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STRATEGIC PLAN



EXECUTIVE SUMMARY

The PY2011/12 - PY2015/16 Consolidated Plan is the Charter Township of Redford's five year strategic plan for housing, community development, community services and economic development activities funded through the Community Development Block Grant (CDBG) Program. The 2011/2012 Action Plan serves as the annual application to the US Department of Housing and Urban Development for CDBG funds and details activities and programs to be funded during the 2011/2012 Program Year.

The Community Development Department is the responsible party for the preparation of the Charter Township of Redford's Consolidated Plan and related documents. However, Community Development does work with committee members and residents to develop a meaningful document. The Consolidated Plan is distributed to the District Library, Clerk's Office - Township Hall, the Community Development Department, and the Township website for citizens to review.

The PY2011/12 - PY2015/16 Consolidated Plan consists of seven major sections: Executive Summary, Community Profile, Strategic Plan, Citizen Participation Plan, Annual Action Plan, Certifications, and Appendix.

The Community Profile section includes demographic, household, income, education, economic, and housing profiles. These profiles describe the Charter Township of Redford's estimated population, racial/ethnic composition, labor force, composition of low- and moderate-income households (renter and owner), and a housing analysis.

The Strategic Plan section serves as the basis for describing the need for proposed projects and contains an assessment of the Township's housing, homeless, special needs populations, community development, economic development, and community services needs, as well as prioritization of these needs. Statistics presented in this section stem from a myriad of sources including, but not limited to, the U.S. Department of Housing and Urban Development (HUD), the 2000 U.S. Census, the Southeast Michigan Council of Governments (SEMCOG) as well as discussion and consultation with Township authorities. While the data presented has been derived from a variety of years and sources, in each case, the data utilized is the most appropriate assessment currently available of Township attributes, and represents an accurate picture of the Township's economy, culture, demographics, and civic orientation.

COMMUNITY PROFILE

COMMUNITY DESCRIPTION

The Strategic Plan section also includes our goals and objectives in a performance measured model to meet the needs identified in the Summary of Community Needs. The Township will identify the criteria for a successful project.

Another important component of the Consolidated Plan is the Citizen Participation Plan. The Redford Township Citizen Participation Plan seeks to provide for and encourage the participation of Redford Township residents in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the associated annual performance report.

The 2011/12 Action Plan describes the programs and activities proposed for the 2011/12 program year with the anticipated CDBG funding of \$1,000,000 + \$350,000 in program income.

It is also important to note that the Redford Township Consolidated Plan is consistent with guidelines set forth by the HUD in accordance with the regulations governing the utilization of Federal funds and is based upon the needs that the Township has determined exist through its own assessment and the on-going input of Redford Township residents and officials.

The actual level of funding Redford Township receives from HUD is determined annually and is based upon a formula that all entitlement communities are subject to, in relation to HUD's overall annual budget.

Redford Township is located in north central Wayne County, which is part of the Detroit Metropolitan Area of Michigan's Lower Peninsula. Wayne County is the most populated county in the State, with approximately 1.9 million residents, of which approximately 772,000 million reside in the City of Detroit according to SEMCOG's July 2010 estimates.

The Township is located approximately 17 miles west of the City of Detroit, and is bordered by four cities, including Detroit and Livonia to the west, Southfield to the north, and Dearborn Heights to the south. Redford Township's unique geographic location allows it to be easily accessed by important transportation facilities, including Detroit Wayne County Metropolitan Airport, I-96, I-94, and US-24. The Township can be considered an "inner-ring" suburb of Detroit, as it is nearly built-out and features typical suburban land uses, including residential neighborhoods and commercial corridors.

When developing a Consolidated Plan, it is important to recognize the community's unique social, economic, and environmental conditions. SEMCOG and the Wayne County Planning Commission provide regional planning services to the Detroit Metropolitan area. These organizations provide valuable databases and policy documents to assist Redford Township and adjacent municipalities with decision making. The following incorporates information collected from these organizations as well as the U.S. Census regarding the specific social, economic,

and environmental trends affecting Redford Township toward 2016.

SOCIOECONOMIC CONDITIONS

Socioeconomic conditions, including but not limited to population, income and employment, should be considered when identifying future projects or making policy decisions. For example, if the Township population is aging, more facilities may be needed for senior citizens. Conversely, if school enrollment is increasing, there may be a need to plan for more youth programs. Because socioeconomic conditions do not function in isolation, this analysis also refers to the larger socioeconomic trends of Wayne County and the State of Michigan.

Population

Population is the most important factor influencing policy decisions in any community given that a growing population will require additional housing, public facilities, transportation, and other services.

Historical Trends

Historical population trends for Redford Township and its neighboring communities are presented in [Figure 1, Historical Population Trends](#).

In general, Michigan increased in population by 12.0 percent between 1970 and 2000; however, Wayne County experienced a population decrease of 22.7 percent during that same period. Like other communities in Wayne County, Redford Township experienced a population decrease of 28.2 percent between 1970 and 2000, which represents a loss of 20,279 residents. Only the City of Detroit had a greater decrease during the same period. Except for the City of Southfield, which increased by 13.0 percent, all of the other neighboring communities decreased in population between 1970 and 2000. Overall, the area population trends indicate a decrease in population for Redford Township as of the 2000 U.S. Census.

Figure 1 Historical Population Trends

Place	1970		Change 1970-1980		1980		Change 1980-1990		1990		Change 1990-2000		2000	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Redford Township	71,901		58,441	(13,460)	-18.7%	54,387	(4,054)	-6.9%	51,622	(2,765)	-5.1%	(20,279)	-28.2%	
Wayne County														
Livonia	110,109		104,814	(5,295)	-4.8%	100,850	(3,964)	-3.8%	100,545	(305)	-0.3%	(9,564)	-8.7%	
Dearborn Heights	80,069		67,706	(12,363)	-15.4%	60,838	(6,868)	-10.1%	58,264	(2,574)	-4.2%	(21,805)	-27.2%	
Detroit	1,514,063		1,203,339	(310,724)	-20.5%	1,027,974	(175,365)	-14.6%	951,270	(76,704)	-7.5%	(562,793)	-37.2%	
Oakland County														
Southfield	69,285		75,568	6,283	9.1%	75,728	160	0.2%	78,296	2,568	3.4%	9,011	13.0%	
Wayne County	2,666,751		2,337,891	(328,860)	-12.3%	2,111,687	(226,204)	-9.7%	2,061,162	(50,525)	-2.4%	(605,589)	-22.7%	
Michigan	8,875,083		9,262,078	386,995	4.4%	9,295,297	33,219	0.4%	9,938,444	643,147	6.9%	1,063,361	12.0%	

Source: 1970, 1980, 1990 and 2000 U.S. Census.

Estimates

According to SEMCOG's Population and Housing Estimates for Southeast Michigan, published July 2010, Wayne County is estimated to have a current population of 1,897,499, representing a 7.9 percent decrease from the year 2000. Similarly, Redford Township is estimated to have experienced a 7.3 percent decrease in population from the year 2000, with a current estimated population of 47,846.

Projections

Figure 2, Population Projections 2020, shows the population projections for Redford Township and Wayne County based on several approaches to projecting population toward the year 2020. These include

projection methodologies used by Woods & Poole Economics, Inc., and SEMCOG that are based on a constant share of Wayne County's population. Both approaches indicate that Wayne County will continue to lose population toward the year 2020; however, the approach utilized by Woods and Poole Economics, Inc., shows a more rapid population loss during that time.

Given the recently published SEMCOG estimates for 2010, which indicate a population of 47,846 for Redford Township, the Woods & Poole Economics, Inc. and SEMCOG projections are an average of 4 to 5 percent higher than current estimates. The population of Redford Township would be 47,354 by the year 2015 and 46,932 by the year

Figure 2 Population Projections 2020					
Method	2000 Population	Projections			
		2005	2010	2015	2020
Based on Constant Share					
Woods & Poole Projection*					
Wayne County	2,061,162	1,982,030	1,952,350	1,927,190	1,903,010
Redford Township	51,622	49,640	48,897	48,267	47,661
SEMCOG**					
Wayne County	2,061,162	2,047,417	2,032,765	2,024,274	2,013,215
Redford Township	51,622	51,278	50,911	50,698	50,421
Estimates, 2010****		Wayne Co.	1,897,499	1,876,754	1,860,017
		Redford Twp.	47,846	47,354	46,932
Based on Historical Trends					
SEMCOG***	51,622	49,957	49,314	48,719	48,178
Linear Extrapolation	51,622	46,110	42,865	39,620	36,376
Exponential Extrapolation	51,622	47,354	44,897	42,567	40,357

* 1998 State Profile, Woods & Poole Economics, Inc.

** SEMCOG Population of Southeast Michigan Counties, 1900-2030, September 2002.

*** SEMCOG Regional Development Forecast, Community Detail Report, December 2003.

**** SEMCOG Population and Housing Estimates for Southeast Michigan, July 2010; 2015 and 2020 projections represent 4 to 5 percent fewer population than average of Woods & Poole Economics, Inc. & SEMCOG projections.

2020 if similar rates were applied to current estimates. Regardless of the approach, the population of Redford Township is expected to decline towards the year 2020.

Of the projections specific to Redford Township that are not based on constant share but on historical trends, the linear extrapolation methods yield the lowest population toward 2020. However, due to the peak loss of population during the 1970s, the historical trends may result in less accurate projections for the future than those based on constant share.

Households & Housing Units

Figure 3, Household Characteristics, examines the number of households and household size documented during the 2000 U.S. Census and more recently by SEMCOG.

According to SEMCOG’s Population and Housing Estimates for Southeast Michigan, the number of households in Redford Township declined to 18,970 households or ap-

proximately -6.0 percent since the 2000 U.S. Census. Average household size declined approximately 2.0 percent during that same time period.

The decline of household size has been a national trend over the past few decades. Demographers have linked several factors to this trend. People are marrying later, postponing having children and having fewer children. Nationwide, married couple families still comprise the largest and economically most significant household; however, the number of single parent households is increasing, thus contributing to this trend.

Uniquely, Wayne County as a whole experienced a slight increase in average household size during the last decade, as did the communities of Livonia, Detroit and Southfield.

Figure 4, Housing Units, examines the number of housing units and vacancy rates documented during the 2000 U.S. Census and more recently by SEMCOG.

Figure 3 Household Characteristics						
Place	Total Households (2000)	Total Households (2010)	% Change	Average Household Size (2000)	Average Household Size (2010)	% Change
Redford Township	20,182	18,970	-6%	2.54	2.50	-2%
Wayne County						
Livonia	38,089	36,986	-3%	2.59	2.62	1%
Dearborn Heights	23,276	22,576	-3%	2.47	2.42	-2%
Detroit	336,428	241,558	-39%	2.77	3.11	11%
Oakland County						
Southfield	33,996	30,265	-12%	2.27	2.44	7%
Wayne County	768,440	670,400	-15%	2.64	2.78	5%
Michigan	3,785,661	N/A	N/A	2.56	N/A	N/A

Source: 2000 U.S. Census; SEMCOG Population and Housing Estimates for Southeast Michigan, July 2010.

Figure 4 Housing Units

Place	Total Housing Units (2000)	Total Housing Units (2010)	Occupied Housing Units (2000)		Occupied Housing Units (2010)		Vacancy Rate (2000)	Vacancy Rate (2010)
			#	% of Total Housing Units	#	% of Total Housing Units		
Redford Township	20,605	20,512	20,182	97.9%	18,970	92.5%	2.1	7.5
Wayne County								
Livonia	38,658	38,442	38,089	98.5%	36,986	96.2%	1.5	3.8
Dearborn Heights	23,913	24,572	23,276	97.3%	22,576	91.9%	2.7	8.1
Detroit	375,096	325,728	336,428	89.7%	241,558	74.2%	10.3	25.8
Oakland County								
Southfield	35,707	36,030	33,996	95.2%	30,265	84.0%	4.8	16.0
Wayne County	826,145	799,201	768,440	93.0%	670,400	83.9%	7.0	16.1
Michigan	4,234,279	N/A	3,785,661	89.4%	N/A	N/A	10.6	N/A

Source: 2000 U.S. Census; SEMCOG Population and Housing Estimates for Southeast Michigan, July 2010.

Figure 5 Housing Unit Projections 2000-2020

	2000	2010	2020*	% Change 2000-2020
Total Population	51,622	47,846	46,932	-9.1%
Persons per Household	2.54	2.50	2.46	-3.1%
Total Occupied Housing Units	20,182	18,970	18,608	-7.8%

2000 Data Source: U.S. Census Bureau.

2010 Data Source: SEMCOG Population and Housing Estimates for Southeast Michigan, July 2010.

2020 Data Source: Wade Trim Analysis.

*Total population is based on 2010 SEMCOG data with an applied rate of change derived from the average of Woods & Poole Economics, Inc. and SEMCOG projections toward 2020. Persons per household and total occupied housing units are projections based on respective 2000-2010 rates of change.

In general, the number of occupied housing units in Redford Township, as well as neighboring communities, has decreased since 2000. As a result, Redford Township's vacancy rates have increased from 2.1 percent in 2000 to 7.5 percent in 2010.

Total housing units have also decreased, with the exception of Dearborn Heights and Southfield, which experienced a small in-

crease in total housing units between 2000 and 2010. In comparison, Redford Township lost approximately 93 housing units during this time.

With both the population and number of people per household expected to continue to decline toward 2020, the estimated number of occupied housing units in Redford Township is also expected to decline.

See Figure 5, Housing Unit Projections 2000-2020.

Age

Information on age distribution within a population can assist a community in determining the needs specific to certain age groups. For example, a younger population tends to require more rental housing units and smaller homes, while an elderly population may need assisted living facilities. Analysis of age distribution may also be used by policy makers to identify gaps in services and to project future needs for housing, education, recreation, and medical care. Examples of this are the aging baby boomers and their children, which will demand specific services as they mature through their respective lives.

Figure 6, Age & Gender Distribution, 1990-2000, presents Redford Township's age group trends between 1990 and 2000. While population declined overall, the largest declines in age groups occurred in the 25 to 34, 60 to 64, and 65 to 74 age groups. In contrast, the largest increases occurred in the 35 to 44 and 45 to 54 age groups. These figures show a general wave of population rise and fall between 1990 and 2000. Overall, the Township's change in median age, from 34.1 in 1990 to 35.9 in 2000, shows an aging trend.

As shown in Figure 7, Age Group Comparison, 2000, the median age of Redford Township residents in 2000 (35.9) was slightly younger than its surrounding communities.

Figure 6 Age & Gender Distribution, 1990-2000				
Subject	1990		2000	
	#	%	#	%
Total population	54,387	100.0%	51,622	100.0%
SEX				
Male	26,323	48.4%	25,300	49.0%
Female	28,064	51.6%	26,322	51.0%
Under 5 years	4,202	7.7%	3,541	6.9%
5 to 9 years	3,904	7.2%	3,754	7.3%
10 to 14 years	3,346	6.2%	3,703	7.2%
15 to 19 years	2,946	5.4%	3,217	6.2%
20 to 24 years	2,994	5.5%	2,500	4.8%
25 to 34 years	10,811	19.9%	8,286	16.1%
35 to 44 years	7,604	14.0%	9,269	18.0%
45 to 54 years	4,295	7.9%	6,302	12.2%
55 to 59 years	2,219	4.1%	1,787	3.5%
60 to 64 years	3,094	5.7%	1,565	3.0%
65 to 74 years	5,621	10.3%	3,493	6.8%
75 to 84 years	2,376	4.4%	3,244	6.3%
85 years and over	975	1.8%	961	1.9%
Median age (years)	34.1	-	35.9	-

Source: 1990 and 2000 U.S. Census.

Only Detroit was younger (30.9). When compared to Wayne County and the State of Michigan, Redford Township's population was slightly older.

