the analysis and actions taken.

An Analysis of Impediments to Fair Housing Choice (AI) is an examination of the impediments or barriers to fair housing that affect protected classes within a geographic region. Any discussion of impediments to fair housing focuses on discrimination and should not be confused with a full-scale discussion of housing affordability. The Federal Fair Housing Act bars discrimination in housing based on race, color, religion, sex, national origin, familial status (families with children), and disability. Michigan's Elliott-Larsen Civil Rights Act protects those categories and adds marital status and age as protected categories.

In June of 2011, Redford Township, in coordination with the City of Livonia, City of Westland and the Southeast Michigan Council of Governments (SEMCOG) prepared an updated Analysis of Impediments (AOI) to Fair Housing report. The results of this report identified seven impediments to fair housing and Recommendations and an Action Plan to address these impediments. A summary is provided below:

### ***Impediments and Recommendations***

#### **Impediment to Fair Housing #1: Public Perception of Exclusivity**

The public perception both within and beyond the AI Study Area is that the City of Livonia is exclusive and does not welcome minority households – especially as compared to either Redford Township or Westland.

#### ***Recommendation:***

It is suggested that to counter this perception of exclusivity the city should actively pursue an educational campaign. Additionally, it is presumed that this perception

has begun to change over the last couple of years as more minority households have taken up residence. Despite this, Livonia (as well as Redford and Westland) could provide more educational opportunities that promote the community as inclusive and conduct outreach to minority and other disadvantaged residents.

#### Impediment to Fair Housing #2: Insufficient Housing for Special Needs Populations

There are a number of households which have members with special needs, particularly among the frail elderly and those who need assistance to conduct one or more of life's daily essential tasks. These individuals and households need additional assistance.

##### *Recommendation:*

Continue, if feasible, the development and implementation of programs designed to address the needs of special needs populations. For example, the Westland Housing Commission has combined Section 8 Housing Vouchers with Medicaid Waivers to house the frail elderly in an independent living environment for longer than what might otherwise be possible. Initiatives like this, as well as working to provide transitional housing assistance to homeless veterans with HOME and Section 8 assistance are encouraging. However with each community, and the region as a whole, expected to significantly age (i.e. by 2035 more than one in four residents in the AI Study Area will be over the age of 65) each community will need to take additional and perhaps more drastic initiatives to provide the required services and housing choices for this growing population.

#### Impediment to Fair Housing #3: Lack of Affordable Housing for Developmentally-Disabled Persons

Since the developmentally disabled have limited ability to secure decent affordable housing through their personal resources, they may be forced to live in inaccessible units, or share accommodations in order to pool resources. The lack of affordable housing for the developmentally disabled is therefore an impediment to fair housing.

##### *Recommendation:*

All three communities should work with housing providers to ensure the offering of suitable and affordable housing to developmentally disabled individuals. The City of

Livonia's Mental Health Counseling Program and the City of Westland's participation in the Southeast Michigan Community Alliance (SEMCA) are examples of allocating resources to provide mental health counseling and prevention services to low and moderate income residents.

#### Impediment to Fair Housing #4: Perceived School System Competitiveness

Although beyond the scope of the AI, public perception of school performance informs housing choice, which affects social, income, and demographic patterns. When this occurs, minorities and lower-income persons tend to be hurt because they tend to be less able to afford the choices made by others. This can result in minorities and lower-income households living in segregated and inferior communities. Such an occurrence is an impediment to fair housing.

##### *Recommendation:*

This impediment is similar in scope to Impediment #1 – public perception of exclusivity. As it relates to the school systems, Redford Township and Westland are perceived as less competitive than Livonia. It is suggested that to counter this perception of competitiveness the communities could actively pursue an educational campaign.

#### Impediment to Fair Housing #5: Insufficient Number of Rental Housing for Large Families

There are few rental units (three or more bedroom) which are capable of housing large families. This condition may inhibit large families from finding affordable housing in the AI Study Area, especially in Livonia and Redford Township. Only the City of Westland provides subsidized housing units with three bedrooms or greater.

##### *Recommendation:*

The construction of rental housing is largely the domain of private developers, over which the communities have little, if any, direct control. If possible, the communities should consider offering incentives, e.g. HOME funding, to developers who construct larger rental units, to encourage their development.

#### Impediment to Fair Housing #6: Disparate Mortgage Lending and Home Improvement Loan Rates

The preceding analysis indicates that minorities, especially Black and Hispanic families, tend to experience higher loan denial rates than Whites in metropolitan Detroit. The data is too broad to draw specific conclusions regarding lending practices in the region, let alone the three communities in the AI Study Area, but the fact that disparate lending occurs among disadvantaged and minority populations is significant, even if the reasons are related to the applicant's failure to meet standard underwriting criteria. Any increase in loan approval rates among minority applicants would improve their ability to obtain decent and affordable housing. More families would be able to purchase housing and more would be able to improve both their physical environment through improvement loans, and their financial situation, through refinancing. This is especially true in a time of unprecedented low mortgage rates. Although this is a fundamental issue affecting the entire nation, there are possible remedies within each of the cities' control.

##### *Recommendation:*

The three communities should continue and, if possible, expand their homebuyer counseling and credit counseling to individuals and families, as part of its housing programs. They may also provide post-purchase counseling to those who have purchased housing already.

#### Impediment to Fair Housing #7: Difficulty in Qualifying for Loans

Given that poor credit history appears to be a major reason for loan denial, it would appear that financial counseling could assist lower-income families become more successful in acquiring Federally-insured mortgage assistance.

##### *Recommendation:*

All three communities already have homeownership classes underway. However, each community could consider expanding or continuing the required pre-purchase housing counseling required under the Neighborhood Stabilization Program (NSP).

### ***Fair Housing Action Plan***

The Fair Housing Action Plan, in its entirety, can be viewed at the Redford Township Community Development Office. The Fair Housing Action Plan includes the following components:

*Impediment* – brief description of impediment discussed in the AI.

*Recommended Action* – specific recommendations to address the impediment.

*Recommended Participants* – key communities, organizations, or groups whose participation is necessary to implement the recommended action.

*Timeframe* – when work on the recommended action is targeted to begin:

1. Short-term – *Initiate the action within one year*
2. Mid-term – *Initiate the action within the next three years*
3. Long-term – *Initiate the action within the next five years*
4. Ongoing – *The action is currently being implemented or has been implemented in the past and should be continued or enhanced during the next five years*
5. New – *The action has not been previously undertaken*

Redford Township staff continues to work on developing strategies to address the identified impediments. Efforts to eliminate and/or reduce the impediments will be taken during the next year.

### **PERFORMANCE MEASURES**

In June 2005, HUD issued a Notice of Draft Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs, including the CDBG Program. The System includes objectives, outcome measures and indicators that describe outputs. The objectives are: Creating Suitable Living environments, Providing Decent Affordable Housing and Creating Economic Opportunities. Redford has summarized the Performance Measurement system in the Performance Measures tables 3A, 3B, and 3C (see appendix).

## Appendix

S424

| Application for Federal Assistance SF-424  |  | Version 02  |
|--|--|---|
| <b>*1. Type of Submission:</b><br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application                   |  | <b>*2. Type of Application</b> * If Revision, select appropriate letter(s)<br><input checked="" type="checkbox"/> New<br><input type="checkbox"/> Continuation<br><input type="checkbox"/> Revision<br><br>*Other (Specify) _____ |
| 3. Date Received:<br>2/28/2015   |  | 4. Applicant Identifier:  |
| 5a. Federal Entity Identifier:   |  | *5b. Federal Award Identifier:  |
| <b>State Use Only:</b>   |  |   |
| 6. Date Received by State:   |  | 7. State Application Identifier:  |
| <b>8. APPLICANT INFORMATION:</b>   |  |   |
| *a. Legal Name: Charter Township of Redford  |  |   |
| *b. Employer/Taxpayer Identification Number (EIN/TIN):<br>38-6006306   |  | *c. Organizational DUNS:<br>072787195   |
| <b>d. Address:</b>   |  |   |
| *Street 1: <u>12121 Hemingway</u><br>Street 2: _____<br>*City: <u>Redford</u><br>County: <u>Wayne</u><br>*State: <u>MI</u><br>Province: _____<br>*Country: <u>USA</u><br>*Zip / Postal Code <u>48239</u> |  |   |
| <b>e. Organizational Unit:</b>   |  |   |
| Department Name:<br>Local Government   |  | Division Name:<br>Community Development Department  |
| <b>f. Name and contact information of person to be contacted on matters involving this application:</b>  |  |   |
| Prefix: <u>Mr.</u> *First Name: <u>Michael</u><br>Middle Name: <u>David</u><br>*Last Name: <u>Dennis</u><br>Suffix: _____  |  |   |
| Title: <u>Community Development Director</u>   |  |   |
| Organizational Affiliation:  |  |   |
| *Telephone Number: 313-387-2785  |  | Fax Number: 313-387-2776  |
| *Email: <u>mdennis@redfordtwp.com</u>  |  |   |

**Application for Federal Assistance SF-424**

Version 02

**\*9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

**Department of Housing and Urban Development**

**11. Catalog of Federal Domestic Assistance Number:**

14-218 \_\_\_\_\_

CFDA Title:

Community Development Block Grants/Entitlement Grants \_\_\_\_\_

**\*12 Funding Opportunity Number:**

\_\_\_\_\_

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

N/A \_\_\_\_\_

Title:

\_\_\_\_\_

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

**Charter Township of Redford, Wayne County, MI**

**\*15. Descriptive Title of Applicant's Project:**

CDBG Entitlement 2015-2016 Activity Submission (for the Charter Township of Redford, Wayne County, MI)

|   |                           |                      |
|---|---------------------------|----------------------|
| <b>Application for Federal Assistance SF-424</b>  |                           | Version 02           |
| <b>16. Congressional Districts Of:</b>  |                           |                      |
| *a. Applicant: 11th   | *b. Program/Project: 11th |                      |
| <b>17. Proposed Project:</b>  |                           |                      |
| *a. Start Date: 4/01/2015   | *b. End Date: 3/31/2016   |                      |
| <b>18. Estimated Funding (\$):</b>  |                           |                      |
| *a. Federal   | _____                     | \$817,791            |
| *b. Applicant   | _____                     |                      |
| *c. State   | _____                     |                      |
| *d. Local   | _____                     |                      |
| *e. Other   | _____                     |                      |
| *f. Program Income  | _____                     | \$299,209            |
| *g. TOTAL   | _____                     | \$1,117,000          |
| <b>*19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>  |                           |                      |
| <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____  |                           |                      |
| <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.   |                           |                      |
| <input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372  |                           |                      |
| <b>*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)</b>   |                           |                      |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                           |                      |
| 21. *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 218, Section 1001) |                           |                      |
| <input checked="" type="checkbox"/> ** I AGREE  |                           |                      |
| ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions  |                           |                      |
| <b>Authorized Representative:</b>   |                           |                      |
| Prefix: Mr.   | _____                     | *First Name: Michael |
| Middle Name: D.   | _____                     |                      |
| *Last Name: Dennis  | _____                     |                      |
| Suffix:   | _____                     |                      |
| *Title: Community Development Director  |                           |                      |
| *Telephone Number: 313-387-2785   | Fax Number: 313-387-2776  |                      |
| * Email: mdennis@redfordtwp.com   |                           |                      |
| *Signature of Authorized Representative:  |                           | *Date Signed:        |

## CERTIFICATIONS

## 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, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace --** It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**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-LLL, "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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

**Acquisition and relocation -** The jurisdiction must submit a certification that 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. 4601), and implementing regulations at 49 CFR part 24 during implementation of it's Community Development Block Grant (CDBG) Program.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Specific CDBG 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 housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**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 certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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 USC 2000d), the Fair Housing Act (42 USC 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/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**OPTIONAL CERTIFICATION  
CDBG**

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 a 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 a 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/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

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.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

The Charter Township of Redford  
Community Development Department  
12121 Hemingway  
Redford, MI 48239

Check \_\_\_ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

**Non-State Government Certification**

In accordance with the applicable statutes and regulations governing the consolidated plan regulation, the Charter Township of Redford hereby also certifies that:

**Acquisition and relocation** - The jurisdiction must submit a certification that 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. 4601), and implementing regulations at 49 CFR part 24 during implementation of its Community Development Block Grant (CDBG) Program.

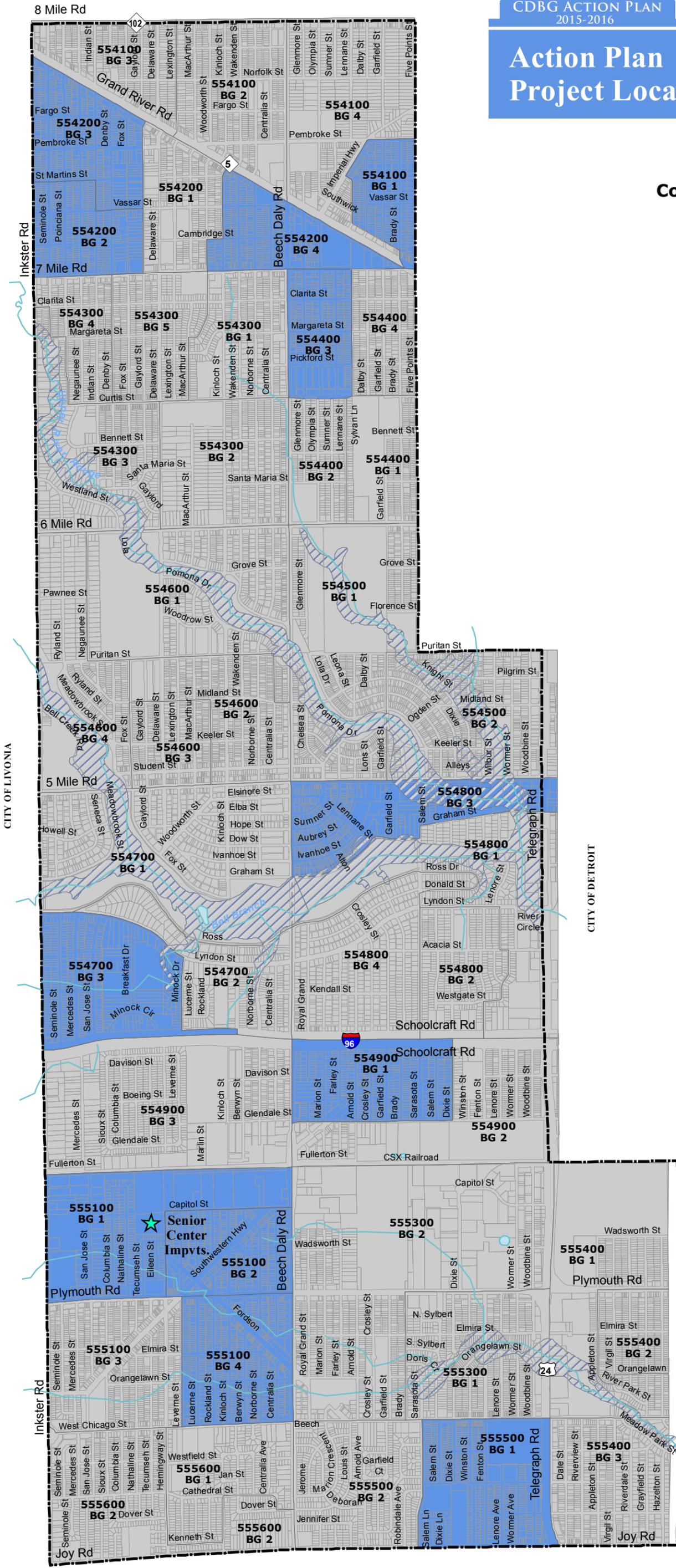
By: \_\_\_\_\_

Date: \_\_\_\_\_

Tracey Schultz-Kobylarz, Supervisor  
Charter Township of Redford  
15145 Beech Daly  
Redford, MI 48239  
313-387-2705

## Maps

# Action Plan Project Locations



## Community-Wide Projects:

- Street Paving - Section 108 Loan Repayment
- Tree Planting Program
- Code Enforcement
- Housing Rehabilitation
- Neighborhood Economic Revitalization
- Dial A Ride
- Neighborhood Watch
- Redford Inter-Faith
- Senior Citizen Programming
- Youth Services
- Acquisition, Rehab, Resale (SNAP)
- General Administration/Planning
- Park Improvements- ADA Improvements
- Sidewalk Improvements
- Sight Clearance-Blight Removal

- Project Locations
- CDBG Eligible Areas ("Upper Quartile" Block Groups)
- Non Eligible Areas
- 554200 BG 2** Block Group ID Numbers
- Parcel Lines
- Streams and Creeks
- Water Bodies
- 100 Year Floodplain
- Municipal Limits

Source: Redford Township; U.S. Department of Housing and Urban Development (HUD), 2014 ACS 5-Year Low and Moderate Income Summary Data