In terms of population by age group, Redford Township had the lowest percentage of citizens in the 45 to 54 age group, as well as the 55 to 59 and 60 to 64 age groups. In contrast, Redford Township had the highest percentage for the 25 to 34 and 35 to 44 age groups. This indicates that most of Redford Township's population was within the family formation and maturing family stages

Figure 7 Age Group Comparison: 2000

Place	Total Population	Under 5 years		5 to 9 years		10 to 14 years		15 to 19 years		20 to 24 years		25 to 34 years		35 to 44 years	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Redford Township	51,622	3,541	6.9%	3,754	7.3%	3,703	7.2%	3,217	6.2%	2,500	4.8%	8,286	16.1%	9,269	18.0%
Wayne County															
Livonia	100,545	5,654	5.6%	6,749	6.7%	7,243	7.2%	6,488	6.5%	4,142	4.1%	11,371	11.3%	17,494	17.4%
Dearborn Heights	58,264	3,732	6.4%	3,749	6.4%	3,574	6.1%	3,310	5.7%	3,158	5.4%	8,173	14.0%	9,028	15.5%
Detroit	951,270	76,232	8.0%	93,882	9.9%	83,361	8.8%	68,707	7.2%	65,654	6.9%	144,323	15.2%	136,695	14.4%
Oakland County															
Southfield	78,296	4,358	5.6%	4,683	6.0%	4,847	6.2%	4,653	5.9%	4,548	5.8%	12,356	15.8%	11,571	14.8%
Wayne County	2,061,162	152,600	7.4%	175,610	8.5%	162,482	7.9%	138,992	6.7%	128,115	6.2%	304,310	14.8%	319,850	15.5%
Michigan	9,938,444	672,005	6.8%	745,181	7.5%	747,012	7.5%	719,867	7.2%	643,839	6.5%	1,362,171	13.7%	1,598,373	16.1%

Age Group Comparison: 2000 (continued)

Place	45 to 54 years		55 to 59 years		60 to 64 years		65 to 74 years		75 to 84 years		85 years and over		Median age (years)
	#	%	#	%	#	%	#	%	#	%	#	%	
Redford Township	6,302	12.2%	1,787	3.5%	1,565	3.0%	3,493	6.8%	3,244	6.3%	961	1.9%	35.9
Wayne County													
Livonia	14,942	14.9%	5,137	5.1%	4,337	4.3%	8,961	8.9%	6,056	6.0%	1,971	2.0%	40.2
Dearborn Heights	7,220	12.4%	2,805	4.8%	2,601	4.5%	5,682	9.8%	4,192	7.2%	1,040	1.8%	38.9
Detroit	115,971	12.2%	38,045	4.0%	29,344	3.1%	52,863	5.6%	35,213	3.7%	10,980	1.2%	30.9
Oakland County													
Southfield	12,084	15.4%	4,302	5.5%	3,006	3.8%	5,323	6.8%	4,427	5.7%	2,138	2.7%	38.3
Wayne County	269,333	13.1%	90,785	4.4%	70,103	3.4%	130,038	6.3%	91,726	4.5%	27,218	1.3%	34.0
Michigan	1,367,939	13.8%	485,895	4.9%	377,144	3.8%	642,880	6.5%	433,678	4.4%	142,460	1.4%	35.5

Source: 2000 U.S. Census.

Figure 8 Age Group Projections, 2000-2035

Subject	2000		2010		2035		Change 2000-2035
	#	%	#	%	#	%	%
Total population	51,622	100.0%	47,846	100.0%	45,687	100.0%	-11%
Under 5 years	3,541	6.9%	3,344	7.0%	2,853	6.2%	-19%
5 to 17 years	9,537	18.5%	8,848	18.5%	7,126	15.6%	-25%
18 to 34 years	11,923	23.1%	10,847	22.7%	8,158	17.9%	-32%
35 to 64 years	18,923	36.7%	17,756	37.1%	14,840	32.5%	-22%
65 years and over	7,698	14.9%	9,130	19.1%	12,710	27.8%	65%

Source: 2000 U.S. Census; SEMCOG Population and Housing Estimates for Southeast Michigan, July 2010; SEMCOG Community Profile for Redford Township, December 2010. Interim estimates for 2010 generated by Wade Trim based on SEMCOG population estimates and age group annual rate of change 2000-2035.

of their lives at the turn of the century.

As the population of Redford Township continues to age, future trends show an increase in groups over 65 years of age. According to the SEMCOG Community Profile for Redford Township, December 2010, the population over 65 years of age is expected to increase by approximately 65 percent toward the year 2035 as the baby boomer population matures. Meanwhile, the population under 65 years of age is expected to decline during the same time period. See [Figure 8, Age Group Projections, 2000-2035](#).

GENDER

Redford Township was balanced by gender according to the 2000 U.S. Census. The male gender was represented by 26,323 people or 48.4% of the total population while the female gender comprised 51.6%.

RACE/ETHNICITY

According to the 2000 U.S. Census, approximately 88 percent of the population reported as White and approximately 8.5 percent of the population reported as African American. The Township does not reflect the racial diversity found within Wayne County as a whole, as minority populations comprise nearly half of Wayne County's population. See [Figure 9, Racial Distribution 2000](#).

DISABLED & SPECIAL NEEDS POPULATIONS

Understanding the statistics of the special needs population will help Redford Township better assess for public facilities and programs directed toward this population. The specific number of disabled persons living within Redford Township at present cannot be determined; however, U.S. Census data may provide an approximate number for consideration.

Figure 9 Racial Distribution 2000

Place	Total Population	Total One Race		White		Black or African American		American Indian and Alaska Native		Asian or Pacific Islander		Some Other Race		Two or More Races	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Redford Twp.	51,622	50,747	98.3%	45,418	88.0%	4,410	8.5%	222	0.4%	402	0.8%	295	0.6%	875	1.7%
Wayne County															
Livonia	100,545	99,432	98.9%	95,975	95.5%	951	0.9%	223	0.2%	1,965	2.0%	318	0.3%	1,113	1.1%
Dearborn Heights	58,264	56,627	97.2%	53,395	91.6%	1,236	2.1%	216	0.4%	1,310	2.2%	470	0.8%	1,637	2.8%
Detroit	951,270	929,229	97.7%	116,559	12.3%	775,772	81.6%	3,140	0.3%	9,519	1.0%	24,199	2.5%	22,041	2.3%
Oakland County															
Southfield	78,296	75,955	97.0%	30,406	38.8%	42,454	54.2%	157	0.2%	2,440	3.1%	498	0.6%	2,341	3.0%
Wayne County	2,061,162	2,009,893	97.5%	1,065,607	51.7%	868,992	42.2%	7,627	0.4%	35,647	1.7%	32,020	1.6%	51,269	2.5%
Michigan	9,938,444	9,746,028	98.1%	7,966,053	80.2%	1,412,742	14.2%	58,479	0.6%	179,202	1.8%	129,552	1.3%	192,416	1.9%

Source: 2000 U.S. Census.

The 2000 U.S. Census categorizes disabilities into six types: sensory, physical, mental, self-care, go-outside-home, and employment. These categories are further divided into age cohorts as shown in **Figure 10, Disability Status 2000**.

In 2000, approximately 10 percent of Redford Township’s civilian non-institutionalized population over 5 years of age had some kind of disability. Of the youth (5 to 15 years of age), approximately 6 percent had some type of disability, the majority of which were mental disabilities. Of working age residents (16 to 64 years of age), approximately 8 percent had some kind of disability, the majority of which were employment disabilities. Of the elderly (65 years of age or older), approximately 21 percent had some kind of disability, the majority of which were physical disabilities associated with aging.

INCOME CHARACTERISTICS

Income levels are a good way to measure the relative economic health of a community. Three measures of income (median household, median family and per capita) are recorded by the U.S. Census. Household income is a measure of the total incomes of the persons living in a single household. Family income is a measure of the total incomes of a family unit and does not include non-family units, such as a single person living alone, and for this reason is

typically higher than household income. Per capita income is a measure of the incomes of every person in a specific area. Because per capita income is based on all individuals, these statistics are typically lower than those based on household or family incomes.

Figure 10 Disability Status* 2000				
Disability by Age and Type	Redford Township		Wayne County	
	#	%	#	%
Population 5 Years and Over	47,872	100.0%	1,888,548	100.0%
With a Disability	4,762	9.9%	187,176	9.9%
Population 5 to 15 Years	8,120	100.0%	367,181	100.0%
With a Disability	470	5.8%	19,471	5.3%
Sensory Disability	63	0.8%	2,033	0.6%
Physical Disability	0	0.0%	2,273	0.6%
Mental Disability	401	4.9%	14,402	3.9%
Self-Care Disability	6	0.1%	763	0.2%
Population 16 to 64 Years	32,150	100.0%	1,280,589	100.0%
With a Disability	2,698	8.4%	146,486	11.4%
Sensory Disability	344	1.1%	11,110	0.9%
Physical Disability	550	1.7%	29,273	2.3%
Mental Disability	192	0.6%	14,009	1.1%
Self-Care Disability	89	0.3%	799	0.1%
Go-outside-home Disability	275	0.9%	20,813	1.6%
Employment Disability	1,248	3.9%	70,482	5.5%
Population 65 Years and Over	7,602	100.0%	240,778	100.0%
With a Disability	1,594	21.0%	21,219	8.8%
Sensory Disability	492	6.5%	6,865	2.9%
Physical Disability	738	9.7%	14,710	6.1%
Mental Disability	51	0.7%	5,537	2.3%
Self-care Disability	6	0.1%	4,685	1.9%
Go-outside-home Disability	307	4.0%	10,563	4.4%

*Disability status of the civilian non-institutionalized population over 5 years of age.

Figure 11, Income and Poverty 1990-2000, shows these measures applied to Redford Township in both the 1990 and 2000 censuses. The 1990 statistics have been adjusted for inflation.

Redford Township reported increases in two of three income categories between 1990 and 2000, with Median Household Income being the only decrease (-0.6 percent). The Township's per capita income increased (10.4 percent) at the highest rate and Median Family Income rose by 2.9 percent. The City of Detroit grew the fastest in all three categories. Several of the surrounding communities experienced gains in some or all of the three income categories.

For Redford Township, the poverty level rose, from 4.1 percent in 1990 to 5.1 percent by 2000. Several other communities saw their poverty level rise including Livonia, Dearborn Heights, and Southfield. At 5.1 percent at 2000, Redford Township's poverty level is fairly low when compared to the surrounding communities, and especially the county and state.

EMPLOYMENT

Employment by occupation for Redford Township and surrounding areas is detailed in **Figure 12, Employment by Occupation 2000**. Generally, Redford Township is similar to its neighboring communities when it comes to employment. Redford ranks about average for each category. Occupations in Redford Township include Management, Professional, and Related Occupations (28.3 percent); Production, Transportation, and Material Moving Occupations (19.0 percent);

Service Occupations (13.1 percent); Sales and Office Occupations (29.0 percent); Farming, Fishing, and Forestry Occupations (>0.1 percent); and Construction, Extraction, and Maintenance Occupations (10.6 percent).

Figure 13, Employment by Industry 2000 also shows similarities between Redford and its neighboring communities. The three largest industry classifications for Redford Township include Manufacturing (21.4 percent), Educational, Health and Social Services (15.5 percent), and Retail Trade (12.9 percent).

SEMCOG provides estimates and projections of employment by industry toward 2035 based on 2005 estimates. These exclude construction, farming and military employment due to their transient and/or seasonal conditions. SEMCOG's estimates and projections are shown in **Figure 14, Forecasted Jobs by Industry 2005-2035**, sourced from SEMCOG's Community Profile for Redford Township, December 2010.

While the number of jobs in Redford Township is generally expected to decline, some job growth is forecasted in industries such as Health Care & Social Assistance; Administrative, Support, & Waste Services; and Transportation & Warehousing. Manufacturing, Wholesale Trade, and Retail Trade are expected to decline the most toward the year 2035.

Like many communities in the larger Detroit Metropolitan Area, Redford Township has seen a significant loss of jobs over

Figure 11 Income and Poverty 1990*-2000

Place	Median Household Income			Median Family Income			Per Capita Income			% Below Poverty Level**	
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	1990	2000
Redford Township	\$49,797	\$49,522	-0.6%	\$54,889	\$56,461	2.9%	\$20,167	\$22,263	10.4%	4.1%	5.1%
Wayne County											
Livonia	\$65,184	\$63,018	-3.3%	\$71,721	\$72,720	1.4%	\$25,654	\$27,923	8.8%	2.6%	3.2%
Dearborn Heights	\$49,273	\$48,222	-2.1%	\$56,860	\$54,392	-4.3%	\$22,101	\$22,829	3.3%	5.5%	6.1%
Detroit	\$25,114	\$29,526	17.6%	\$30,238	\$33,853	12.0%	\$12,654	\$14,717	16.3%	32.4%	26.1%
Oakland County											
Southfield	\$54,376	\$51,802	-4.7%	\$66,622	\$64,543	-3.1%	\$28,271	\$28,096	-0.6%	5.8%	7.4%
Wayne County	\$37,516	\$40,776	8.7%	\$45,693	\$48,805	6.8%	\$17,441	\$20,058	15.0%	20.0%	16.4%
Michigan	\$41,567	\$44,667	7.5%	\$49,114	\$53,457	8.8%	\$18,966	\$22,168	16.9%	13.1%	10.5%

*1990 dollars have been adjusted for inflation to equal the value of 2000 dollars.

**All individuals for whom poverty status is determined.

Source: 1990 and 2000 U.S. Census.

Inflation adjustment source: U.S. Department of Labor, Bureau of Labor Statistics, August 2005.

Inflation Rate: \$1 in 1989 equals \$1.34 in 1999.

Source: U.S. Department of Labor, Bureau of Labor Statistics, August 2005.

Figure 12 Employment by Occupation 2000

Place	Total Employed civilian population 16 years and over	Management, professional, and related occupations		Service occupations		Sales and office occupations		Farming, fishing, and forestry occupations		Construction, extraction, and maintenance occupations		Production, transportation, and material moving occupations	
		#	%	#	%	#	%	#	%	#	%	#	%
Redford Township	25,161	7,114	28.3%	3,292	13.1%	7,294	29.0%	9	0.0%	2,678	10.6%	4,774	19.0%
Wayne County													
Livonia	49,783	20,459	41.1%	5,526	11.1%	13,739	27.6%	17	0.0%	4,062	8.2%	5,980	12.0%
Dearborn Heights	25,982	7,304	28.1%	3,590	13.8%	7,758	29.9%	4	0.0%	2,848	11.0%	4,478	17.2%
Detroit	331,441	71,678	21.6%	71,627	21.6%	88,851	26.8%	573	0.2%	23,978	7.2%	74,734	22.5%
Oakland County													
Southfield	39,714	17,434	43.9%	4,024	10.1%	11,263	28.4%	35	0.1%	1,938	4.9%	5,020	12.6%
Wayne County	851,110	239,562	28.1%	141,856	16.7%	228,130	26.8%	936	0.1%	74,116	8.7%	166,510	19.6%
Michigan	4,637,461	1,459,767	31.5%	687,336	14.8%	1,187,015	25.6%	21,120	0.5%	425,291	9.2%	856,932	18.5%

Source: 2000 U.S. Census.