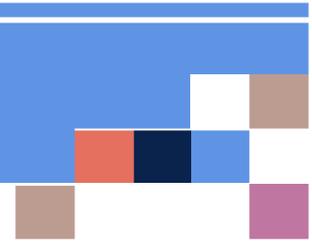
December 2014



0 0.25 0.5 Miles

**Redford Township**  
WAYNE COUNTY, MICHIGAN

# African American Population



Percent African American by Census Tract

- Less than 10%
- 10 to 19.99%
- 20 to 29.99%
- 30 to 39.99%
- 40% or More

554200 Census Tract Numbers

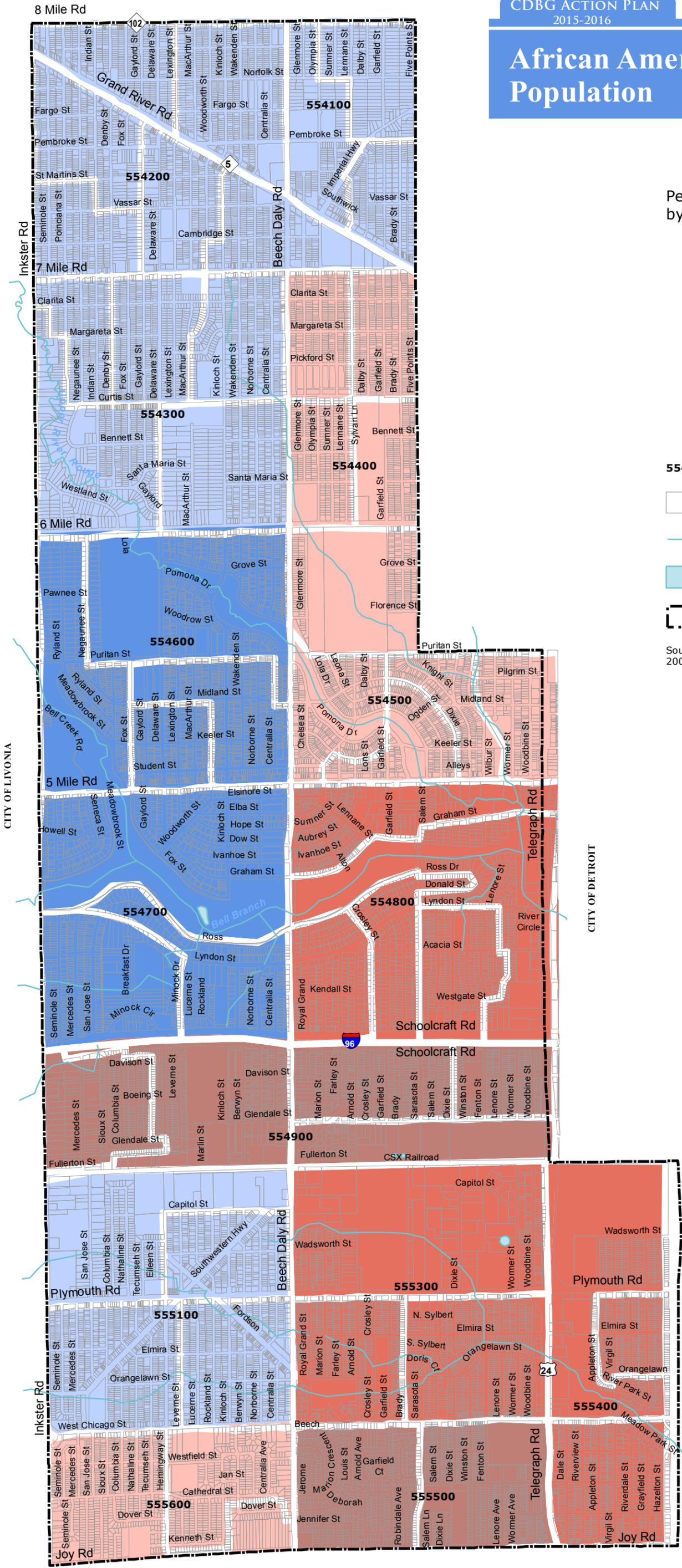
- Parcel Lines
- Streams and Creeks
- Water Bodies
- Municipal Limits

Source: U.S. Department of Housing and Urban Development (HUD); 2007-2011 U.S. Census Tract Demographic Data (ACS)

December 2014



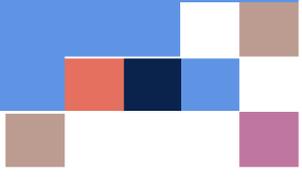
0 0.25 0.5 Miles



## Redford Township

WAYNE COUNTY, MICHIGAN

# Hispanic or Latino Population



Percent Hispanic or Latino by Census Tract

- Less than 2%
- 2 to 3.99%
- 4% or More

Note: Block Group ID #554900 BG 2 has a total population of 0.

**554200** Census Tract Numbers

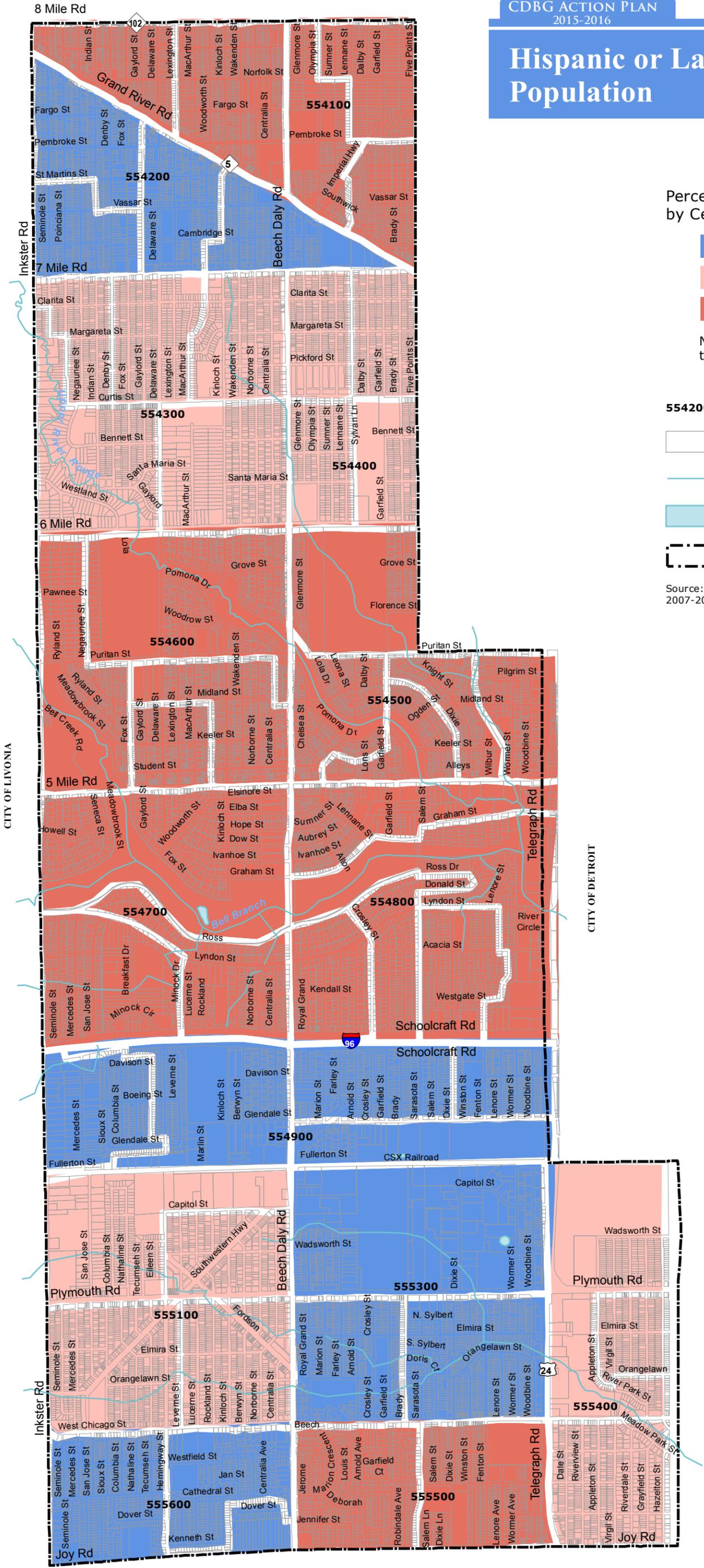
- Parcel Lines
- Streams and Creeks
- Water Bodies
- Municipal Limits

Source: U.S. Department of Housing and Urban Development (HUD); 2007-2011 U.S. Census Tract Demographic Data (ACS)

December 2014

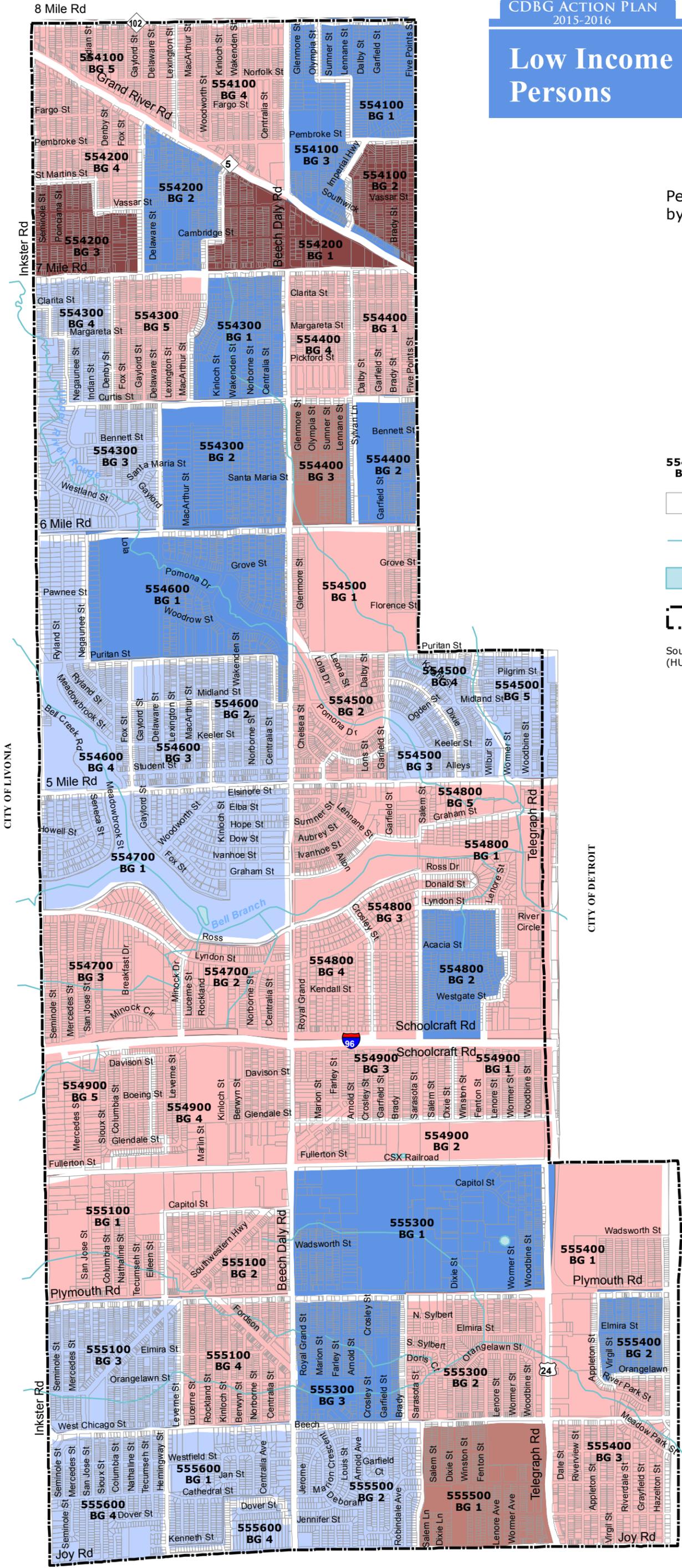


0 0.25 0.5 Miles



**Redford Township**  
WAYNE COUNTY, MICHIGAN

# Low Income Persons



Percent Low Income Families by Block Group

- Less than 7.5%
- 7.5 to 14.99%
- 15 to 24.99%
- 25 to 34.99%
- 35% or More

Note: Block Group ID #554900 BG 2 has a total population of 0.

**554200 BG 2** Block Group ID Numbers

- Parcel Lines
- Streams and Creeks
- Water Bodies
- Municipal Limits

Source: U.S. Department of Housing and Urban Development (HUD) Low and Very Low Income Summary Data FY 2014

December 2014



0 0.25 0.5 Miles

**Redford Township**  
WAYNE COUNTY, MICHIGAN

# Rehabilitation Strategies and Enhanced Code Enforcement Areas

## Treatment Strategies:

### Preservation:

-  Type 1: Block with less than 5% deteriorating or substandard housing
-  Type 2: Block with greater than or equal to 5%, but less than 15% deteriorating or substandard housing
-  Type 3: Block with greater than or equal to 15% but less than 25% deteriorating or substandard housing

### Rehabilitation:

-  Block with greater than or equal to 25%, but less than 50% deteriorating or substandard housing

### Redevelopment:

-  Block with greater than or equal to 50% deteriorating or substandard housing

## Proposed Enhanced Code Enforcement Areas:

-  Charactized by multiple blocks with greater than or equal to 5% deteriorating or substandard housing. Other factors include frequent incidences of blight and many structures with several but less than 5 minor defects.

-  Parcel Lines
-  Streams and Creeks
-  Water Bodies
-  Municipal Limits

Source: Redford Township Plan for Future Land Use, 2020.

December 2014



0 0.25 0.5 Miles



**Redford Township**  
WAYNE COUNTY, MICHIGAN

## **Public Notices and Minutes**



# CHARTER TOWNSHIP OF REDFORD NOTICE OF PROPOSED STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTED USE OF FUNDS

The Charter Township of Redford expects to receive an estimated \$800,000 in Community Development Block Grant (CDBG) funds during the 2015 federal fiscal year. It is anticipated that the Township will also receive an estimated \$300,000 in Program Income funds. Redford Township has a projected CDBG budget of \$1,100,000 during Fiscal Year 2015-2016. Said recommendations will be submitted to the Department of Housing and Urban Development (D-HUD)

The Charter Township of Redford has published the Proposed Statement of Community Development Objectives and Projected Use of Funds in the Redford Observer on December 21, 2014. The statement gave notice of a public hearing on January 27, 2015 requesting written views and proposals from interested citizens unable to attend said public hearing. The public hearing was set in order to receive comments on the proposed recommendations for the Year XLI Submission of the Action Plan for FY 2015-2016.

The Township is making available to the general public the draft of the Action Plan 2015-2016. A copy is available for examination and comment for a 30 day period. Copies of the document will be available for review at the following locations:

- Redford Township Community Development Dept., 12121 Hemingway, Redford MI 48239
- Redford Township Clerk's Office, 15145 Beech Daly, Redford, MI 48239
- Redford Township Website, [www.redfordtwp.com](http://www.redfordtwp.com)

Comments from the public are welcome and may be submitted to the Community Development Department, 12121 Hemingway, Redford, MI 48239, throughout the thirty day public comment period, December 22, 2014 through January 20, 2015, until 4:30 P.M.

The Charter Township of Redford does not intend to voluntarily displace any persons as a direct or indirect result of the proposed CDBG funded activities. Notwithstanding the aforementioned statement, the Township has been required by Public Law 98-181 to prepare a Plan for minimizing the displacement of persons as a result of CDBG funded activities and for assisting persons involuntarily displaced as a result of said activities. A copy of this plan is on file and available for review at the Community Development Department, 12121 Hemingway, Monday through Friday between 8:30 a.m. and 4:30 p.m.

It is anticipated the Redford Township Board of Trustees will take action on the Proposed Statement and Projected Use of Funds at the regular meeting scheduled for January 27, 2015 at 7:00 P.M. at Township Hall, 15145 Beech Daly, Redford, Michigan 48239.

Information concerning Community Development Block Grant expenditures is on file at the Community Development Department, 12121 Hemingway, Redford, Michigan 48239 and can be reviewed Monday through Friday between 8:30 a.m. and 4:30 p.m

GARTH J. CHRISTIE, MMC  
Township Clerk  
Charter Township of Redford



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After due consideration, the Community Development Block Grant Citizen's Advisory Committee is recommending to the Township Board of Trustees on proposed spending of Block Grant funds as indicated below.

These recommendations take into consideration the following objectives and general range of activities which have been previously incorporated into the Redford Township 10-Year Neighborhood Strategy Areas (NSA) Plan, based on eligible community development needs of Redford Township. The Plan is available for review at the Community Development Department, 12121 Hemingway, Redford, Michigan, Monday through Friday between 8:30 a.m. and 4:30 p.m.

### COMMUNITY DEVELOPMENT OBJECTIVES

1. A place where property values are protected and enhanced.
2. A place where government provides outstanding services – efficiently and effectively.
3. A diverse community that celebrates its population – a mixture of income levels, race, religions, ethnicity and special needs populations.