Figure 13 Employment by Industry 2000

Category	Redford Township		Livonia		Dearborn Heights		Detroit		Southfield		Wayne County		Michigan	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Employed Civilians over the age of 16	25,161	100.0%	49,783	100.0%	25,982	100.0%	331,441	100.0%	39,714	100.0%	851,110	100.0%	4,637,461	100.0%
Agriculture, forestry, fishing and hunting, and mining	37	0.1%	35	0.1%	4	0.0%	514	0.2%	11	0.0%	1,044	0.1%	49,496	1.1%
Construction	1,864	7.4%	2,522	5.1%	1,321	5.1%	12,226	3.7%	1,227	3.1%	39,296	4.6%	278,079	6.0%
Manufacturing	5,394	21.4%	11,202	22.5%	6,033	23.2%	62,235	18.8%	7,426	18.7%	185,856	21.8%	1,045,651	22.5%
Wholesale trade	1,201	4.8%	2,193	4.4%	978	3.8%	7,711	2.3%	1,151	2.9%	26,904	3.2%	151,656	3.3%
Retail trade	3,246	12.9%	5,434	10.9%	3,535	13.6%	31,566	9.5%	4,283	10.8%	90,905	10.7%	550,918	11.9%
Transportation and warehousing, and utilities	1,255	5.0%	2,163	4.3%	1,644	6.3%	22,198	6.7%	1,747	4.4%	54,387	6.4%	191,799	4.1%
Information	699	2.8%	1,417	2.8%	550	2.1%	9,528	2.9%	1,571	4.0%	21,231	2.5%	98,887	2.1%
Finance, insurance, real estate, and rental and leasing	1,797	7.1%	3,392	6.8%	1,517	5.8%	19,088	5.8%	3,755	9.5%	50,591	5.9%	246,633	5.3%
Professional, scientific, management, administrative, and waste management services	2,203	8.8%	5,585	11.2%	2,224	8.6%	29,694	9.0%	4,713	11.9%	77,890	9.2%	371,119	8.0%
Educational, health and social services	3,893	15.5%	9,290	18.7%	3,958	15.2%	69,343	20.9%	8,522	21.5%	158,342	18.6%	921,395	19.9%
Arts, entertainment, recreation, accommodation and food services	1,656	6.6%	3,238	6.5%	1,938	7.5%	28,822	8.7%	2,148	5.4%	68,026	8.0%	351,229	7.6%
Other services (except public administration)	1,272	5.1%	2,006	4.0%	1,574	6.1%	18,299	5.5%	1,807	4.6%	42,366	5.0%	212,868	4.6%
Public administration	644	2.6%	1,306	2.6%	706	2.7%	20,217	6.1%	1,353	3.4%	34,272	4.0%	167,731	3.6%

Source: 2000 U.S. Census.

the last decade due to the decline of the region’s manufacturing and trade industries. The Township’s unemployment rate was 2.5 percent when documented by the U.S. Census in 2000 and was estimated to be 7.0 percent in 2005 according to the American Community Survey (ACS). Recent figures published by HUD, indicate that the Township’s unemployment rate has continued to increase to 14.6 percent as of June 2010. This rate is slightly lower than that of Wayne County as a whole (15.4 percent) as

of June 2010 according to the U.S. Department of Labor’s Local Area Unemployment Statistics.

EDUCATION

Attainment

Educational attainment is another method used to measure the economic health of a community. For example, educational attainment determines, to a large extent, what types of industries are sustainable or what types of services may be necessary to

Figure 14 Forecasted Jobs by Industry 2005-2035

Industry	2005	2035	Change 2005-2035
Natural Resources & Mining	C	C	C
Manufacturing	1,957	905	-1,052
Wholesale Trade	680	433	-247
Retail Trade	2,738	1,913	-825
Transportation & Warehousing	530	649	119
Utilities	C	C	C
Information	552	405	-147
Financial Activities	944	1,042	98
Professional, Scientific, & Technical Services	704	736	32
Management of Companies & Enterprises	68	45	-23
Administrative, Support, & Waste Services	1,028	1,465	437
Education Services	1,555	1,610	55
Health Care & Social Assistance	1,532	3,863	2,331
Leisure & Hospitality	1,513	1,498	-15
Other Services	1,278	1,242	-36
Public Administration	379	328	-51

Source: SEMCOG Community Profile for Redford Township, December 2010.

Note: "C" indicates confidential data regarding ES-202 files.

Figure 15 Educational Attainment 2000

Place	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher
Redford Township	86.1%	16.1%
Wayne County		
Livonia	88.8%	29.7%
Dearborn Heights	79.0%	16.7%
Detroit	69.6%	11.0%
Oakland County		
Southfield	87.3%	36.7%
Wayne County	77.0%	17.2%
Michigan	83.4%	21.8%

Source: 2000 U.S. Census.

ready a population for the workforce. Figure 15, Educational Attainment 2000, shows Redford Township has the third highest percentage of population that has achieved a high school diploma or higher (86 percent) compared to its neighboring communities at just behind Southfield (87 percent) and Livonia (89 percent). Comparatively, the County (77 percent) and State (83 percent) have much lower percentages.

When the population that has achieved a bachelor's degree or higher is considered, Redford Township, at 16 percent, is behind its neighboring communities. Wayne County, at 17 percent, is slightly higher than Redford Township while the State, at 22 percent, is significantly higher.

According to the 2000 U.S. Census, approximately 14 percent of Redford Township's population age 25 and older did not graduate high school.

Enrollment

For elementary through high school education, Redford Township is served by two separate school districts: Redford Union School District which incorporates the northern section of the Township and the South Redford School District, which incorporates the southern section.

The Redford Union School District has six schools (four elementary schools, one middle school, and one high school) with an enrollment of approximately 5,000 students. The South Redford School District also has six schools (four elementary schools, one middle school, and one high school) with an

enrollment of approximately 3,400 students in academic year 2008-2009. Consistently, the elementary school population has the largest enrollment figures, on average 48 percent of the total school population.

PHYSICAL CONDITIONS

This section helps to identify important physical features within Redford Township such as topography, land use patterns and transportation systems to better understand their impact on Redford’s ability to provide for its population now and in the future.

Topography

Redford Township is characterized by a nearly level topography. The terrain slopes slightly, from north to south. In general, the change in elevation across the Township is only 25 feet, with elevations varying from approximately 650 feet above sea level, along the northern part of the Township, to 625 feet above sea level in the southern section. Areas that surround the smaller tributaries of the Rouge River are marked by more significant changes in grade.

Existing Land Use

SEMCOG completed a generalized Existing Land Use Inventory of Redford Township in 2008. The land use data, derived from digital parcel files, assigned land use codes based on assessed property, is somewhat general; however, this data represents the most recent inventory for the Township. As shown in the following **Figure 16, Redford Township Land Use 2008**.

In 2008, Redford Township consisted primarily (>50 percent) of single-family neighborhoods. These neighborhoods were and continue to be located on a grid-based street network proximate to major roadways.

The primary commercial and office corridors are located at major east-west roadways including Plymouth, Five Mile, Seven Mile, and Eight Mile Roads. Commercial and office land uses are also found along Grand River Avenue and Telegraph Road (US-24), south of Five Mile Road. Industrial land uses are concentrated at I-96, Telegraph Road (US-24), Plymouth Road, and Inkster Road.

Schools and public properties are dispersed throughout the Township, but are primarily located within residential areas, as are parks and open space.

Figure 16 Redford Township Land Use 2008

Category	Acres	% of Total
Agricultural	-	0.0%
Single-Family Residential	3,431	47.7%
Multiple-Family Residential	22	0.3%
Commercial	412	5.7%
Industrial	426	5.9%
Government/Institutional	528	7.3%
Park, Recreation and Open Space	432	6.0%
Airport	-	0.0%
Transportation, Communication and Utility	1,943	27.0%
Water	5	0.1%
Total	7,198	100.0%

Source: SEMCOG Land Use Data, 2008; SEMCOG Community Profile for Redford Township, December 2010.

Zoning

In conjunction with the current land use patterns, single-family residential can be considered the principal zoning district of Redford Township. There are four residential district types. One-family residential districts are spread evenly throughout the Township. Two-family and multiple-family zoning districts are clustered around the Plymouth Road and Five Mile Road areas. Mobile Home zoning districts are located along Telegraph Road (US-24).

Also, as is reflective of current land use patterns, commercial business districts are minor districts in the Township. The majority of business districts are along the more prominent roadway arterials, including Inkster, Five Mile, and Telegraph (US-24) Road's. The industrial districts are primarily found in the southern section of the Township.

Figure 17, Redford Township Zoning Districts 2010, shows the zoning districts specific to the Township.

TRANSPORTATION SYSTEMS

According to SEMCOG's Community Profile for Redford Township, December 2010, Redford Township had approximately 227 miles of public road, including boundary roads, most of which follow a traditional grid-network.

The major north/south arterial roads include Middlebelt, Inkster, Beech Daly, and Telegraph (US-24). The major east/west arterials include I-96, Joy Road, Plymouth Road, and the Mile Roads (5-8 Mile Road). Ad-

Figure 17 Redford Township Zoning Districts 2010

Residential Districts	
R-1	One-Family Residential
R-2	Two-Family Residential
R-3	Multiple Dwelling
MH	Mobile Home
Nonresidential Districts	
C-1	Local Business
C-2	General Commercial
C-3	Highway Service
PS	Professional Service
M-1	Light Industrial
M-1A	Medium Industrial
M-2	General Industrial
P-1	Vehicular Parking
P-L	Public Lands District
Overlay Districts	
HAZ	Hazardous Substance Overlay District
TR	Telegraph Road Overlay District

Source: Zoning Ordinance, Section 2.01, Charter Township of Redford, Wayne County, Michigan, 2008.

ditionally, Grand River Avenue runs diagonally, bisecting the northern section of the Township. Telegraph Road (US-24), I-96, as well as Grand River Avenue are the most direct links between the Township and the surrounding Detroit Metropolitan areas.

In terms of safety, the majority of local automobile crashes are intersection related, with the highest frequency of crashes occurring at Beech Daly and Plymouth Roads and Inkster and Schoolcraft Roads, according to 2005-2009 data collected by SEMCOG and documented in the *Community Profile for Redford Township*.

The mean travel time to work from Redford Township was approximately 24 minutes in the year 2000. According to the 2000 U.S. Census, the majority of Redford Township's population drives alone to work as opposed to carpooling or taking public transportation. Less than 2 percent of the population walks or travels by other means. RideSMART, a public transit provider, has three fixed-service routes providing service to Redford Township. Access to these routes is located at Telegraph Road, Grand River Avenue and Beech Daly Road, and the Grand River Park & Ride. Additionally, the Redford Connector provides reservation-based service during specific times for those needing special assistance.

STRATEGIC PLAN

The Strategic Plan section identifies priorities, objectives, strategies, and performance measures that the Township will try to accomplish over the next five years.

Strategies developed within this Plan encompass the homeless, special needs populations, housing, and community development.

Additional strategies have been developed to address affordable housing, impediments to fair housing, anti-poverty, public housing, and lead-based paint.

In accordance with 24 CFR Section 91.415, the Redford Township Community Development Department has prepared a Strategic Plan that will cover a five-year period. It

will bring together the needs and resources identified in a coordinated housing and community development strategy.

The Strategic Plan sets general guidelines of the Redford Township Consolidated Plan for housing and community development activities for the next five years, from April 1, 2011, through March 31, 2016. The policies and objectives of the Strategic Plan are drawn from an analysis of previously outlined housing, community development, and service needs within the Township.

This Strategic Plan presents policies and a course of action to focus on priorities anticipated over the next five years that will address the statutory program goals as established by federal law:

Decent Housing:

- Assisting homeless persons to obtain affordable housing
- Assisting persons at risk of becoming homeless
- Retention of affordable housing stock
- Increasing the availability of affordable permanent housing in standard condition to low- and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability
- Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence
- Providing affordable housing that is accessible to job opportunities

A Suitable Living Environment:

- Improving the safety and livability of neighborhoods
- Increasing access to quality public and private facilities and services

Expanded Economic Opportunities:

- Job creation and retention for low-income persons
- Availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing

OVERALL COMMUNITY GOALS AND OBJECTIVES

Mission Statement: The Redford Township Community Development Department is a forward thinking department that recognizes the importance of planning for the future and balancing community needs with efficient and cost conscious government. The Redford Township Community Development Department has redefined itself to meet the demands of the future; however, we know that it is vital to continue to support the programs and services that attracted residents and businesses long ago.

GOALS AND OBJECTIVES

The following anchor ideas, derived from both housing and non-housing related priorities, will provide the necessary guidelines from which the Community Development Department may operate.

Goal 1:

A Place where property values are protected and enhanced.

Neighborhood Stabilization and Enhancement

Redford Township is comprised of stable, well-rounded residential neighborhoods and established, vital business districts. The community was formed in 1844 and over time has experienced high levels of growth. Today, Redford Township is a community that is faced with many challenges that have the ability to either positively or adversely impact our neighborhoods.

These challenges include limited available land for new construction, older and maturing neighborhoods, areas of significant redevelopment opportunity, and increased vacancies due to foreclosure. Threats of deterioration are becoming a concern, as well as the potential impacts any neglect to the conditions of the building and housing stock will have if actions are not taken to protect these assets.

Residents have pride in the community and want to live in a place in which property values are protected, so the following objectives have been identified to both stabilize and enhance Redford Township's neighborhood and business districts:

Objective 1: *Improve, preserve, and expand the affordable housing stock within Redford Township.*

Five-Year Goal is to explore and pursue tools aimed at providing residential assistance to existing and potential property owners.

- Target housing rehabilitation resources to areas of the Township that have the greatest need:
 - Provide low interest loans
 - Emergency loans
 - Referrals to state/county agencies on weatherization and lead remediation.
 - Referrals to state/county agencies for acquisition and rehabilitation of rental housing stock
 - Support Neighborhood Stabilization Program (NSP) as needed.
- Offer homebuyer/rental resources to eligible clients:
 - Invest in programs to sharpen home repair and homeownership skills aimed to reach low/moderate households.
 - Provide home resources to Redford families struggling to maintain their homes due to financial situations.
 - Promote NSP program within the Township in effort to offer affordable homebuyer and rental opportunities.
- Increase homeownership opportunities:
 - Provide down payment assistance and housing rehabilitation with NSP funds while exploring additional funding sources to leverage.
 - Continue relationships with Habitat for Humanity, Liberty Hill, Wayne Metro CAA and other Non-Profit Developers to redevelop vacant Township owned lots.

Objective 2: *Develop and build stronger relationships to expand opportunities within the business community.*

Five Year Goal is to develop a planned approach to enhance economic development, business district revitalization, and business recruitment.

- Create a competitive business environment to generate employment, business growth, and consumer services.
- Attract business expansion.
- Work with Department of Building and Safety Engineering to access inventory of commercial/industrial land and structures to identify underutilized areas where redevelopment efforts should be focused.
- Work with Chamber of Commerce to conduct Business Retention Survey.
- Utilize incentive tools available:
 - Use Brownfield Authority, Downtown Development Authority, and Economic Development Corporation to ensure redevelopment.
 - Provide grants and low interest loans to businesses in strategy areas.
- Continue to implement capital improvement projects in business districts:
 - Work with Downtown Development Authority to install streetscapes
 - Evaluate opportunities as they arise for property acquisition where it serves a public purpose

Objective 3: *Remove blighted conditions within Redford Township.*

Five Year Goal is to enhance the appearance of neighborhoods and protect property values.

- Identify and remove blighted and hazardous conditions:
 - Utilize demolition funds whenever possible.
- Code Enforcement actions to remediate property nuisances:
 - Introduce programs to provide information to neighborhoods to know the community expectations of property owners.
 - Actively enforce property maintenance codes.
- Continue to run Operation Clean-Up Redford.

Objective 4: *Make neighborhoods safer.*

Five Year Goal is to enhance the safety of neighborhoods and protect property values.

- Support community outreach efforts through Neighborhood Watch:
 - Continually encourage neighborhood groups to pursue neighborhood watch activities.

Goal 2:

A place where government provides outstanding services efficiently and effectively.

Township Services: Effective and Efficient

Redford Township will continue to strive to provide effective and efficient delivery of public safety, public works, development services, recreational, senior, and community services to eligible clients. Redford Township residents receive the highest level of police and fire protection and quality of street maintenance through the efforts of a fiscally responsible government. CDBG dollars are used to support efforts of various government departments when applicable.

People should admire and appreciate the quality of services that the Township provides to ensure that families have a great place to live and work. We also want residents to enjoy and seek out the amenities offered throughout the Township in the form of quality parks, neighborhoods, and organizations.

Objective 1: *Improve and preserve the community's tax base.*

Five Year Goal is to expand the commercial and residential tax base within our community.

- Grow the commercial tax base and expand the residential housing stock:
 - Actively pursue opportunities to reduce tax burden.
- Work to prevent and reduce residential

and commercial vacancies in the Township.

Objective 2: *Improve and preserve the community's sidewalks, roads, recreational opportunities, water mains, and sewer systems.*

Five Year Goal is to enhance the provision of services to our community.