PROJECTED USE OF FUNDS

| <b>PROJECT<br/>ACTIVITY</b>  | <b>PROPOSED<br/>BUDGET</b> |
|--|----------------------------|
| <b>NSA-1 (THE AREA BETWEEN SEVEN MILE &amp; EIGHT MILE AND<br/>INKSTER AND FIVE POINTS)</b>  |                            |
| Acquisition of Property – Blight Removal (LMA).....<br>Acquire real property which is blighted and pose a threat to the health and<br>welfare of the public. The intent is to demolish these structures. | \$ 15,000                  |
| Code Enforcement.....<br>Enforcement of the Township Building and Ordinance Codes in order to<br>eliminate negative blighting influence which result from the lack of<br>implementing said codes.        | \$ 50,000                  |
| Neighborhood Watch.....<br>Neighborhood block groups working together with the police department<br>to aid the reduction of crime.   | \$ 1,000                   |
| Site Clearance – Blight Removal (LMA).....<br>Demolition and site clearance of structures that pose a threat to the health<br>and welfare of the public.   | \$ 25,000                  |
| <b>NSA-2 (GENERALLY, THE AREA BETWEEN PURITAN &amp; GRAHAM<br/>AND NORBORNE TO TELEGRAPH)</b>  |                            |
| Acquisition of Property – Blight Removal (LMA).....<br>See NSA-1 description.  | \$ 15,000                  |
| Code Enforcement.....<br>See NSA-1 description.  | \$ 45,000                  |
| Neighborhood Watch.....<br>See NSA-1 description.  | \$ 1,000                   |
| Site Clearance – Blight Removal (LMA).....<br>See NSA-1 description.   | \$ 15,000                  |
| <b>NSA-3 (GENERALLY, THE AREA BETWEEN PLYMOUTH &amp;<br/>THE C&amp;O RAILROAD AND INKSTER &amp; TELEGRAPH)</b>   |                            |
| Acquisition of Property – Blight Removal (LMA).....<br>See NSA-1 description.  | \$ 10,000                  |
| Code Enforcement.....<br>See NSA-1 description.  | \$ 20,000                  |
| Neighborhood Watch.....<br>See NSA-1 description.  | \$ 1,000                   |
| Redford Senior Center Improvements.....<br>Building improvements to the senior citizen center.   | \$ 20,000                  |
| Site Clearance – Blight Removal (LMA).....<br>See NSA-1 description.   | \$ 10,000                  |
| <b>TOWNSHIP-WIDE</b>   |                            |
| Acquisition of Property – Blight Removal (SBS).....<br>Acquire real property which is blighted and pose a threat to the health and   | \$ 40,000                  |

|   |                     |
|---|---------------------|
| welfare of the public. The intent is to demolish these structures.  |                     |
| Dial A Ride.....  | \$ 60,000           |
| Provides transportation to Redford Twp. seniors and disabled populations enabling them to live independent lives.   |                     |
| Housing Rehabilitation.....   | \$ 129,000          |
| Revolving Loan Fund/Deferred Payment Loan for eligible low/moderate income homeowners to rehabilitate single family homes. Applications are taken on a first come/first serve basis. Waiting list involved. |                     |
| Neighborhood Economic Revitalization.....   | \$ 10,000           |
| Loans for facade improvement and code items for businesses in eligible target areas.  |                     |
| Park Improvements – ADA Upgrades.....   | \$ 20,000           |
| Plan and implement capital improvement upgrades that meet ADA standards throughout miscellaneous Redford Township parks.  |                     |
| Redford Inter-Faith.....  | \$ 10,000           |
| Subsidize the operation of a food pantry and emergency assistance program for low and moderate income families within the community.  |                     |
| Senior Citizen Programming.....   | \$ 3,000            |
| Fund activities and programming at senior center and staffing for Meals on Wheels Program.  |                     |
| Sidewalk Improvements – Sidewalk Assistance (LMC).....  | \$ 20,000           |
| Improvements to sidewalks and financial assistance provided to income eligible families.  |                     |
| Site Clearance – Blight Removal (SBS).....  | \$ 50,000           |
| Demolition and site clearance of structures that pose a threat to the health and welfare of the public.   |                     |
| SNAP II Program (Single-Family Home Acquisition/Rehabilitation/Resale).....   | \$ 200,000          |
| Acquire vacant foreclosed homes with the intent of rehabilitating the home for resale to a low and moderate income households.  |                     |
| Street Paving – Section 108 Loan.....   | \$ 50,000           |
| Payment of Section 108 Loan to the Department of Housing and Urban Development (HUD) for the paving of gravel roads in eligible CDBG areas.   |                     |
| Youth Services.....   | \$ 60,000           |
| Substance abuse prevention and youth/juvenile diversion programs.   |                     |
| General Administration/Planning.....  | \$ 220,000          |
| Oversight, management, monitoring and coordination of the CDBG Program.   |                     |
| <b>TOTAL.....</b>   | <b>\$ 1,100,000</b> |

*Note: Additional grant funds or program income generated will be used to fund Housing Rehabilitation, Senior Center Improvements. Sidewalk Improvements, Site Clearance or SNAP II Program.*

**FINAL STATEMENT AMENDMENT POLICY**

- I. Substantial changes requiring amendments to Program Year Final Statements include the following:
  - 1. The funding of new eligible activities not previously described in the published Final Statement including published Alternate budget activities.

2. Substantial change in the targeted beneficiaries, purpose, scope and location of an activity. For example, if an activity is mainly targeted to benefit Senior Citizen Housing, a Final Statement Published Amendment would be required before those funds could be utilized for a non Senior Housing group. If certain streets and sidewalks are targeted for paving in the Published Final Statement, adding or deleting said streets would be considered a “substantial change”.
3. Not considered a “substantial change” would be line item program year budget changes from one previously published activity to another previously published budget activity, provided the aggregate amount of line item transfers would not exceed twenty-five percent (25%) of the annual entitlement of the program year involved plus amounts budgeted for contingencies.
4. Any other changes required by Federal Law and Regulations.

II. Prior to action by the Charter Township of Redford Board of Trustees to amend a Final Program Year Statement, a minimum of seven (7) days notice of such proposed action shall be published in the Official Township newspaper for the purpose of providing citizens an opportunity to comment on such proposed changes in its use of funds.

Amended Final Statements with the proposed changes would then be published in the Official Township newspaper and then submitted to D-HUD in a manner consistent with Federal Law and Regulations.

The Charter Township of Redford does not intend to voluntarily displace any persons as a direct or indirect result of the above-proposed CDBG funded activities. Notwithstanding the aforementioned statement, the Township has been required by Public Law 98-181 to prepare a Plan for minimizing the displacement of persons as a result of CDBG funded activities and for assisting persons involuntarily displaced as a result of said activities. A copy of this plan is on file and available for review at the Community Development Department, 12121 Hemingway, Monday through Friday between 8:30 a.m. and 4:30 p.m.

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Information concerning Community Development Block Grant expenditures is on file at the Community Development Department, 12121 Hemingway, Redford, Michigan 48239 and can be reviewed Monday through Friday between 8:30 a.m. and 4:30 p.m.

GARTH J. CHRISTIE, MMC  
Township Clerk  
Charter Township of Redford

Publish: December 21, 2014



**CHARTER TOWNSHIP OF REDFORD  
NOTICE OF PROPOSED STATEMENT OF  
COMMUNITY DEVELOPMENT OBJECTIVES AND  
PROJECTED USE OF FUNDS**

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The Charter Township of Redford does not intend to voluntarily displace any persons as a direct or indirect result of the proposed CDBG funded activities. Notwithstanding the aforementioned statement, the Township has been required by Public Law 98-181 to prepare a Plan for minimizing the displacement of persons as a result of CDBG funded activities and for assisting persons involuntarily displaced as a result of said activities. A copy of this plan is on file and available for review at the Community Development Department, 12121 Hemingway, Monday through Friday between 8:30 a.m. and 4:30 p.m.

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Information concerning Community Development Block Grant expenditures is on file at the Community Development Department, 12121 Hemingway, Redford, Michigan 48239 and can be reviewed Monday through Friday between 8:30 a.m. and 4:30 p.m.

GARTH J. CHRISTIE, MMC  
Township Clerk  
Charter Township of Redford

**HUD TABLE 3A**

**Table 3A  
Summary of Specific Annual Objectives**

| <b>Objective #</b> | <b>Specific Objectives</b>   | <b>Sources of Funds</b> | <b>Performance Indicators</b> | <b>Expected Number</b> | <b>Actual Number</b> | <b>Outcome/Objective *</b> |
|--------------------|--|-------------------------|-------------------------------|------------------------|----------------------|----------------------------|
|                    | <b>Owner Housing</b>   |                         |                               |                        |                      |                            |
| 1.1                | Improve, preserve, and expand the affordable housing stock within Redford Township.  | CDBG                    | Housing Units                 | 22                     |                      | DH-2                       |
|                    | <b>Community Development</b>   |                         |                               |                        |                      |                            |
| 1.2                | Develop and build stronger relationships to expand opportunities within the business community.                                  | CDBG                    | Businesses Assisted           | 2                      |                      | EO-1                       |
|                    | <b>Public Facilities</b>   |                         |                               |                        |                      |                            |
| 2.2                | Improve and preserve the community's sidewalks, roads, recreational opportunities, water mains, and sewer systems.               | CDBG                    | Public Facility               | 2                      |                      | SL-3                       |
| 2.2                | Improve and preserve the community's sidewalks, roads, recreational opportunities, water mains, and sewer systems.               | CDBG                    | Persons Assisted              | 15                     |                      | SL-3                       |
| 2.4                | Enhance recreational activities and accessibility within sectors of the community - youth, seniors, and low/moderate population. | CDBG                    | Public Facility               | 1                      |                      | SL-1                       |
|                    | <b>Public Services</b>   |                         |                               |                        |                      |                            |
| 2.4                | Enhance recreational activities and accessibility within sectors of the community - youth, seniors, and low/moderate population. | CDBG                    | Public Facility               | 1                      |                      | SL-1                       |
| 1.4                | Make Neighborhoods Safer   | CDBG                    | Persons Assisted              | 2,000                  |                      | SL-3                       |
| 2.4                | Enhance recreational activities and accessibility within sectors of the community - youth, seniors, and low/moderate population. | CDBG                    | Persons Assisted              | 550                    |                      | SL-1                       |
| 3.4                | Increase range of services for special needs population.   | CDBG                    | Persons Assisted              | 14,450                 |                      | SL-1                       |
|                    | <b>Neighborhood Revitalization/Other</b>   |                         |                               |                        |                      |                            |
| 1.3                | Remove blighted conditions within Redford Township.  | CDBG                    | Units                         | 8                      |                      | SL-3                       |
| 1.3                | Remove blighted conditions within Redford Township.  | CDBG                    | Persons Assisted              | 1,500                  |                      | SL-3                       |
| 3.3                | Motivate residents to become an integral part in the revitalization of their neighborhood.                                       | CDBG                    | Crime Awareness/Prevention    | 2,000                  |                      | SL-1                       |

**\*Outcome/Objective Codes**

|                                    | <b>Availability/Accessibility</b> | <b>Affordability</b> | <b>Sustainability</b> |
|------------------------------------|-----------------------------------|----------------------|-----------------------|
| <b>Decent Housing</b>              | DH-1                              | DH-2                 | DH-3                  |
| <b>Suitable Living Environment</b> | SL-1                              | SL-2                 | SL-3                  |
| <b>Economic Opportunity</b>        | EO-1                              | EO-2                 | EO-3                  |

**HUD TABLE 3B**

**Table 3B**  
**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

| Grantee Name: Redford Township<br>Program Year: 2015-2016              | Expected Annual<br>Number of Units<br>To Be Completed | Actual Annual<br>Number of Units<br>Completed | Resources used during the period    |                          |                          |                          |
|--|---|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
|  |   |   | CDBG                                | HOME                     | ESG                      | HOPWA                    |
| <b>BENEFICIARY GOALS<br/>(Sec. 215 Only)</b>                           |   |   |                                     |                          |                          |                          |
| Homeless households  | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Non-homeless households  | 20  | -   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Special needs households   | 2   | -   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Total Sec. 215 Beneficiaries*</b>                                   | 22  | -   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>RENTAL GOALS<br/>(Sec. 215 Only)</b>                                |   |   |                                     |                          |                          |                          |
| Acquisition of existing units  | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| Production of new units  | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| Rehabilitation of existing units                                       | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rental Assistance  | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| <b>Total Sec. 215 Affordable Rental</b>                                | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>HOME OWNER GOALS<br/>(Sec. 215 Only)</b>                            |   |   |                                     |                          |                          |                          |
| Acquisition of existing units  | 2   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          |                          |
| Production of new units  | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          |                          |
| Rehabilitation of existing units                                       | 22  | -   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          |                          |
| Homebuyer Assistance   | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| <b>Total Sec. 215 Affordable Owner</b>                                 | 22  | -   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>COMBINED RENTAL AND<br/>OWNER GOALS (Sec. 215 Only)</b>             |   |   |                                     |                          |                          |                          |
| Acquisition of existing units  | 2   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| Production of new units  | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| Rehabilitation of existing units                                       | 22  | -   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rental Assistance  | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| Homebuyer Assistance   | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> |                          | <input type="checkbox"/> |
| <b>Combined Total Sec. 215 Goals*</b>                                  | 22  | -   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>OVERALL HOUSING GOALS<br/>(Sec. 215 + Other Affordable Housing)</b> |   |   |                                     |                          |                          |                          |
| Annual Rental Housing Goal   | 0   | -   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Annual Owner Housing Goal  | 22  | -   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Total Overall Housing Goal</b>                                      | 22  | -   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

**HUD TABLE 3C**

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
Acquisition of Property – Blight Removal (LMA)

**Activity**  
Acquisition of Real Property

**Description**

Funds to be used in the acquisition of real property which is blighted and that pose a threat to the health, safety and welfare of the public in low and moderate income areas. The intent is to demolish these structures.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area:**

Block Groups: 555500-1, 554200-1, 554400-1, 555100-2, 554600-2, 554500-2, 554200-3, 554500-3, 554700-3, 554100-4, 54200-4, 554800-5, 554500-5

|  |  |
|--|--|
| Specific Objective Number<br>1.3         | Project ID                               |
| HUD Matrix Code<br>01                    | CDBG Citation<br>570.201(a)              |
| Type of Recipient<br>Local Recipient     | CDBG National Objective<br>570.208(a)(1) |
| Start Date<br>04/01/2015                 | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of units | Annual Units<br>3                        |
| Local ID                                 | Units Upon Completion                    |

**Funding Sources:**

|                  |       |          |
|------------------|-------|----------|
| CDBG             | ..... | \$40,000 |
| ESG              | ..... |          |
| HOME             | ..... |          |
| HOPWA            | ..... |          |
| Total Formula    | ..... |          |
| Prior Year Funds | ..... |          |
| Assisted Housing | ..... |          |
| PHA              | ..... |          |
| Other Funding    | ..... |          |
| Total            | ..... | \$40,000 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
Acquisition of Property – Blight Removal (SBS)

**Activity**  
Acquisition of Real Property

**Description**

Funds to be used in the acquisition of real property which is blighted and that pose a threat to the health, safety and welfare of the public. The intent is to demolish these structures.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility             Affordability             Sustainability

**Location/Target Area:**  
Community Wide

|  |  |
|--|--|
| Specific Objective Number<br>1.3         | Project ID                               |
| HUD Matrix Code<br>01                    | CDBG Citation<br>570.201(a)              |
| Type of Recipient<br>Local Recipient     | CDBG National Objective<br>570.208(b)(2) |
| Start Date<br>04/01/2015                 | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of units | Annual Units<br>5                        |
| Local ID                                 | Units Upon Completion                    |

**Funding Sources:**

|                  |       |          |
|------------------|-------|----------|
| CDBG             | ..... | \$40,000 |
| ESG              | ..... |          |
| HOME             | ..... |          |
| HOPWA            | ..... |          |
| Total Formula    | ..... |          |
| Prior Year Funds | ..... |          |
| Assisted Housing | ..... |          |
| PHA              | ..... |          |
| Other Funding    | ..... |          |
| Total            | ..... | \$40,000 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Redford Township

**Priority Need**  
High

**Project**  
Code Enforcement

**Activity**  
Housing

**Description**

Provide funding for the support of Redford Township's most needed families and to ensure safe living conditions and surroundings. This program will send code enforcement officers into low/moderate income eligible areas to enforce the codes and ordinances.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:**

Block Groups: 555500-1, 554200-1, 554400-1, 555100-2, 554600-2, 554500-2, 554200-3, 554500-3, 554700-3, 554100-4, 54200-4, 554800-5, 554500-5

|   |  |
|---|--|
| Specific Objective Number<br>1.3                  | Project ID                               |
| HUD Matrix Code<br>15                             | CDBG Citation<br>570.202(c)              |
| Type of Recipient<br>Local Recipient              | CDBG National Objective<br>570.208(a)(1) |
| Start Date<br>04/01/2015                          | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of persons served | Annual Units<br>1,500                    |
| Local ID  | Units Upon Completion                    |