- Implement key components of the Public Works Master Plan, as it relates to eligible areas:
 - Work in conjunction with other agencies to reduce disruption to affected areas.
 - Pursue grant opportunities to reduce the tax burden and leverage Township dollars.
 - Enhance infrastructure in key corridors to attract business.

Objective 3: *Remove handicap barriers.*

Five Year Goal is to remove barriers within existing Township roadways.

- Continue and remove curbs within residential streets:
 - Phase I includes working with sidewalk replacement program to install curb cuts at areas adjacent to schools and parks.
 - Phase II includes curb cut removal of areas that were not addressed in Phase I.

Objective 4: *Enhance recreational activities and accessibility within sectors of the community - youth, seniors, and low/moderate population.*

Five Year Goal is to meet expectations of key components of the Parks and Recreation Master Plan, as it relates to eligible areas.

- Provide seniors and youth with recreational programs despite their socioeconomic background:
 - Expand senior citizen programming.
 - Expand youth programming to north end of community.
 - Develop strong relationship with schools.
- Maintain transportation primarily for senior citizens.

Objective 5: *Promote workforce development.*

Five Year Goal is to expand educational options for our residents, especially youth, unemployed and under employed, through the provision of services and programs.

- Continue to make referrals to Workforce Development agencies within Western Wayne County:
 - Promote counseling and referral services to low/moderate income families on a wide range of topics.
 - Encourage students to explore career fields.
- Work with non-profit community, when feasible, to ensure the well-being of the residents:
 - Seek to create greater possibilities of economic self-sufficiency.

Goal 3:

A diverse community that celebrates its population; a mixture of income levels, races, religions, ethnicity, and special needs populations.

Township Identity, Image, and Pride

One of the overall goals of the Plan is to identify steps necessary to protect and enhance the role of the Township in the region into the future. Redford Township should be recognized as a desirable place to live and work. People should value the level of communication shared between residents, businesses, and the government. We also want residents to share and benefit from the diverse culture that Redford offers. It is our vision that all of our residents will be proud of their community, celebrating our image as being a great place to live and work.

Objective 1: *Ensure equal access to housing.*

Five Year Goal is to inform the community that discrimination of any kind is not an accepted practice within our community.

- Support a community wide service to address claims of violations to existing fair housing laws.
- Support efforts of the Fair Housing Center of Wayne County.
- Update existing Analysis of Impediments to Fair Housing.

Objective 2: *Provide information, education, and other supportive programs to address basic needs of the community.*

Five Year Goal is to enhance communications between Township officials and residents, business owners, community organizations, churches, and schools.

- Continue to engage the public in committee meetings for planning and development:
 - Schedule appearances at civic associations, business associations, and/or other community meetings upon request.
 - Utilize media as a means to inform the public about programs and services.
 - Take advantage of Township wide media - website, cable, and newsletters to highlight department activities.
 - Conduct surveys and workshops to identify areas of strength, weakness, potential threats, and needed improvements or new services.

Objective 3: *Motivate residents to become an integral part in the revitalization of their neighborhood.*

Five Year Goal is to enhance the overall appearance and identity of neighborhoods.

- Enable residents to play a greater role in community leadership, self help, and development issues:
 - Provide opportunities for residents to participate in Consolidated Plan.
 - Provide technical assistance to residents in the development of neighborhood associations to build their capacity.
- Encourage individual neighborhood identities within the larger context of the

Township.

- Develop Township wide events to spark excitement within the community.

Objective 4: *Increase range of services for special needs population.*

Five Year Goal is to expand opportunities for persons with special needs.

- Build stronger relationships with agencies that provide supportive services to persons with disabilities.
- Support activities necessary to continue the coordination and stabilization of services for needy sectors of population:
 - Support Continuum of Care application of Wayne County.

EQUAL ACCESS

The Charter Township of Redford is committed to ensuring that all persons have equal access to all of the services that are provided by the community. The Township must work with other members of the community to set policy to achieve this goal.

The following measures are taken to provide equal access to all:

- Promotion/Preservation of Affordable and Fair Housing
- Relevant Public Policies
- Approved Equal Housing Opportunity Plan

Our community promotes fair housing efforts with the support of several community groups and civic organizations. The following groups play a role in continuing fair housing.

Home Information Center: Referrals to housing rentals and community information.

Great Lakes Center for Independent

Living: Housing advocate for the disabled assisting persons to live independently.

Association for Retarded Citizens:

Northwest: Newsletter and presentations by agency housing task force.

Suburban West: Agency providing housing assistance for the mentally disabled population.

Redford Counseling Center: Assists the mentally disabled and alcohol/drug dependent adjust to their housing.

North Redford/Detroit Community

Organization Residents: Neighborhood agency to create racial harmony among area.

Neighborhood and Business Associations throughout the community: Neighborhood agency to create racial harmony.

Promote Energy Efficiency: Promote energy efficiency in Public Facilities and Residential homes.

GEOGRAPHIC DISTRIBUTION

Some CDBG assisted activities, such as parks, neighborhoods, facilities, community centers and streets, serve an identified geographic area. These activities generally meet the low- and moderate-income principal benefit requirement if 51 percent of the residents in the activity's service area are low and moderate income. However, in

some communities, they have no or very few areas in which 51 percent of the residents are considered to be low and moderate income. For these grantees, the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities.

Redford Township is an "Exception Grantee" and requires that an area's population only be 44.12% of low and moderate income.

Figure 18, Redford Township CDBG Eligible Areas, shows all of the CDBG eligible block groups within Redford Township and the corresponding low and moderate income population percentage.

Figure 18 Redford Township CDBG Eligible Areas

Census Tract	Block Group	Low/Mod Population	Potential to Become Low/Mod	Low/Mod Percentage
554500	5	415	579	71.7
554500	3	405	607	66.7
554500	4	464	734	63.2
554700	3	615	996	61.7
554200	3	578	1004	57.6
554100	4	865	1532	56.5
554800	5	538	1015	53.0
554200	1	364	693	52.5
554600	2	669	1339	50.0
554500	2	430	884	48.6
555100	2	460	959	48.0
554400	1	503	1111	45.3
555500	1	708	1601	44.2
554200	4	518	1174	44.1

Source: 2010 HUD Low and Moderate Income Summary Data.

As much as possible, Redford Township aims to target CDBG funds on a community-wide basis with a focus in areas where the funds are most needed.

NEIGHBORHOOD STRATEGY AREAS (NSAs)

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

The 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 NSAs will remain in effect for Redford Township's CDBG fiscal year for blight activities.

Although these target areas were developed several years ago most of the areas identified in Figure 18, are still in need of some level of investment. The CDBG Eligible Areas Map in the Appendix shows the target areas included.

OTHER TARGET AREAS

In addition to the target areas, Redford Township has identified two commercial corridors that are in need of investment. One corridor is the Five Mile and Beech Daly

Road corridor located within the Redford Township Downtown. Also, the Seven Mile Road Corridor has been an area where the Township has focused redevelopment efforts.

The Downtown Development Authority (DDA) board is in place and makes recommendations to the Board of Trustees for possible improvements within the Downtown.

The DDA and CDBG program work closely together to accomplish very similar goals and objectives.

Redford Township has focused its efforts and programming in the CDBG eligible areas of the Township. These areas have at least 44.1 percent of the residents with incomes at or below 80 percent of the Wayne County, median family income. In addition, Redford Township plans to allocate funds to Township-wide projects that directly benefit CDBG eligible persons.

Figure 19, Wayne County Income Limits 2010, shows the most recent HUD Income Limits for the Wayne County statistical area.

RACIAL CONCENTRATION

Redford Township has concentrations of minority population. **Minority population maps can be seen in the Appendix** of this report. Concentrations of minority populations are located within low- and moderate-income areas. Redford Township specifically dedicates CDBG, as well as NSP funds to these areas.

The African American population in Redford Township totals 8.5 percent. Concentrations of minority population are generally African American residents located within block groups in the eastern portion of the Township bordering the City of Detroit. The greatest concentrations are within the block groups shown in **Figure 20, African American Concentration by Block Group**.

Figure 19 Wayne County Income Limits 2010										
FY 2010 Income Limit Area	Median Income	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Wayne County	\$69,800	Very Low (50%) Income Limits	\$24,450	\$27,950	\$31,450	\$34,900	\$37,700	\$40,500	\$43,300	\$46,100
		Extremely Low (30%) Income Limits	\$14,700	\$16,800	\$18,900	\$20,950	\$22,650	\$24,350	\$26,000	\$27,700
		Low (80%) Income Limits	\$39,100	\$44,700	\$50,300	\$55,850	\$60,350	\$64,800	\$69,300	\$73,750

Source: 2010 HUD Income Limits Documentation System.

VERY LOW AND LOW INCOME POPULATIONS

Redford Township has identified the areas within the Township that have the highest percentage of both very low and low income families. As seen in the Very Low Income Families Map in the Appendix, concentrations of this demographic exist within CDBG eligible areas. Block groups where these populations are most prevalent are within census tract 5545 block groups 4 and 5, in addition to census tract 5547 block group 3.

As stated above, all CDBG funds are concentrated within CDBG eligible areas. The remainder of CDBG funds are allocated to Public Service Projects, Housing Projects, and Program Administration.

OBSTACLES TO MEETING UNDERSERVED NEEDS

One obstacle to meeting underserved needs is the lack of resources. Redford Township plans to review alternative sources of funds to help address the needs of Township residents. Efforts will be made to submit grant applications to Federal, state, and local resources. Specific grant applications could include Neighborhood Stabilization Programs, other Community Development Initiatives, infrastructure improvements, and neighborhood revitalization.

In addition, public service projects and/or programs that can be supported by CDBG funds are limited, yet create a large demand for funding. Redford Township will continue to work with public service providers to ex-

Figure 20 African American Concentration by Block Group

Census Tract	Block Group	Population	African American Population (#)	African American Population (%)
555400	3	1299	817	62.9%
554800	2	902	398	44.1%
555400	2	887	372	41.9%
555400	1	854	342	40.0%
554800	1	672	197	29.3%
554800	3	697	116	16.6%

Source: 2000 U.S. Census.

pand service to become more of a resource for these providers.

Poverty levels have increased slightly between 1990 and 2000 (4.1 percent to 5.1 percent). It can be assumed that between 2000 and 2010, poverty has increased further due to increased unemployment. Federal program funds being used are not designed to be anti-poverty programs, thus limiting the amount of resources available for such activities.

MANAGING THE PROCESS

The Charter Township of Redford is the lead agency responsible for overseeing the development of the Consolidated Plan. The Department of Community Development is the internal department that administers the day-to-day administration of the CDBG Program.

The development of the 2011-2016 Consolidated Plan was built on the previous Consolidated Plan and a number of other studies, plans and reports that have been pre-

pared in recent years. One of the primary documents used in the development of the Consolidated Plan was the Redford Township Master Plan, which addresses housing conditions, housing market and housing needs.

To maximize citizen participation, staff from the Redford Township Community Development Department 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 the Consolidated Plan.

In addition, Redford Township and the CDBG Citizen's Advisory Committee worked together to gather, update, and analyze data, solicit key stakeholder input and develop strategic planning principles and goals.

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 Consolidated Plan.

CITIZEN PARTICIPATION PLAN

Redford Township recognizes that citizen participation is a very important part of the consolidated planning process. To better guide the Township's outreach in gaining citizen input, the Township has developed a

Citizen Participation Plan that creates opportunities for citizens to be involved in the development of the Consolidated Plan, Annual Action Plans, the implementation of substantial amendments, and annual performance reporting.

INTRODUCTION

In accordance with 24 CFR Section 91.105, the Redford Township Community Development Department, in coordination with other Township Departments and Township Officials, has prepared a Citizen Participation Plan to explain the opportunity all residents have to participate in the process of preparing the Consolidated Plan.

The overall goal of the Consolidated Plan is to utilize federal, state and local funding in a coordinated manner to promote the development of viable communities. Viable communities are described as meeting the residents' needs in regards to affordable and decent housing, a safe and suitable living environment, and adequate economic opportunities particularly for low- and moderate-income persons.

Citizen participation will be encouraged by Redford Township and the Community Development Department in the development of the Consolidated Plan, the One-Year Action Plan, any Substantial Amendments to the Plan and Performance Reports by providing notice to the residents and local organizations through various media methods including newspapers, websites, direct mailing and emailing.

The Citizen Participation Plan will outline the process used to encourage the active participation of all residents of Redford Township – especially low-income residents, minorities, non-English speaking residents, the disabled and HIV/AIDS victims. Also, the Citizen Participation Plan sets forth the policies and procedures to be used for citizen participation.

CONSOLIDATED PLAN-FIVE YEAR PLAN

Public Hearings

In accordance with HUD requirements, a minimum of two public hearings shall be held for public input for the Consolidated Plan, prior to its proposed adoption by the Board of Township Commissioners for submission to HUD.

Public Notice

The Community Development Director, in consultation with the Community Development Block Grant Advisory Committee or its designated chairperson, will establish the time and location of all public hearings and meetings of the Community Development Block Grant Advisory Committee.

The Township will publish a notice of availability of the proposed Consolidated Plan / One-Year Action Plan for review in a newspaper of general circulation serving the low and moderate income areas. The date of the publication will be the beginning of a 30-day public comment period at the end of which the public hearing on the proposed plan will also be held.

The Township shall publish a draft copy of the Consolidated Plan (including the first one-year Action Plan) to be available during the 30-day comment period so citizens have an opportunity to review and provide comments. A summary shall be published in a local newspaper. A summary of the sections of the Consolidated Plan that concern HOME funds will also be published.

The summary will describe the contents and purpose of the Consolidated Plan, and will include a list of locations where copies of the entire proposed Consolidated Plan may be examined.

Comment Period

Prior to the Township Board approval of the Consolidated Plan, a 30-day public comment period shall be held as required by HUD. During the 30-day period, the Community Development Department will receive written comments on the proposed plan from the public and will later include those comments along with their responses in the Plan.

Copies of the draft Consolidated Plan will be available for viewing at the following locations:

- Community Development Department, 12121 Hemingway, Redford, MI 48239
- Redford Township Clerk's Office, 15145 Beech Daly, Redford, MI 48239
- Redford Township District Library, 25320 W. Six Mile Road, Redford, MI 48240
- Redford Township Website, www.redfordtwp.com

Copies of the plan will also be available to citizens or groups that request it from the Redford Township Community Development Department.

The Redford Township Board of Trustees, as the elected authority of the citizens of Redford Township, has responsibility for the Consolidated Plan. All public comments shall be reviewed and taken into consideration by the Board. The Township Board authorizes final publication of the Consolidated Plan and One-Year Action Plan and submission of the Consolidated Plan and One-Year Action Plan to HUD.

Submission of the Plan

Following approval by the Township Board, the Plan will be submitted to HUD along with certifications of compliance with program requirements. HUD approves the Plan following a 45-day review period, unless the submission is incomplete or lacks all required certifications of program compliance.

ONE-YEAR ACTION PLAN

Each program year, as part of the Consolidated Planning Process, Redford Township must develop a One-Year Action Plan that identifies sources of funding, statement of objectives, description of projects, graphic distribution, monitoring of sub-recipients, and results of past efforts.

Public Hearings

The Community Development Director, in consultation with the Community Development Block Grant Advisory Committee or its designated chairperson, will establish the time and location of all public hearings and

meetings of the Community Development Block Grant Advisory Committee.

The Township Board shall hold a minimum of one public hearing to receive and review public input prior to the adoption of the One-Year Action Plan. In a local newspaper of general circulation, the Community Development Department will publish a summary of the proposed Action Plan for public comment. The notice will give all pertinent information as to where the Plan is available for public examination, including address and hours of availability. A public notice shall be published in a local newspaper no less than ten days prior to the hearing date to notify the public of their opportunity to attend the hearing and provide comment.

Comment Period

A 30-day comment period of the Draft Action Plan will be established for public review prior to submission to the Redford Township Board of Township Commissioners for final consideration and adoption.

Copies of the draft Action Plan will be available for viewing at the following locations:

- Community Development Department, 12121 Hemingway, Redford, MI 48239
- Redford Township Clerk's Office, 15145 Beech Daly, Redford, MI 48239
- Redford Township District Library, 25320 W. Six Mile Road, Redford, MI 48240
- Redford Township Website, www.redfordtwp.com

The Community Development Department will provide copies of the One-Year Action Plan to interested citizens and organizations, upon request.

Once the One-Year Action plan has been approved by the Township Board and submitted to HUD, a 45-day HUD review period will commence.

SUBSTANTIAL AMENDMENTS

If there are changes because of legislative authority or the HUD causes changes in rules, regulations and guidelines which impact the Community Development Block Grant Program, said changes will supersede any/all of the provisions contained in this Citizen Participation Plan. In addition, any general or substantial amendment to any portion of the Consolidated Plan will follow HUD prescribed notice and comment period requirements.

Prior to action by the Charter Township of Redford Board of Trustees to amend a Final Program Year Statement, a minimum of 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.

Prior to the submission of any substantial change in the proposed use of funds, citizens will have reasonable notice of, and the opportunity to comment on, the proposed amendment using the citizen participation methods outlined in this Plan and/or other methods that result in effective notice and comment. Substantial amendments may be made up to 6 times per program year. 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 activity, provided the aggregate amount of line item transfers would not exceed 25 percent of the annual entitlement of the program year involved plus amounts budgeted for contingencies.
- Any other changes required by Federal Law and Regulations.

Public Hearings

The Community Development Director, in consultation with the Community Development Block Grant Advisory Committee or its designated chairperson, will establish the time and location of all public hearings and meetings of the Community Development Block Grant Advisory Committee.

Substantial Amendments for CDBG activities shall require approval by the Redford Township Board of Trustees. The Board shall hold

a minimum of one public hearing for public input on any Substantial Amendments. Prior to amending its Consolidated Plan for a new activity or a substantial change, the Township will publish a notice of the substantial change in area newspapers. A public notice shall be published in a local newspaper no less than 10 days prior to the hearing date to notify the public of their opportunity to attend the hearing and provide comment.

Comment Period

The public shall be given an opportunity to comment on any Substantial Amendments made to the Township's Consolidated Plan or One-Year Action Plan. After proper notice is given, a 30-day public review period will be required to obtain public comment prior to Township Board approval.

Copies of the draft Substantial Amendments will be available for viewing at the Community Development Department. Copies of the Amendments to interested citizens and organizations will be made available upon request.

PERFORMANCE REPORTS

Each year the Township will issue a Performance Report showing the progress it has made in carrying out its Strategic Plan and Action Plan.

The Performance Report, or the Consolidate Annual Performance and Evaluation Report (CAPER), will include a description of the resources available, the investment of those resources, where those resources were spent geographically, persons assisted (including racial and ethnic status), actions

taken to further fair housing, and other actions indicated in the Strategic Plan and the Action Plan. The Township must send HUD a CAPER by June 30th or within 90 days of the close of the program year. Redford Township's program year begins on April 1 and ends on March 31.

Public Hearings

The Community Development Director, in consultation with the Community Development Block Grant Advisory Committee or its designated chairperson, will establish the time and location of all public hearings and meetings of the Community Development Block Grant Advisory Committee.

The Township will hold a minimum of one public hearing to consider any comments or views of citizens in relation to the published Performance Report. A public notice shall be published in a local newspaper no less than 10 days prior to the hearing date to notify the public of their opportunity to attend the hearing and provide comment.

Comment Period

The Township will receive comments and make all Performance Reports available to the public at least 15 days prior to submission to HUD. The Township will consider any comments or views of citizens received in writing or orally at public hearings in preparing the final version of Performance Reports.

A summary of these comments will be attached to the Performance Report, upon completion of the final version to be submitted to HUD. HUD conducts a 15 day review of the Performance Report after submission.

Copies of the draft CAPER will be available for viewing by the Community Development Department. Copies of the CAPER will be provided to interested citizens and organizations, upon request.

Complaints/Comments/Grievances

The Township's Community Development Director or designee will provide a timely written response to complaints, comments, and grievances, within 15 working days where practicable.

Public Hearings/Public Notices

Redford Township will host, at a minimum, 2 public hearings every year of the 5-Year Consolidated Planning term. Typically, these hearings will consist of a meeting to announce the availability of technical assistance and funding for current program year. A second public hearing will be held later in the program year, once the draft plan is ready for public review, to solicit comments on the strategies and proposed use of funds and to review program performance. Public hearings will be conveniently scheduled and located for people who will benefit from program funds, and will be accessible to persons with special needs.

Redford Township is required to provide adequate advance notice of public hearings. There shall be advance public notice once a federally required document is available for public review, such as the proposed Annual Action Plan, Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Annual Performance Report. In addition, there shall be advance public notice of all

public hearings, and public meetings related to the funds or planning process covered by this Citizen Participation Plan.

A translator will be provided at the prior written request of an individual or organization representing non-English speaking persons. Written requests must be made to the Redford Community Development Department, a minimum of 5 business days prior to hearing dates.

To insure that adequate advance notice of public hearings is provided to citizens or other interested parties, the Township will take the following actions:

- Publish a notice of public hearing in the local weekly newspaper, 10 days prior to the day of the public hearing, to allow interested residents to attend.
- Notices will be printed in readable size and placed in the general section of the newspaper. The notices will provide complete summary information on the purpose of the meeting, date, time, and location. A name and telephone number for persons who may have questions about the meeting/hearing, along with information regarding accessibility for the disabled will be included.
- This information will also be disseminated in public buildings throughout the Township.

ACCESS TO INFORMATION

Citizens, public agencies and other interested parties, including those most affected, will have the opportunity to receive information, review and submit comments on any proposed submission concerning any of the

following documents:

- The proposed and final Annual Action Plans
- The proposed and final 5-year Consolidated Plan
- Proposed and final Substantial Amendments to either an Annual Action Plan or the 5-year Consolidated Plan
- Annual Performance Reports
- The Citizens Participation Plan

Copies of all documents will be available from the Community Development Department. Copies will also be available to citizens or groups that request it from the Community Development Department.

All correspondence, records, written proposals, minutes of the public hearings and meetings will be retained in the Community Development Department and by the Township Clerk. Any pertinent information such as written proposals from a citizens group, etc., will be presented to the Community Development staff for review and consideration. If assistance in reading or obtaining program records is needed, the Township Community Development Department should be contacted at (313) 387-2765 or interested parties can access records at the Community Development Department at 12121 Hemingway, Redford, MI 48239.

Interested parties may also access many of the program documents at the Redford Township website, www.redfordtwp.com.

TECHNICAL ASSISTANCE

Technical assistance will be available upon request to citizens, citizen groups, nonprofit organizations and agencies for developing project proposals. Anyone needing technical assistance should contact the Redford Township Community Development Department at 313-387-2765.

ANTI-DISPLACEMENT

The Township does not have, nor does it anticipate funding any activities that will displace residents or businesses. If displacement does occur, the residents or businesses displaced would be entitled to compensation and / or assistance under applicable federal laws. Should the need for displacement ever arise, the Township will officially notify the residents or businesses expected to be displaced as soon as practicable following approval of the activity. The notice will include a description of the proposed action, a discussion of how the resident or business owner might be affected, and information concerning their rights and benefits.

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.

USE OF THE PLAN

Redford Township will follow this Citizen Participation Plan in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, One-Year Action Plan and the Annual Performance Report.

For more information regarding the Consolidated Plan or to submit your comments:

Inquires and complaints concerning the Consolidated Plan, any amendments, or the annual performance reports, can be conveyed by contacting the Township staff at:

Redford Township Community
Development Department
12121 Hemingway
Redford, MI
Phone: (313) 387-2765
Fax: (313) 387-2776
Email: hcdd@redfordtwp.com

Complaints and related comments on the programs may also be offered at the public hearings. Written responses to all written complaints may also be made to the Detroit Field Office of the U.S. Department of Housing and Urban Development (HUD) at the following address:

U.S. Department of Housing and
Urban Development
Community Planning and Development
Division
McNamara Federal Building
477 Michigan Avenue
Detroit, MI 48226
Phone: (313) 226-7900

Fax: (313) 226-5611 or 226-3197

TTY: (313) 226-6899

CITIZEN PARTICIPATION

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

The Redford Township CDBG Advisory Committee held a public hearing on November 30, 2010, at 6:00 pm to receive suggestions, proposals and ideas for the Action Plan 2011 – 2012.

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 Consolidated Plan, Action Plan projects list, and Citizen Participation Plan were available for public review beginning December 20, 2010, through January 18, 2011, at the following locations in Redford:

- Redford Township Hall – Clerk's Office, 15145 Beech Daly
- Redford Township District Library, 25320 W Six Mile Road
- Redford Township Community Development Department, 12121 Hemingway

- Redford Township Website,
www.redfordtwp.com.

No comments were received

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
(313) 387-2771
Fax (313) 387-2776
hcdd@redfordtwp.com

INSTITUTIONAL STRUCTURE

The Community Development Department is responsible for the preparation of the Charter Township of Redford's PY2011/12 - PY2015/16 Consolidated Planning process. This process, however, must take into account the institutional assets and limitations of the community.

The lack of developable land within the municipality is the main factor that limits the scope of Redford Township's affordable housing strategy. Redford Township is a well-established community with 99% of its land developed. The remaining portion of the land in the Township lies within a floodplain; therefore, it is not suitable for development.

Our aging community has a number of properties in need of redevelopment. It is often necessary to provide incentives to developers as enticement for redevelopment.

The Redford Township Brownfield Redevelopment Authority is an active board that works diligently with developers and investors to help revitalize our commercial and industrial properties.

It is important that Redford Township focus its affordable housing strategy in a direction that is best for the municipality. The Township must direct its energy toward improvement of the residential infrastructure and rehabilitation of its housing stock, thus preserving its available affordable housing.

Redford Township's housing stock is ideally suited for the moderate-income family. By preserving the housing stock, the Township provides first time homebuyers with a stable environment in which to locate.

Redford Township will continue to work with other governmental agencies to seek funding to spur the Stabilizing Neighborhoods Action Plan (SNAP) program. Currently the Township is funding this program with funds associated with the Neighborhood Stabilization Program.

The Home Information Center offers assistance to first time homebuyers or anyone wishing to reside within the Township by offering literature about the community's schools, shopping, places of worship, etc. The Home Information Center also makes referrals to the Michigan State Housing Development Authority. This relationship has led to assistance for households in maintaining and establishing homes within the Township.

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.

Figure 21, *Institutional Capabilities*, lists public, private and non-profit agencies working in Redford Township and their institutional capabilities.

MONITORING

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

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 Home Rehabilitation Program to ensure that the annual Consolidated Plan goals will be met. The Township’s Finance Department will also monitor the payments of loans and remittances to the program.

The director will review the Consolidated Plan annually to ensure that all statutory

Figure 21 Institutional Capabilities	
Public	
Community Development Department	Infrastructure improvements, rehab program, planning and HIC
Youth Department	Substance abuse counseling. After school/summer tutoring programs
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
Private	
Lenders	Underwriting
Businesses	Concerned leadership, strong civic commitments
Contractors	New construction, rehabilitation and demolition
Non Profits	
Managers	Multi-family housing
Social Service Agencies	Mental health development and other services

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

SUB-RECIPIENTS

Sub-recipients' agreements outline the relationship established between the Township and the non-profit agencies that work with the Township. A site visit will be made, at least annually, to ensure the agency is meeting its obligations per the agreement.

It should be noted that a close relationship exists between the 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 reports submitted by the nonprofits.

AMENDMENTS TO THE CONSOLIDATED PLAN

The Charter Township of Redford has established procedures for changes within our CDBG funding cycle. Said procedures will be followed for any change that requires more than 25% of our funding to be reprogrammed. The Redford Township Citizen Participation Plan provides more detail on monitoring and processing Consolidated Plan Amendments.

COURT ORDERS AND HUD SANCTIONS

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

LEAD-BASED PAINT

The Charter Township of Redford 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 Home Information Center 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.

The Charter Township of Redford has taken great strides to address lead-based paint hazards before they have a negative effect on our residents. Redford informs its renters and homeowners of potential lead hazards when they come into 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, "Lead-Based Paint: A Threat to Your Children." The pamphlet provides the homeowner with vital information on the dangers of lead-based paint.

The Home Information Center and Housing Rehabilitation Department comply with Federal Regulations. The Township will make the necessary modifications to our programs to ensure continued compliance with HUD

and the U.S. Congress. These regulations will supersede local regulations.

EVALUATION PHASE

The Charter Township of Redford was in communication with various health and child welfare agencies during development of the Comprehensive Housing Affordability Strategy (CHAS) Annual Plan. The Township requested information regarding the status of children within our municipality from the Director of Wayne County Division of Environmental Health. The Charter Township of Redford 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 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 the 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 will make our best effort to keep the residents of the community informed about the dangers of lead-based paint.

2

HOUSING

HOUSING

HOUSING NEEDS ANALYSIS

This section of the study details the characteristics of the Charter Township of Redford's housing stock by age, unit type and owner-occupied or rental. The analysis also includes occupancy rate, value and rent. Priority Needs Summary, Market & Inventory Conditions, along with the 2000 U.S. Census Data, were used to complete this section.

PRIORITY NEEDS STATISTICS

The needs assessment portion of this document evaluates the Township's current needs for housing assistance for the following income groups:

- Extremely Low
- Very Low
- Low
- Moderate

The [Housing Needs Table 2A \(see Appendix\)](#) provides the jurisdiction with an overview of the households with a Median Family Income (MFI) below 95 percent of the national average, and a housing problem, cost burden greater than 30 percent, or a cost burden greater than 50 percent. A more detailed description of the statistics by each income group is provided below.

Approximately 5.1 percent of Redford Township's families are below the poverty level according to the 2000 U.S. Census Data. The definition used by the Federal Government for statistical purposes is based on a set of money income thresholds which vary by family size and composition and do not take into account non cash benefits.

The U.S. Census states that Redford Township has 20,182 households of which 1,999 are renters (or 9 percent) and 18,183 owner occupied units (or 90 percent). The 2000 U.S. Census data identifies that 34 percent of the household renters pay greater than 30 percent of income towards rent and 18 percent of the household owners pay greater than 30 percent of income towards house payments.

EXTREMELY LOW INCOME (BETWEEN 0 AND 30% OF MFI)

Extremely low income households are defined as those that do not exceed 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents.

Renters

According to the 2000 U.S. Census, seventeen percent of the 1,999 total renters within the Township can be classified as households between 0 to 30 percent of MFI. This sector of the population experiences the greatest hardship in terms of housing cost burdens, nearly 70 percent have a cost burden greater than 30 percent while 55 percent have a cost burden greater than 50 percent (**see Priority Needs Summary**).

Of the 334 households in this range, 151 are elderly and 105 are small related households.

The Township is unable to identify those households which are adversely affected by overcrowded conditions and/or live in sub-standard units. According to the 2000 U.S. Census, 0.2 percent of the entire housing stock lacks complete kitchen and/or bathroom facilities.

It has been determined that the racial/ethnic composition of the extremely low income sector of the population is white (99 percent), while the only other group represented is Black Non-Hispanic (1 percent).

Owners

Six percent of the 18,183 total owners within the Township can be classified as households between 0 to 30 percent of MFI. This sector of the population does experience hardship in terms of housing cost burdens, as evidenced by 75 percent having a cost burden greater than 30 percent and 46 percent have a cost burden greater than 50 percent .

According to 2000 U.S. Census data, 55 percent of the 1,149 households owned and classified as extremely low income, are elderly. It has been determined that the racial/ethnic composition of this group is White (98 percent), Black Non-Hispanic (0.5 percent), and Hispanic (0.5 percent%).

VERY LOW INCOME (BETWEEN 31 AND 50% OF MFI)

Very low income households are defined as those whose incomes are between 31 percent and 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes.

Renters

Fifteen percent of the 1,999 total renters within the Township can be classified as households between 31 and 50 percent of MFI. This sector of this population experiences great difficulty in terms of housing cost burdens, as evidenced by 76 percent having a cost burden greater than 30 percent and 19 percent have a cost burden greater than 50 percent.

Of the 302 households in this range, 87 are elderly, 95 are small related households and the remaining 120 comprise all other households. It has been determined that the racial/ethnic composition of this sector

of the population is White (99 percent), and Black Non-Hispanic (1 percent).

Owners

Eight percent of the 18,183 total owners within the Township can be classified as households between 31 and 50 percent of MFI. This sector of the population does experience some hardship in terms of housing cost burdens. 39 percent have a cost burden greater than 30 percent and 19 percent have a cost burden greater than 50 percent.

It has been determined that the racial/ethnic composition of this sector of the population is White (98 percent), Black Non-Hispanic (1 percent) and Hispanic (1 percent).

LOW INCOME (BETWEEN 51 AND 80% OF MFI)

This segment is defined as households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Renters

Thirty-two percent of the 1,999 total renters within the Township can be classified as households between 51 to 80 percent of MFI. 26 percent of the households in this segment have a cost burden greater than 30 percent and 7 percent have a cost bur-

den greater than 50%.

Of the 609 households in this range, 130 are elderly, 201 are small related households, 61 are large related and 217 are all other households.

It has been determined that the racial/ethnic composition of this sector of the population is White (99 percent), Black Non-Hispanic (0.5 percent) and Hispanic (0.5 percent).

Owners

Twenty percent of the 18,183 total owners within the Township can be classified as households between 51 to 80 percent of MFI. This sector of the population does experience some housing cost burdens. However, cost burdens are much more infrequent in this group as compared to the extremely low and very low groups. 25 percent have a cost burden greater than 30 percent and 3 percent have a cost burden greater than 50 percent.

According to 2000 U.S. Census data, the 3,732 households in this range are comprised of 36 percent elderly population. The Township is unable to identify which households have been adversely affected by overcrowded conditions and/or live in sub-standard units.

It has been determined that the racial/ethnic composition of this sector of the population is White (99 percent), Black Non-Hispanic (0.5 percent) and Hispanic (0.5 percent).

Figure 22 Priority Needs Summary

Priority Housing Needs (Households)			Priority Need Level: High, Medium, Low, No Need			Estimated Units	Estimated Dollars Needed to Address (\$)
			Extremely Low Income: 0-30% MFI	Very Low Income: 31-50% MFI	Low Income: 51-80% MFI		
Renter	Small	Cost Burden > 30%	H	H	H	6	29,900
		Cost Burden > 50%	H	H	H	6	29,900
		Physical Defects	M	M	M	4	19,900
		Overcrowded	M	M	M	4	19,900
	Large	Cost Burden > 30%	H	H	H	5	29,900
		Cost Burden > 50%	H	H	H	5	29,900
		Physical Defects	H	H	H	5	29,900
		Overcrowded	M	M	M	5	29,900
	Elderly	Cost Burden > 30%	H	H	H	3	14,900
		Cost Burden > 50%	H	H	H	4	19,900
		Physical Defects	H	H	H	2	9,900
		Overcrowded	L	L	L	1	4,900
Owner	Cost Burden > 30%		N	N	N	0	0
	Cost Burden > 50%		N	N	N	0	0
	Physical Defects		H	H	H	45	350,000
	Overcrowded		N	N	N	0	0
Priority Homeless Needs			Priority Need Level: High, Medium, Low, No Need			Estimated Dollars Needed to Address (\$)	
			Families	Individ-uals	Persons w/ Special Needs		
Outreach Assessment			H	M	M	10,000	
Emergency Shelters			L	L	L	0	
Transitional Shelters			L	L	L	0	
Permanent Supportive Housing			L	L	L	0	
Permanent Housing			L	L	L	0	

MODERATE INCOME (BETWEEN 81 AND 95% OF MFI)

This segment is defined as households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Renters

Thirty-four percent of the 1,999 total renters within the Township can be classified as households between 81 to 95 percent of MFI. This segment of the population experiences virtually no cost burden. Less than 1 percent of the households in this segment have a cost burden greater than 30 percent while none have a cost burden greater than 50 percent.

Of the 687 households in this range, 120 are elderly, 313 are small related households, 38 are large related and 216 are all other households. It has been determined that the racial/ethnic composition of this sector of the population is White (98 percent), Hispanic (0.8 percent), American Indian (0.5 percent), and Asian/Pacific Islander (0.7 percent).

Owners

Sixty-three percent of the 18,183 total owners within the Township can be classified as households between 51 to 80 percent

of MFI. This sector of the population does experience minimal housing cost burdens. Of all the households, 4 percent have a cost burden greater than 30 percent and less than 1 percent have a cost burden greater than 50 percent.

According to 2000 U.S. Census data, the 11,494 households in this range are comprised of 15 percent elderly population. It has been determined that the racial/ethnic composition of this sector of the population is White (98 percent), Hispanic (0.8 percent), American Indian (0.5 percent), and Asian/Pacific Islander (0.7 percent).

PRIORITY NEEDS SUMMARY

Figure 22, *The Priority Needs Summary*, provides an overview of the housing needs in Redford Township, and categorizes such needs as High Priority, Medium Priority, Low Priority or No Need. Estimates of funding needed to address the housing needs of the Township.

HOUSING STRATEGY & OBJECTIVES

HOUSING STRATEGY

Redford Township's housing strategy is to improve, preserve, and expand affordable housing stock. Five-Year Goal is to explore and pursue tools aimed at providing residential assistance to existing and potential property owners.

- Target housing rehabilitation resources to areas of the Township that have the greatest need:

- Provide low interest loans
- Emergency loans
- Referrals to state/county agencies on weatherization and lead remediation
- Referrals to state/county agencies for acquisition and rehabilitation of rental housing stock
- Support Neighborhood Stabilization Program (NSP) as needed.
- Offer homebuyer/rental resources to eligible clients:
 - Invest in programs to sharpen home repair and homeownership skills aimed to reach low/moderate households.
 - Provide home resources to Redford families struggling to maintain their homes due to financial situations.
 - Promote NSP program within the Township to offer affordable homebuyer and rental opportunities.
- Increase homeownership opportunities:
 - Provide down payment assistance and housing rehabilitation with NSP funds while exploring additional funding sources to leverage.
 - Continue relationships with Habitat for Humanity, Liberty Hill, Wayne Metro CAA and other Non-Profit Developers to redevelop vacant Township owned lots.

HOUSING AND MARKET ANALYSIS

Housing is a vital characteristic of any community. Highly visible, relatively permanent, and immobile, houses are indicators of the well being of a community. The intent of this

section of the Consolidated Plan is to understand the characteristics of the Township's existing housing stock, the supply and demand potential within the local market, and the housing needs of township residents.

HOUSING SUPPLY AND TYPE

Figure 23, *The Type of Housing Units, 2000*, figure shows the estimated supply and type of housing units within Redford Township and Wayne County, according to the U.S. Census, 2006-2008 American Community Survey 3-Year Estimates. Redford Township features a total of 20,468 housing units, of which the majority (19,158 or 93.6 percent) are 1-unit detached. The remaining housing units are fairly evenly distributed amongst the other housing unit types. In comparison to Wayne County, Redford Township features a much higher percentage of 1-unit detached structures and lower percentages of the other housing unit types.

HOUSING STRUCTURAL QUALITY

A housing needs assessment was conducted as part of the Redford Township Plan for Future Land Use 2020, which was adopted by the Township in 2007. The assessment was based on a structural quality survey of every single-family home within Redford Township, conducted in May of 2006. Each individual home was examined against a specific set of predetermined criteria and given a rating of "standard," "deteriorating," or "substandard." Standard homes were generally in good repair but needed some minor maintenance. Deteriorating homes were in poor condition as evidenced by either a defect in a single major structural element (roof, walls or foundation) or by five

or more minor structural flaws in other components of the home. Substandard homes which had become so dilapidated that they were unsafe for habitation. Of the 19,226 single-family homes surveyed in 2006, 18,918, or 98.4 percent, were found to be in standard condition. A total of 302 homes, or 1.6 percent, were found to be in deteriorating condition. Only 6 homes, or 0.03 percent, were found to be substandard.

To identify concentrations of deteriorating housing, the survey results were mapped by block. Based on the level of deteriorating housing and/or the concentrations found, the housing needs assessment recommended various treatment strategies, which included the identification of three "enhanced code enforcement areas" where the Township would focus code enforcement activities and aggressively market housing rehabilita-

Figure 23 Type of Housing Units 2000

Place	Total Housing Units	1-unit, detached		1-unit, attached		2 units		3 or 4 units	
		#	%	#	%	#	%	#	%
Redford Township	20,605	19,207	93.2%	207	1.0%	101	0.5%	140	0.7%
Wayne County									
City of Livonia	38,658	33,947	87.8%	843	2.2%	69	0.2%	380	1.0%
City of Dearborn Heights	23,913	21,110	88.3%	364	1.5%	164	0.7%	501	2.1%
City of Detroit	375,096	237,129	63.2%	25,065	6.7%	40,558	10.8%	11,779	3.1%
Oakland County									
City of Southfield	35,698	16,798	47.1%	2,115	5.9%	174	0.5%	1,284	3.6%
Wayne County	826,145	560,279	67.8%	45,717	5.5%	55,507	6.7%	23,972	2.9%
Michigan	3,785,661	2,699,025	71.3%	148,573	3.9%	126,697	3.3%	103,764	2.7%

Type of Housing Units: 2000 (continued)

Place	5 to 9 units		10 to 19 units		20 or more units		Mobile Home		Boat, RV, van, etc.	
	#	%	#	%	#	%	#	%	#	%
Redford Township	310	1.5%	166	0.8%	265	1.3%	209	1.0%	0	0.0%
Wayne County										
City of Livonia	1,519	3.9%	539	1.4%	1,315	3.4%	46	0.1%	0	0.0%
City of Dearborn Heights	480	2.0%	171	0.7%	643	2.7%	480	2.0%	0	0.0%
City of Detroit	7,922	2.1%	10,204	2.7%	40,835	10.9%	1,438	0.4%	166	0.0%
Oakland County										
City of Southfield	3,724	10.4%	2,293	6.4%	8,612	24.1%	698	2.0%	0	0.0%
Wayne County	31,595	3.8%	25,654	3.1%	66,819	8.1%	16,294	2.0%	308	0.0%
Michigan	167,353	4.4%	122,929	3.2%	188,002	5.0%	228,306	6.0%	1,012	0.0%

Source: 2000 U.S. Census.

tion programs. The housing quality survey results and recommended treatment strategies are shown on the Rehabilitation Strategies and Enhanced Code Enforcement Areas map (see Appendix).

AGE OF HOUSING STOCK

The age of a dwelling unit is a factor used to evaluate its structural quality. The average industry standard for the life span of a single-family dwelling unit is generally 50 years. However, this typical life span often depends on the quality of the original construction and continued maintenance of the unit. Using this standard, a significant number of homes within the Township constructed prior to 1950 may be approaching the end of their utility.

Figure 24, Age of Housing Structures 2000, shows the age distribution of housing stock within Redford Township and Wayne County, according to the U.S. Census, 2006-2008 American Community Survey 3-Year Estimates. In total, more than 80 percent of the Township’s housing stock is more than 50 years old (built prior to 1960). These units are likely to need improvements, are not going to be suitable for persons with disabilities or the elderly, and are likely to contain lead-based paint. Low-income individuals may not be able to keep up with both the maintenance and the mortgage payments, thereby resulting in disrepair, blight, and an increased likelihood of encountering housing problems. In comparison, at 65 percent, Wayne County’s percentage of housing units older than 50 years (built prior to 1960) is much lower than Redford Township.

Figure 24 Age of Housing Structures 2000

Year Structure Built	Redford Township		Wayne County	
	#	%	#	%
1999 to March 2000	13	0.1%	7,329	0.9%
1995 to 1998	113	0.5%	20,922	2.5%
1990 to 1994	145	0.7%	21,876	2.6%
1980 to 1989	215	1.0%	38,957	4.7%
1970 to 1979	793	3.8%	88,190	10.7%
1960 to 1969	1,917	9.3%	108,316	13.1%
1940 to 1959	16,082	78.0%	378,131	45.8%
1939 or earlier	1,327	6.4%	162,424	19.7%
Total Structures	20,605	100.0%	826,145	100.0%

Source: 2000 U.S. Census.

Given the relatively high percentage of older housing units, and the tendency for low-income citizens to reside in older housing units, Redford Township should focus on initiatives that seek to assist low-income citizens with housing maintenance. Housing modernization programs would also work to make older housing units more suitable for persons with disabilities and the elderly.

HOUSING VACANCY

Knowledge of vacancy statistics can be helpful in predicting future growth and housing needs. A high vacancy rate might be an indicator of residential decline, but also shows that in the event of growth, housing units are available. Generally, a five percent vacancy rate is considered necessary to provide for adequate housing selection and to keep home prices from rising faster than inflation. Vacancy rates below five percent indicate a restricted housing market.

Figure 25, Housing Occupancy, provides information on housing vacancy for Redford Township and Wayne County between 2000 and the 2006-2008 American Community Survey. In 2000, Redford Township featured a low vacancy rate of 2.1 percent. However, Redford Township’s vacancy rate increased to 7.4 percent as of the 2006-2008 survey. The vacancy rate for Wayne County also increased during this time span, from 7.0 percent in 2000 to 16.1 percent as of the 2006-2008 survey.

Although more recent housing vacancy data is not available at the local level, as a result of a nation-wide housing market decline that generally began in 2007 and has persisted through 2010, it is likely that Redford Township’s vacancy rate has grown since 2007. Because, more than 98 percent

of Redford Township’s single family housing units were surveyed to be in a “standard” condition in 2006, it can be assumed that the vacant units within Redford Township are suitable for living and require only minor maintenance.

HOME OWNERSHIP

The home ownership rate is a very important aspect of a community. A high home ownership rate could be an indication that the community has stable and well kept neighborhoods. A higher percentage of rental housing might indicate a more transient population. Owner and renter occupancy rates can also reveal whether the housing stock in the community is affordable. Lower income citizens, who may include single persons, young families, and the elderly, require more affordable housing options including rental housing. A low percentage of rental units could indicate that the community is not providing adequate housing for these groups.

As shown in the **Figure 26, Home Ownership 2000-2008**, Redford Township’s home ownership rate has declined since 2000, from 90.1 percent to 87.8 percent as of the

Figure 25 Housing Occupancy		
	1990	2000
Occupied Housing Units	20,123	20,182
Owner-Occupied Housing Units	18,119	18,183
Renter-Occupied Housing Units	2,004	1,999

Source: 1990 and 2000 U.S. Census.

Figure 26 Home Ownership 2000-2008								
Category	Redford Township				Wayne County			
	2000		2006-2008		2000		2006-2008	
	#	%	#	%	#	%	#	%
Owner-Occupied Housing Units	18,183	90.1%	16,651	87.8%	511,837	66.6%	479,820	68.2%
Renter-Occupied Housing Units	1,999	9.9%	2,309	12.2%	256,603	33.4%	223,605	31.8%
Total Occupied Housing Units	20,182	--	18,960	--	768,440	--	703,425	--

Source: 2000 U.S. Census; U.S. Census 2006-2008 American Community Survey 3-Year Estimates.

Note: The data from the 2006-2008 American Community Survey contain sampling error and nonsampling error.

2006-2008 American Community Survey. Correspondingly, the renter-occupancy rate has increased from 9.9 to 12.2 percent. This can be seen as a positive trend for low-income residents, who now have a larger selection of rental living opportunities within the Township.

In contrast to Redford Township, Wayne County's home ownership rate has increased since 2000, according to the 2006-2008 American Community Survey 3-Year Estimates. Correspondingly, the County's renter-occupancy rate has decreased.

HOUSING VALUES AND RENT

Analyzing housing values and rent could be the best way to determine both the quality and affordability of housing. It is critical that both quality and affordable housing is maintained to help retain current residents, attract new homeowners to a community, and provide housing that is affordable to low income citizens and other special needs groups.

Figure 27, Housing Values: 2000, shows the change in owner-occupied housing unit values for Redford Township and Wayne County between the 2000 U.S. Census and the 2006-2008 American Community Survey 3-Year Estimates. As the data shows, both Redford Township and Wayne County's owner-occupied housing unit values increased significantly during the time span. For Redford Township, the median value increased from \$104,800 to \$133,100 while Wayne County's median value increased from \$99,400 to \$135,800.

However, as a result of a nationwide housing market decline generally since 2007, housing values within Redford Township, as well as the entire county, have declined significantly. According to the Michigan Department of Treasury, Redford Township's state equalized value (SEV) for residential real property reached its peak in 2007, at approximately \$1.33 million. However, since 2007, the Township's residential real property SEV has declined by 40 percent and now stands at approximately \$795,000. The Township's residential real property SEV trends since 2000 are shown in **Figure 28**. Although this trend is troubling and has undoubtedly impacted the lives of many households, it may represent a positive benefit to longer-term housing affordability as lower cost homes and foreclosed properties are prevalent within the Township's housing market.

Figure 29, Gross Rent Redford Township and Wayne County 2000-20008, shows the change in owner-occupied housing unit values between 2000 U.S. Census and the 2006-2008 American Community Survey 3-Year Estimates. For Redford Township, the median rent increased from \$665 to \$965 while Wayne County's median rent increased from \$530 to \$750. However, similar to the value of occupied-units, as a result of the nationwide housing market decline, it is likely that gross rents within Redford Township have also declined since 2007.

Figure 27 Housing Values 2000

Owner-Occupied																			
Place	Specified Units	Less than \$50,000		\$50,000 to \$99,999		\$100,000 to \$149,999		\$150,000 to \$199,999		\$200,000 to \$299,999		\$300,000 to \$499,999		\$500,000 to \$999,999		\$1,000,000 or more		Median (\$)	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%		
Redford Township	17,537	345	2.0%	7,288	41.6%	8,521	48.6%	1,158	6.6%	170	1.0%	13	0.1%	7	0.0%	35	0.2%	104,800	
Wayne County																			
City of Livonia	32,528	118	0.4%	2,270	7.0%	10,816	33.3%	10,647	32.7%	7,321	22.5%	1,318	4.1%	18	0.1%	20	0.1%	161,800	
City of Dearborn Heights	19,006	570	3.0%	7,181	37.8%	7,276	38.3%	2,272	12.0%	1,361	7.2%	316	1.7%	24	0.1%	6	0.0%	110,800	
City of Detroit	164,182	57,855	35.2%	81,312	49.5%	16,253	9.9%	4,955	3.0%	2,473	1.5%	896	0.5%	328	0.2%	110	0.1%	63,600	
Oakland County																			
City of Southfield	16,353	163	1.0%	2,183	13.3%	5,190	31.7%	5,728	35.0%	2,752	16.8%	289	1.8%	31	0.2%	17	0.1%	155,400	
Wayne County	461,949	70,067	15.2%	162,991	35.3%	114,947	24.9%	54,945	11.9%	37,830	8.2%	15,898	3.4%	4,298	0.9%	973	0.2%	99,400	
Michigan	2,269,175	224,603	9.9%	711,648	31.4%	603,454	26.6%	339,716	15.0%	252,044	11.1%	104,079	4.6%	27,642	1.2%	5,989	0.3%	115,600	
Renter-Occupied																			
Place	Specified Units	Less than \$200		\$200 to \$299		\$300 to \$499		\$500 to \$749		\$750 to \$999		\$1,000 to \$1,499		\$1,500 or more		No cash rent		Median (\$)	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%		
Redford Township	1,979	44	2.2%	40	2.0%	237	12.0%	792	40.0%	459	23.2%	196	9.9%	9	0.5%	202	10.2%	665	
Wayne County																			
City of Livonia	4,275	275	6.4%	209	4.9%	374	8.7%	1,344	31.4%	1,178	27.6%	408	9.5%	183	4.3%	304	7.1%	726	
City of Dearborn Heights	3,396	87	2.6%	81	2.4%	331	9.7%	1,526	44.9%	891	26.2%	163	4.8%	79	2.3%	238	7.0%	692	
City of Detroit	150,814	9,178	6.1%	11,151	7.4%	56,337	37.4%	50,941	33.8%	12,746	8.5%	3,697	2.5%	498	0.3%	6,266	4.2%	486	
Oakland County																			
City of Southfield	15,562	322	2.1%	251	1.6%	516	3.3%	5,320	34.2%	6,026	38.7%	2,080	13.4%	744	4.8%	303	1.9%	797	
Wayne County	255,193	14,911	5.8%	15,741	6.2%	77,533	30.4%	96,964	38.0%	28,725	11.3%	9,044	3.5%	2,090	0.8%	10,185	4.0%	530	
Michigan	976,313	53,844	5.5%	52,030	5.3%	275,832	28.3%	373,820	38.3%	122,289	12.5%	42,865	4.4%	12,867	1.3%	42,766	4.4%	546	

Source: 2000 U.S. Census.

Figure 28 State Equalized Value (SEV) Trends - Real Property 2000-2005

Year	Category	Agriculture		Commercial		Industrial		Residential		Developmental		Total Real
		SEV	% of Total	SEV	% of Total	SEV	% of Total	SEV	% of Total	SEV	% of Total	SEV
2000	Redford Township	0	0.0%	91,353,300	8.4%	85,135,200	7.8%	910,778,728	83.8%	0	0.0%	1,087,267,228
	Wayne County	43,879,239	0.1%	5,843,849,496	15.3%	3,261,221,210	8.5%	29,059,902,919	76.0%	30,069,700	0.1%	38,238,922,564
2001	Redford Township	0	0.0%	105,527,000	8.9%	88,891,400	7.5%	994,284,700	83.6%	0	0.0%	1,188,703,100
	Wayne County	43,167,895	0.1%	6,527,226,359	15.3%	3,502,953,740	8.2%	32,694,458,400	76.4%	29,601,700	0.1%	42,797,408,094
2002	Redford Township	0	0.0%	118,202,900	9.1%	91,582,700	7.0%	1,095,072,414	83.9%	0	0.0%	1,304,858,014
	Wayne County	49,973,500	0.1%	7,232,273,553	15.2%	3,819,361,230	8.0%	36,431,001,341	76.6%	35,616,600	0.1%	47,568,226,224
2003	Redford Township	0	0.0%	136,621,900	9.6%	98,646,500	6.9%	1,184,766,161	83.4%	0	0.0%	1,420,034,561
	Wayne County	51,303,100	0.1%	8,027,544,374	15.7%	4,278,783,042	8.4%	38,807,933,307	75.8%	29,947,200	0.1%	51,195,511,023
2004	Redford Township	0	0.0%	143,249,900	9.7%	98,535,000	6.7%	1,239,380,359	83.7%	0	0.0%	1,481,165,259
	Wayne County	55,642,700	0.1%	8,526,920,398	15.7%	4,535,321,508	8.4%	41,033,249,019	75.7%	53,183,300	0.1%	54,204,316,925
2005	Redford Township	0	0.0%	144,950,050	9.5%	101,285,400	6.6%	1,279,727,807	83.9%	0	0.0%	1,525,963,257
	Wayne County	59,469,200	0.1%	9,053,114,838	16.0%	4,753,693,444	8.4%	42,654,574,477	75.4%	68,820,800	0.1%	56,589,672,759

Redford Township Assessor, March 2006.
Wayne County Equalization Department, March 2006.

Figure 29 Gross Rent Redford Township and Wayne County, 2000-2008

Category	Redford Township				Wayne County			
	2000		2006-2008		2000		2006-2008	
	#	%	#	%	#	%	#	%
Less than \$200	44	0.3%	n/a	n/a	14,911	3.2%	8,181	1.7%
\$200 to \$299	40	0.2%	n/a	n/a	15,741	3.4%	8,082	1.7%
\$300 to \$499	237	1.4%	n/a	n/a	77,533	16.8%	23,433	4.9%
\$500 to \$749	792	4.5%	n/a	n/a	96,964	21.0%	66,281	13.8%
\$750 to \$999	459	2.6%	n/a	n/a	28,725	6.2%	56,161	11.7%
\$1,000 to \$1,499	196	1.1%	n/a	n/a	9,044	2.0%	42,770	8.9%
\$1,500 or more	9	0.1%	n/a	n/a	2,090	0.5%	6,859	1.4%
No rent paid	202	1.2%	n/a	n/a	10,185	2.2%	11,838	2.5%
Total Specified Renter Occupied Units	1,979	11.3%	n/a	n/a	255,193	53.0%	223,605	44.1%
Median Rent	\$665		\$965		\$530		\$750	

Source: 2000 U.S. Census; U.S. Census 2006-2008 American Community Survey 3-Year Estimates.
Note: The data from the 2006-2008 American Community Survey contain sampling error and nonsampling error.

HOUSING STOCK TO SERVE PERSONS WITH HIV/AIDS

According to the U.S. Department of Health and Human Services Centers for Disease Control and Prevention, approximately 1.1 million Americans are living with HIV, the virus that causes AIDS, and one fifth of those infected are unaware of their infection. Within Michigan, approximately 17,000 citizens are living with HIV as of 2008. Michigan ranks 15th highest among the 50 states in cumulative reported AIDS cases as of 2008.

Currently, there are no specific housing programs for persons living with HIV/AIDS within Redford Township or Wayne County. However, a variety of housing related programs are available for the Township's citizens, such as the housing rehabilitation program, which are open to low income persons and all persons with special needs, including HIV/AIDS.

HOUSING STOCK TO SERVE PERSONS WITH DISABILITIES

The Census Bureau defines disability as a long-lasting sensory, physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. It can impede a person from being able to go outside the home alone or to work at a job or business, and it includes persons with severe vision or hearing impairments.

Although no data is available for Redford Township, according to the 2009 American Community Survey 1-Year Estimates,

314,101 Wayne County citizens, or 16.4 percent of the total civilian non-institutionalized population within Wayne County, has a disability. Of the total civilian non-institutionalized population 65 years and over, 42 percent, or 95,632 citizens, have a disability.

Currently, there are a number of organizations within the region that provide housing and other support programs to the disabled. The Liberty Hill Housing Corporation, serving Wayne County, is a nonprofit organization committed to creating permanent affordable, accessible housing for low income families and persons with developmental disabilities. ARC of Northwest Wayne County is an organization that works to ensure that individuals with developmental disabilities are valued and that they and their families can participate fully in and contribute to the life of their community. The Disability Network/Wayne County-Detroit (DNWCD) is an organization dedicated to helping people with disabilities in Wayne County to achieve independence and to advocate for themselves. Other organizations serving persons with disabilities include the Disabled American Veterans and Redford Interfaith Relief.

ASSISTED HOUSING INVENTORY

Redford Township does not have a Public Housing Authority nor does it own or operate any public housing. Additionally, Redford Township does not administer any Section 8 certificates. As a result, the needs of public housing are not within the scope of this Consolidated Plan. In the absence of a locally administered program, the Township works cooperatively with Wayne County, the

Michigan State Housing Development Authority (MSHDA) and private entities in the provision of public and subsidized housing within Redford Township.

IMPACTS OF THE HOUSING MARKET ON THE USE OF PUBLIC FUNDS

There are a number of housing market characteristics that impact how the Township will use funds to address housing needs. These influences are described herein.

Given the relatively high percentage of older housing units, and the tendency for low-income citizens to reside in older housing units, Redford Township should focus on initiatives that seek to assist low-income citizens with housing maintenance. Housing modernization programs would also work to make older housing units more suitable for persons with disabilities and the elderly.

Because some concentrations of housing structural decline were found as a result of the 2006 Township structural quality survey, it is recommended that the Township focus code enforcement activities and aggressive market housing rehabilitation programs within three “enhanced code enforcement areas” (see Rehabilitation Strategies and Enhanced Code Enforcement Areas map in the Appendix).

The nationwide economic and housing market decline has reduced home values, lowered gross rents, and increased the number of vacant and/or foreclosed properties within Redford Township. This trend represents a positive benefit to longer-term housing affordability. However, the relative

need for public housing programs, such as Redford Township’s Housing Rehabilitation program, is greater as homeowners seek financial assistance for necessary home improvements in spite of depreciated home values and household incomes.

SPECIFIC OBJECTIVES

The Township has offered, on a first come/first serve basis, a complete housing rehabilitation program. In keeping with our desire to market the program to certain areas of the community, assistance was targeted to homeowners residing in the areas that were identified as requiring special attention by the aforementioned housing study.

Homeowners within these certain areas were given priority for funding, of which 75 percent of the assistance went to these homeowners. Devoting the funding to the identified areas has enabled the Township to see marked improvement to the community.



Housing improvements are a high priority for the Redford Township Community Development Department in 2011-2016.

The Township will set a goal of 45 housing rehabilitation projects per year. The Township continues to direct funding to the most needed portions of the community while also permitting others to access funds, keeping the entire housing stock in stable condition.

Community Development staff work with low and moderate income households desirous of acquiring a Housing Rehabilitation loan or grant to ensure that their rehabilitation projects are completed with the satisfaction of all parties. All rehabilitation projects are overseen by the Rehabilitation Review Board.

The Township is in the process of evaluating the function of the Housing Rehabilitation Department. As the community's needs change, so must the programs offered to our residents. In order to best serve our single family homeowners, it is being determined if a portion of the funds should be targeted toward an emergency repair program. The department receives a great many requests for single item improvements.

The addition of an emergency repair program would enable a single family homeowner to apply for funding geared toward new roofs, furnaces, water heaters, etc. This program would have a cap of \$5,000 per project.

Besides assisting Redford Township homeowners, the jurisdiction has provided the community with information from a variety of programs that not only improves and pre-

serves the housing stock, but also assists residents in remaining in their homes. This information has been disseminated through the Home Information Center (HIC), an agency of the Redford Township Housing Commission. For example, the HIC provides low and moderate income households information on programs offered from MSHDA.

The Charter Township of Redford recognizes the potential benefits of various funding sources, yet has elected not to apply for funding from other Federal, Non-Federal or Private sources in order to operate the Housing Rehabilitation Loan/Grant Program.

Redford Township will disseminate grant information to all service providers in the community and encourage the application for grants, when feasible. The Township will provide grant writing assistance to the service providers on an as-needed basis.

The Township, through the Community Development Department, will provide technical assistance to service providers on setting up grant administration procedures when necessary, as it relates to affordable and supportive housing goals under the Consolidated Plan. Redford Township would not certify applications that are not consistent with the Charter Township of Redford's Consolidated Plan.

The Township is also in the process of implementing their Neighborhood Stabilization Program. On July 30, 2008, President George W. Bush signed into law the Housing and Economic Recovery Act of 2008 to address the nation's severe housing crisis.

Title III of the Act appropriates \$3.92 billion of grant funds under the Neighborhood Stabilization Program (NSP) for states and local governments to purchase and redevelop abandoned or foreclosed properties.

Redford Township is actively acquiring, rehabilitating and demolishing homes in an effort to stabilize neighborhoods, eliminate blight and provide affordable housing. The Township will continue to implement this program and direct funds to areas of greatest need throughout the community.

PUBLIC HOUSING STRATEGY

The Charter Township of Redford is concerned about our citizenry and their needs for comprehensive services. The Township is a resource for our households in need.

Redford Township continues to network with schools, churches and other non-profit agencies to identify needy individuals. It is critical that these populations receive information about available programs and services. The Township will continue to make our best effort to publicize activities to increase awareness.

The Township will continue to review State and local policies for cost savings or incentives to develop, maintain or improve affordable housing in its jurisdiction. There are many barriers to affordable housing that may increase costs, act as disincentives to development or create barriers to production and maintenance of housing for low-income families. The Township does not have any "barriers to affordable housing" within

its jurisdiction.

Because Redford Township has a limited supply of rental properties, it is necessary for the Township to work with the surrounding communities. The Home Information Center works to identify local landlords to help our program participants find housing within our community.

The senior citizen population is also a priority for the Township. A Senior Housing Complex has been erected to serve moderate income residents. Minock Meadows is a 90-unit, 2 ½ story property located at Schoolcraft and Minock Circle. The Township is also the home to Coventry Place, a Section 8, 202 unit facility. These apartment complexes are fully rented with waiting lists. Redford will continue to look for opportunities to expand this housing market.

Redford Township is an older urban area with 99% of its land developed. The Township encourages redevelopment of deteriorated structures to increase its housing stock; however, opportunities are limited. Recently developers have rediscovered our community. Two new projects, a 24-unit condominium development and 56 single-family homes, are under construction.

LEAD-BASED PAINT NEEDS

The Charter Township of Redford 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 Home Information Center counsels families on the dangers of lead-based paint, especially its negative affects on young children. The staff also encourages families with young children to find housing that has been made lead free.

The Charter Township of Redford has taken great strides to address lead-based paint hazards before they have a negative effect on our residents. Redford informs its renters and homeowners of potential lead hazards when they come into 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, "Lead-Based Paint: A Threat to Your Children." The pamphlet provides the homeowner with vital information on the dangers of lead-based paint.

The Home Information Center and Housing Rehabilitation Department comply with Federal Regulations. The Township will make the necessary modifications to our programs to ensure continued compliance with HUD and the U.S. Congress. These regulations will supersede local regulations.

EVALUATION PHASE

The Charter Township of Redford was in communication with various health and child welfare agencies during the develop-

ment phase of the Comprehensive Housing Affordability Strategy (CHAS) Annual Plan. The Township requested information regarding the status of children within our municipality from the Director of Wayne County Division of Environmental Health. The Charter Township of Redford did not receive any meaningful response back from our request.

Lead-based paint containing up to 50 percent lead was in common use through the 1940's and continued to be in use through the 1970's. Approximately 97% of Redford Township's housing stock was built during this time frame; therefore, lead-based paint hazards represent 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 the 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 will make our best effort to keep the residents of the community informed about the dangers of lead-based paint.

BARRIERS TO AFFORDABLE HOUSING

The Charter Township of Redford has reviewed the extent to which the cost or incentives to develop, maintain or improve

affordable housing in the jurisdiction are affected by State or local policies. There are many barriers to affordable housing that may increase the 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.

The Charter Township of Redford 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 a useful tool that was designed to promote the health, safety and welfare of our 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 the 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 the 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 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 the 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 partake in the use of such practices.

MAINTAINING AFFORDABLE HOUSING

Redford Township’s Housing Rehabilitation Program is of the utmost importance to our community. The Township is an older municipality with an aging housing stock. The Housing Rehabilitation Program allows the residents to make the necessary renovations required to keep the community strong and ideally suited for the moderate income family.

The Township utilizes programs to improve and renovate Redford’s housing stock. The Township makes referrals to MSHDA programs and works with the Wayne County

Weatherization Program.

Both programs ensure that Redford families are able to maximize the needed assistance. Income-eligible handicapped families are also provided immediate assistance for modifications to their home that improve their mobility from the Housing Rehabilitation Department.

FAIR HOUSING

The Charter Township of Redford will continue to operate programs that do not discriminate against any persons regardless of their race, gender or disability.

The Home Information Center provides referrals and references to a host of service providers and agencies. This information is available during the hours of operation of the Redford Community Center, 8:30 A.M. to 9:00 P.M. (assistance is available during regular business hours 8:30 A.M. to 4:30 P.M.).

The Charter Township of Redford 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 in the department's employment practices.
4. Equal opportunity for participation in housing programs for minority and Section 3 businesses.

5. Assurances.

The 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.



3

HOMELESS

HOMELESS NEEDS

The number of homeless individuals that reside within our community is unknown. Information is not readily available nor does the Township keep an up-to-date list of the number of homeless in the community. But the Township is still committed to eliminating homelessness in the community.

INVENTORY AND HOMELESS STRATEGY

Homelessness is a complex problem which requires an emergency response. The government alone does not have the ability to resolve this problem. In response, the churches of Redford have developed a strong network to join in the effort to combat homelessness.

These churches rotate among themselves to house, clothe, and provide guidance for persons in need. The support lasts the entire winter so that families will have the necessary protection from the elements. This program helps to alleviate the burden of case workers at area shelters.

The Charter Township of Redford actively works to build relationships with area shelters and service providers. The Home Information Center’s Housing Resource Department is charged with the responsibility to gather information and make referrals for persons in need. Many referrals are made to the organizations listed in [Figure 30, Homeless Service Providers](#).

Figure 30 Homeless Service Providers

Name of Shelter/Provider	Type of Service
First Step	Emergency shelter for abused women and children who are victims of domestic violence
COTS: Coalition On Temporary Shelter	Temporary emergency and long term shelter for the homeless
Salvation Army	Temporary emergency and long term shelter for the homeless
Wayne County Family Center	Emergency shelter and offers an array of services: job training, support groups, child care, tutoring, and medical referrals
Out-Wayne County	The Coalition illuminates and identifies the social and economic issues that contribute to homelessness and substandard housing.

In addition, Redford Township passed a proclamation in 2005 and has designated November 13-19 as "Homeless Awareness Week". Homeless Awareness Week serves to increase awareness and focus attention on the needs of homeless individuals and families.

Redford Township, along with the help of Redford Township Citizens and Redford Inter-Faith, will open their hearts and offer their resources to help the homeless. The theme of Homeless Awareness Week this year is, "We End it Here, We End it Now."

EMERGENCY SHELTER GRANTS (ESG)

The Charter Township of Redford does not receive an annual allocation of Emergency Shelter Grants (ESG) funds.



4

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

Redford Township’s Housing and Community Development Department is committed to developing effective strategies to meet non-housing needs through the Township’s CDBG Program. However, to develop effective strategies, an analysis of the non-housing needs within Redford Township must be conducted.

Non-housing needs may fall under a variety of topics that include child care, health care, job training, business assistance, utilities, and transportation. These needs can be further grouped into three broad categories:

- Public Services and Facilities (includes Infrastructure)
- Planning and Community Development
- Economic Development

This section of the Consolidated Plan presents a detailed analysis of the non-housing community development needs within Redford Township by category.

Figure 31, *Community Development Needs*, details an extensive list of items under these categories as well as information related specifically to item goals or prioritization particulars.

PLANNING AND COMMUNITY DEVELOPMENT

Planning is a high priority need for Redford Township. Maintenance of existing partnerships, as well as the establishment of future coordination among multiple public and private agencies allows for efficient and flexible program determinations. In addition, planning facilitates routine assessment of Township needs and priorities. Through planning efforts the Township is able to provide a basis for goals and objectives.

A variety of planning and community development related studies have been undertaken by Redford Township to identify both local and regional needs and present strategies to address those needs. These studies are summarized below.

Stabilizing Neighborhoods Action Plan (SNAP)

Redford Township has been allocated \$3,041,364 in NSP funds for use on NSP projects throughout the Township. 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 home buyers

Figure 31 Community Development Needs

Priority Community Development Needs	Priority Need Level High, Medium, Low, No Such Need	Goals and Description of Need
Public Facility Needs (projects)		
Senior Centers	H	Assess current facility and do needed improvements to the center that assists over 200 seniors per year
Handicapped Centers	NSN	Privately owned and operated centers locally
Homeless Facilities	ML	Privately/publicly operated facilities operate locally
Youth Centers	M	Assess current facility and do needed improvements to the center that assists over 200 youth per year
Child Care Centers	ML	Privately/publicly operated facilities operate locally; more centers needed to assist low to low mod families.
Health Facilities	NSN	Hospitals, medical centers and clinics operate locally
Neighborhood Facilities	NSN	Older community where development is limited
Parks and/or Recreation Facilities	H	The existing Community Center does not offer adequate space for recreational programming and due to budgetary restraints, assessing the current facility will allow for needed facility improvements. Also, continue to improve existing park facilities
Parking Facilities	ML	Provide ample parking in all business districts as funding allows
Non-Residential Historic Preservation	NSN	Not aware of such buildings located in Township
Other Public Facility Needs	ML	District court, historical museum and youth theatre venues are proposed future projects
Infrastructure (projects)		
Water/Sewer Improvements	H	Township has aging water/sewer system and future improvement projects are being proposed
Street Improvements	H	Reconstruct secondary and main roads and streetscapes on an annual basis using block grant, federal and county funds
Sidewalks	M	Township maintains a sidewalk ordinance program that assists residential and commercial owners in the upkeep of their sidewalk/properties.
Solid Waste Disposal Improvements	L	Private contractor handle all solid waste disposal for the Township and to continue this practice for the future
Flood Drain Improvements	H	Work in conjunction with state, county and local municipalities to improve the flood basins per state and county regulations
Other Infrastructure Needs	H	Build a strong relationship with state and county road departments to better service the Township with our aging infrastructure system
Public Service Needs (people)		
Senior Services	M	Continue to offer/expand activities and programming to the over 200 seniors that utilize our services per year.
Handicapped Services	ML	Continue to offer/expand programming and assistance to the local groups that service the handicapped.
Youth Services	M	Continue to offer/expand activities and programming for the over 200 youths that utilize youth services in conjunction with other township departments.
Child Care Services	ML	Continue to assist/refer families that seek child care assistance to local child care facilities.

Figure 31 Community Development Needs (continued)

Priority Community Development Needs	Priority Need Level High, Medium, Low, No Such Need	Goals and Description of Need
Transportation Services	M	Continue to serve Township residents using our Dial A Ride transportation system that assists over 1000 riders yearly.
Substance Abuse Services	ML	Continue to work in conjunction with local agencies that provide substance abuse services that will assist youths/adults.
Employment Training	M	Continue to make referrals to local workforce development agencies within Wayne County that will assist Township residents.
Health Services	ML	Continue to work in conjunction with state, county and local agencies to offer health screening, testing and services to our Township seniors/youths.
Lead Hazard Screening	ML	Continue to make referrals to Wayne County Health Dept. for lead screenings and educate Township residents regarding LBP hazards through the Housing Rehab Dept. and seminars.
Crime Awareness	H	Continue to provide and expand numerous programs/services (Neighborhood Watch, DARE, etc) that assists Township residents.
Other Public Service Needs	H	Continue to provide code enforcement services that will investigate/resolve 4,000 complaints per year, continue to offer the housing rehabilitation program that will assist 20 households per year.
Economic Development		
ED Assistance to For-Profits (businesses)	H	Continue to offer and expand a Neighborhood Revitalization Program that assists a minimum of three current or prospective township businesses per year with low-interest loans for property/building improvements that will result in an increase in our commercial tax base.
ED Technical Assistance (businesses)	H	Expand our ED technical assistance to all current or prospective businesses within the township on the numerous ED opportunities and assistance offered by the state, county and township.
Micro-Enterprise Assistance (businesses)	ML	Investigate opportunities for comprehensive start-up and business expansion training for target populations
Rehab; Publicly-or-Privately-Owned Commercial/Industrial (projects)	ML	Continue to assist township businesses in the utilization of federal and state programs (Brownfield, Economic Development, etc.) that will allow for the rehabilitation of an existing business/property that will further increase the commercial tax base.
C/I* Infrastructure Development (projects)	ML	Per the Public Service Master Plan, the township will improve and preserve the roads, water mains and sewer systems located throughout all eligible areas which include commercial or industrial areas.
Other C/I* Improvements (projects)	ML	Develop a business and economic marketing campaign that will build relationships with developers/builders that will result in privately and/or publicly funded C/I improvement project's throughout the township.
Planning		
Planning	H	Maintain a strong relationship with the state and county that will result in an improved road/infrastructure system and create a master plan that will allow for increased opportunities for new housing and commercial/industrial re-development.
Total Estimated Dollars Needed:	Unknown: Dependent upon entitlement grant appropriation	

* Commercial or Industrial Improvements by Grantee or Non-profit.

- 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

Through data provided by HUD, the Redford Township Assessor and the Redford Township Building Department, the Township has developed a determination of high priority areas. These categories include mapping the NSP eligible areas, the high cost loan rates, 18 month foreclosure rate, foreclosed properties, vacant/abandoned structures surveys (April 2008 and October 2008) and the foreclosure and abandonment risk scores by census tract.

Much of the Township has been affected by the foreclosure crisis. The following areas have been hardest hit and are considered Areas of Greatest Need:

- Northern Redford Township
(Census Tracts 5541, 5542, 5543, 5544)
- Central Redford Township
(Census Tracts 5545, 5546, 5547-3, 5547-2, 5548-1, 5548-2, 5548-4, 5548-5, 5549-1, 5549-3, 5549-4, 5549-5)
- Southern Redford Township
(Census Tracts 5551, 5553, 5554, 5555, 5556)

Redford Township has compared the areas of greatest need as they pertain to the NSP Program to the Enhanced Code Enforcement Areas identified in the Redford Township Master Plan. These Enhanced Code Enforcement Areas are characterized by multiple residential blocks with higher percentages of deteriorating and substandard structures

and frequent incidences of blight. There is a strong correlation to the Enhanced Code Enforcement Areas in the Master Plan and the Areas of Greatest Need as defined by HUD.

Redford Township will prioritize the use of NSP funds by targeting its activities in these neighborhoods with the highest percentage of home foreclosures, the highest percentage of homes financed by subprime mortgage loans and where areas show the highest risk of additional foreclosures. Current foreclosures and significant risk factors exist throughout the Township. Although geographic concentrations are evident, the Township will target all of the NSP activities described in this section to these high priority areas.

These activities include:

- Acquisition
- Demolition of blighted structures
- Rehabilitation and rRedevelopment
- Financing mechanisms for down payment/closing
- Cost assistance
- Developers rehabilitation/redevelopment
- Non-Profit acquisition and rehabilitation

Downtown Redford Redevelopment Plans

Since Redford Township is an established inner-ring suburb and has little available land for new development, many of the Township’s opportunities occur in terms of redevelopment. Several redevelopment plans are either in progress or have been completed that address these opportunities, particularly within the Downtown Development Authority (DDA) District.

The DDA District encompasses the historic nucleus of the Township, located at Five Mile and Beech Daly Roads, and also extending along Five Mile Road east toward Telegraph Road. The District is dominated by its mix of commercial and office uses but also features the Township's civic complex (Township Hall and Police Department), other public and semi-public uses, and residential uses. The District has a compact and pedestrian oriented character with its mix of land uses, minimal front setbacks, and unique streetscape amenities.

The following redevelopment plans are either in progress or have been completed:

- **DDA / Five Mile and Beech Daly Streetscape Improvement Plan** - This plan includes streetscape improvements throughout the Downtown, including the construction of a pedestrian crosswalk and refuge island to improve safety.
- **Rose Garden Plan** - Redford Township developed a plan to construct a public park at Midland Street and Beech Daly Road. The central focus of this plan was a public gathering space. The Rose Garden was completed in 2008.
- **Non-Motorized Trail Plan** - A conceptual non-motorized trail plan was developed to connect the DDA with the larger Redford Township area. The plan links Bell Creek Country Park, Western Golf & Country Club, Graham Field, Glenhurst Golf Course, Lola Valley Park, Hilbert Middle School, Bulman School, and Valentine School.
- **Redford Marquee** - This plan is for the adaptive reuse of a landmark building in Redford Township. The original Redford

Township District Library building has been vacant since 2004. Because the building is prominently located in the Township's DDA, the Township has explored possible conversion of the building into a gathering place, or "Marquee", which would include an outdoor amphitheater and covered square for craft shows, concerts, farmer's markets, and other community events.

- **Other DDA Activities** - The DDA Board has chosen to focus its efforts on improving the shopping environment and selection for consumers in the DDA District. It is working to revitalize the aesthetic appearance of the buildings within the Development Area and promoting the retention and recruitment of businesses to diversify the retail mix within the Development Area. Activities include:
 - Purchase and install seasonal banners and other decorations on street light poles throughout the District.
 - Implement a Commercial Façade Improvement Program to provide incentives to building and business owners to improve their facades.
 - A Business Recruitment and Retention Program will involve activities such as, but not limited to, working with existing business owners to improve their marketability to consumers (for example how store displays can foster sales). Also, creation, advertising and implementation of community events geared toward bringing residents into the DDA District, and identifying potential retail to recruit into vacant buildings as they occur.

Seven Mile Corridor Improvement Plan

The Township has embarked on an effort to improve conditions along Seven Mile Road. Many issues need to be addressed. Through a public workshop held by the Community Development Department on November 12, 2009, the following concerns were raised:

- Traffic