**Funding Sources:**

|                  |                    |
|------------------|--------------------|
| CDBG             | .....<br>\$115,000 |
| ESG              | .....              |
| HOME             | .....              |
| HOPWA            | .....              |
| Total Formula    | .....              |
| Prior Year Funds | .....              |
| Assisted Housing | .....              |
| PHA              | .....              |
| Other Funding    | .....              |
| Total            | .....<br>\$115,000 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
Dial A Ride

**Activity**  
Public Services

**Description**

Provide funding for the transportation to Redford Township seniors and disabled populations in order for them to live independently.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:**  
Community Wide

|   |  |
|---|--|
| Specific Objective Number<br>3.4                  | Project ID                               |
| HUD Matrix Code<br>05E                            | CDBG Citation<br>570.201(e)              |
| Type of Recipient<br>Non-profit, sub-recipient    | CDBG National Objective<br>570.208(a)(2) |
| Start Date<br>04/01/2015                          | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of persons served | Annual Units<br>14,000                   |
| Local ID  | Units Upon Completion                    |

**Funding Sources:**

|                  |                   |
|------------------|-------------------|
| CDBG             | .....<br>\$60,000 |
| ESG              | .....             |
| HOME             | .....             |
| HOPWA            | .....             |
| Total Formula    | .....             |
| Prior Year Funds | .....             |
| Assisted Housing | .....             |
| PHA              | .....             |
| Other Funding    | .....             |
| Total            | .....<br>\$60,000 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Redford Township

**Priority Need**  
High

**Project**  
Housing Rehabilitation

**Activity**  
Housing

**Description**

Provide funding for the revolving Loan Fund/Deferred Loan for eligible low and moderate income homeowners to rehabilitate single family homes. Applications accepted on first come/first serve basis. Emergency assistance is also provided to eligible families.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:**  
Community Wide

|   |  |
|---|--|
| Specific Objective Number<br>1.1                                  | Project ID                               |
| HUD Matrix Code<br>14A  | CDBG Citation<br>570.202(a)              |
| Type of Recipient<br>Local Government                             | CDBG National Objective<br>570.208(a)(3) |
| Start Date<br>04/01/2015  | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of housing units/persons assisted | Annual Units<br>20                       |
| Local ID  | Units Upon Completion                    |

**Funding Sources:**

|                  |           |
|------------------|-----------|
| CDBG             | \$143,000 |
| ESG              |           |
| HOME             |           |
| HOPWA            |           |
| Total Formula    |           |
| Prior Year Funds |           |
| Assisted Housing |           |
| PHA              |           |
| Other Funding    |           |
| Total            | \$143,000 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
Medium

**Project**  
Neighborhood Economic Revitalization

**Activity**  
Economic Development

**Description**

Provide funding loans to small businesses for façade improvements and code items for businesses in eligible areas.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area:**

Census Tract: 005541, 005545, 005542, 005544, 005555

|  |  |
|--|--|
| Specific Objective Number<br>1.2                         | Project ID                               |
| HUD Matrix Code<br>14E                                   | CDBG Citation<br>570.202(b)              |
| Type of Recipient<br>Local Recipient                     | CDBG National Objective<br>570.208(a)(1) |
| Start Date<br>04/01/2015                                 | Completion Date<br>03/30/2015            |
| Performance Indicator<br>Number of Business'<br>Assisted | Annual Units<br>2 Businesses             |
| Local ID   | Units Upon Completion                    |

**Funding Sources:**

|                  |          |
|------------------|----------|
| CDBG             | \$10,000 |
| ESG              |          |
| HOME             |          |
| HOPWA            |          |
| Total Formula    |          |
| Prior Year Funds |          |
| Assisted Housing |          |
| PHA              |          |
| Other Funding    |          |
| Total            | \$10,000 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** Redford Township

**Priority Need**  
High

**Project**  
Neighborhood Watch

**Activity**  
Public Services

**Description**

Provide funding for police officer support and neighborhood block group/organizations.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:**

Block Groups: 555500-1, 554200-1, 554400-1, 555100-2, 554600-2, 554500-2, 554200-3, 554500-3, 554700-3, 554100-4, 54200-4, 554800-5, 554500-5

|   |  |
|---|--|
| Specific Objective Number<br>1.4, 3.3             | Project ID                               |
| HUD Matrix Code<br>05I                            | CDBG Citation<br>570.201(e)              |
| Type of Recipient<br>Local Government             | CDBG National Objective<br>570.208(a)(1) |
| Start Date<br>04/01/2015                          | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of persons served | Annual Units<br>2,000 Persons            |
| Local ID  | Units Upon Completion                    |

**Funding Sources:**

|                  |         |
|------------------|---------|
| CDBG             | \$3,000 |
| ESG              |         |
| HOME             |         |
| HOPWA            |         |
| Total Formula    |         |
| Prior Year Funds |         |
| Assisted Housing |         |
| PHA              |         |
| Other Funding    |         |
| Total            | \$3,000 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
Park Improvements – ADA Improvements

**Activity**  
Public Facilities and Improvements

**Description**

Funds will be used to implement the elimination of ADA barriers at Township parks.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area:**  
Community Wide

|  |  |
|--|--|
| Specific Objective Number<br>2.4         | Project ID                               |
| HUD Matrix Code<br>03F                   | CDBG Citation<br>570.201(e)              |
| Type of Recipient<br>Local Government    | CDBG National Objective<br>570.208(a)(2) |
| Start Date<br>04/01/2015                 | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Public Facility | Annual Units<br>1 Public Facility        |
| Local ID                                 | Units Upon Completion                    |

**Funding Sources:**

|                  |       |             |
|------------------|-------|-------------|
| CDBG             | ..... | \$20,000.00 |
| ESG              | ..... |             |
| HOME             | ..... |             |
| HOPWA            | ..... |             |
| Total Formula    | ..... |             |
| Prior Year Funds | ..... |             |
| Assisted Housing | ..... |             |
| PHA              | ..... |             |
| Other Funding    | ..... |             |
| Total            | ..... | \$20,000.00 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
Medium

**Project**  
Redford Inter-Faith

**Activity**  
Public Service

**Description**

Provide subsidization funding for the operation of a food pantry and emergency assistance program for low and moderate income families within Redford Township.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area:**  
Community Wide

|  |  |
|--|--|
| Specific Objective Number<br>3.4               | Project ID                               |
| HUD Matrix Code<br>03T                         | CDBG Citation<br>570.201(e)              |
| Type of Recipient<br>Non-profit, sub-recipient | CDBG National Objective<br>570.208(a)(2) |
| Start Date<br>04/01/2015                       | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Person served         | Annual Units<br>450 Persons              |
| Local ID                                       | Units Upon Completion                    |

**Funding Sources:**

|                  |                      |
|------------------|----------------------|
| CDBG             | .....<br>\$10,000.00 |
| ESG              | .....                |
| HOME             | .....                |
| HOPWA            | .....                |
| Total Formula    | .....                |
| Prior Year Funds | .....                |
| Assisted Housing | .....                |
| PHA              | .....                |
| Other Funding    | .....                |
| Total            | .....<br>\$10,000.00 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
Redford Senior Center Improvements

**Activity**  
Public Facilities and Improvements

**Description**

Provide funding for the improvements to the exterior and interior of the Redford Township Senior Center/Community Center.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:**  
12121 Hemingway, Redford Michigan 48239

|  |  |
|--|--|
| Specific Objective Number<br>2.4         | Project ID                               |
| HUD Matrix Code<br>03A                   | CDBG Citation<br>570.201(c)              |
| Type of Recipient<br>Local Government    | CDBG National Objective<br>570.201(a)(2) |
| Start Date<br>04/01/2015                 | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Public Facility | Annual Units<br>1 Public Facility        |
| Local ID                                 | Units Upon Completion                    |

**Funding Sources:**

|                  |                   |
|------------------|-------------------|
| CDBG             | .....<br>\$20,000 |
| ESG              | .....             |
| HOME             | .....             |
| HOPWA            | .....             |
| Total Formula    | .....             |
| Prior Year Funds | .....             |
| Assisted Housing | .....             |
| PHA              | .....             |
| Other Funding    | .....             |
| Total            | .....<br>\$20,000 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
Senior Citizens Programming

**Activity**  
Public Service

**Description**  
Provide funding for the programming and activities of Senior Citizens for Redford Township.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area:**  
12121 Hemingway, Redford Michigan 48239

|   |  |
|---|--|
| Specific Objective Number<br>2.4                    | Project ID                               |
| HUD Matrix Code<br>05A                              | CDBG Citation<br>570.201(e)              |
| Type of Recipient<br>Local Government               | CDBG National Objective<br>570.201(a)(2) |
| Start Date<br>04/01/2015                            | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of Persons assisted | Annual Units<br>300 Persons              |
| Local ID  | Units Upon Completion                    |

**Funding Sources:**

|                  |         |
|------------------|---------|
| CDBG             | \$3,000 |
| ESG              |         |
| HOME             |         |
| HOPWA            |         |
| Total Formula    |         |
| Prior Year Funds |         |
| Assisted Housing |         |
| PHA              |         |
| Other Funding    |         |
| Total            | \$3,000 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
SNAP Program (Acq, Rehab, Resale, DPA)

**Activity**  
Housing

**Description**

Funds to acquire a vacant foreclosed home with the intent of rehabilitating the home for resale to a low or moderate income household. This will be included with the Redford Township Stabilizing Neighborhoods Action Plan (SNAP) Program which has been supported with federal Neighborhood Stabilization Program (NSP) funds which were awarded by HUD in 2008.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:**  
Community Wide

|   |  |
|---|--|
| Specific Objective Number<br>1.1                                  | Project ID                               |
| HUD Matrix Code<br>14A  | CDBG Citation<br>570.202(a)              |
| Type of Recipient<br>Local Government                             | CDBG National Objective<br>570.208(a)(3) |
| Start Date<br>04/01/2015  | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of housing units/persons assisted | Annual Units<br>2                        |
| Local ID  | Units Upon Completion                    |

**Funding Sources:**

|                  |       |           |
|------------------|-------|-----------|
| CDBG             | ..... | \$200,000 |
| ESG              | ..... |           |
| HOME             | ..... |           |
| HOPWA            | ..... |           |
| Total Formula    | ..... |           |
| Prior Year Funds | ..... |           |
| Assisted Housing | ..... |           |
| PHA              | ..... |           |
| Other Funding    | ..... |           |
| Total            | ..... | \$200,000 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
Medium

**Project**  
Sidewalk Improvements – Replacement Program

**Activity**  
Public Facilities and Improvements

**Description**

Funds will be provided for required sidewalk replacement for low income residents (income eligible only).

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area:**  
Community Wide

|   |  |
|---|--|
| Specific Objective Number<br>2.2          | Project ID                               |
| HUD Matrix Code<br>03L                    | CDBG Citation<br>570.201(c)              |
| Type of Recipient<br>Local Government     | CDBG National Objective<br>570.208(a)(2) |
| Start Date<br>04/01/2015                  | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Persons Assisted | Annual Units<br>15 Persons Assisted      |
| Local ID                                  | Units Upon Completion                    |

**Funding Sources:**

|                  |          |
|------------------|----------|
| CDBG             | \$20,000 |
| ESG              |          |
| HOME             |          |
| HOPWA            |          |
| Total Formula    |          |
| Prior Year Funds |          |
| Assisted Housing |          |
| PHA              |          |
| Other Funding    |          |
| Total            | \$20,000 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
Site Clearance – Blight Removal LMA

**Activity**  
Public Facilities and Improvements

**Description**

Demolition and site clearance of structures that pose a threat to the health, safety and welfare of the public in low and moderate income areas.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility             Affordability                     Sustainability

**Location/Target Area:**

Block Groups: 555500-1, 554200-1, 554400-1, 555100-2, 554600-2, 554500-2, 554200-3, 554500-3, 554700-3, 554100-4, 54200-4, 554800-5, 554500-5

|  |  |
|--|--|
| Specific Objective Number<br>1.3                 | Project ID                               |
| HUD Matrix Code<br>04                            | CDBG Citation<br>570.201(d)              |
| Type of Recipient<br>Local Government            | CDBG National Objective<br>570.208(a)(1) |
| Start Date<br>04/01/2015                         | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of sites cleared | Annual Units<br>4 Units                  |
| Local ID   | Units Upon Completion                    |

**Funding Sources:**

|                  |          |
|------------------|----------|
| CDBG             | \$50,000 |
| ESG              | .....    |
| HOME             | .....    |
| HOPWA            | .....    |
| Total Formula    | .....    |
| Prior Year Funds | .....    |
| Assisted Housing | .....    |
| PHA              | .....    |
| Other Funding    | .....    |
| Total            | \$50,000 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
Site Clearance – Blight Removal SBS

**Activity**  
Public Facilities and Improvements

**Description**  
Demolition and site clearance of structures that pose a threat to the health, safety and welfare of the public.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area:**  
Spot Blight – Location TBD

|  |  |
|--|--|
| Specific Objective Number<br>1.3                 | Project ID                               |
| HUD Matrix Code<br>04                            | CDBG Citation<br>570.201(d)              |
| Type of Recipient<br>Local Government            | CDBG National Objective<br>570.208(b)(2) |
| Start Date<br>04/01/2015                         | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Number of sites cleared | Annual Units<br>4 Units                  |
| Local ID   | Units Upon Completion                    |

**Funding Sources:**

|                  |          |
|------------------|----------|
| CDBG             | \$50,000 |
| ESG              |          |
| HOME             |          |
| HOPWA            |          |
| Total Formula    |          |
| Prior Year Funds |          |
| Assisted Housing |          |
| PHA              |          |
| Other Funding    |          |
| Total            | \$50,000 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
Street Paving-Section 108 Loan Repayment

**Activity**  
Public Facilities and Improvements

**Description**

This is a repayment of Section 108 Loan. The loan was used for street pavement in low/moderate areas.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:**

Block Groups: 555500-1, 554200-1, 554400-1, 555100-2, 554600-2, 554500-2, 554200-3, 554500-3, 554700-3, 554100-4, 54200-4, 554800-5, 554500-5

|  |                                   |
|--|-----------------------------------|
| Specific Objective Number<br>2.2         | Project ID                        |
| HUD Matrix Code<br>19F                   | CDBG Citation                     |
| Type of Recipient<br>Local Government    | CDBG National Objective           |
| Start Date<br>04/01/2015                 | Completion Date<br>03/31/2016     |
| Performance Indicator<br>Public Facility | Annual Units<br>1 Public Facility |
| Local ID                                 | Units Upon Completion             |

**Funding Sources:**

|                  |          |
|------------------|----------|
| CDBG             | \$50,000 |
| ESG              | .....    |
| HOME             | .....    |
| HOPWA            | .....    |
| Total Formula    | .....    |
| Prior Year Funds | .....    |
| Assisted Housing | .....    |
| PHA              | .....    |
| Other Funding    | .....    |
| Total            | \$50,000 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
Medium

**Project**  
Youth Services

**Activity**  
Public Services

**Description**

Provide funding for the staffing for the juvenile diversion program and to provide assistance to youth/teen.

**Objective category:**     Suitable Living Environment     Decent Housing             Economic Opportunity  
**Outcome category:**     Availability/Accessibility         Affordability                 Sustainability

**Location/Target Area:**  
12121 Hemingway, Redford Michigan 48239

|   |  |
|---|--|
| Specific Objective Number<br>2.4          | Project ID                               |
| HUD Matrix Code<br>05D                    | CDBG Citation<br>570.201(e)              |
| Type of Recipient<br>Local Government     | CDBG National Objective<br>570.208(a)(2) |
| Start Date<br>04/01/2015                  | Completion Date<br>03/31/2016            |
| Performance Indicator<br>Persons Assisted | Annual Units<br>250 Persons              |
| Local ID                                  | Units Upon Completion                    |

**Funding Sources:**

|                  |          |
|------------------|----------|
| CDBG             | \$60,000 |
| ESG              | .....    |
| HOME             | .....    |
| HOPWA            | .....    |
| Total Formula    | .....    |
| Prior Year Funds | .....    |
| Assisted Housing | .....    |
| PHA              | .....    |
| Other Funding    | .....    |
| Total            | \$60,000 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**            Redford Township

**Priority Need**  
High

**Project**  
General Administration

**Activity**  
Planning and Administration

**Description**

Provide funding for the general oversight and administration of the Community Development Block Grant program.

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:**

|                                    |                                       |
|------------------------------------|---------------------------------------|
| Specific Objective Number          | Project ID                            |
| HUD Matrix Code 21A                | CDBG Citation 570.206                 |
| Type of Recipient Local Government | CDBG National Objective 570.208(a)(1) |
| Start Date 04/01/2015              | Completion Date 03/31/2016            |
| Performance Indicator              | Annual Units                          |
| Local ID                           | Units Upon Completion                 |

**Funding Sources:**

|                  |           |
|------------------|-----------|
| CDBG             | \$223,000 |
| ESG              | .....     |
| HOME             | .....     |
| HOPWA            | .....     |
| Total Formula    | .....     |
| Prior Year Funds | .....     |
| Assisted Housing | .....     |
| PHA              | .....     |
| Other Funding    | .....     |
| Total            | \$223,000 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs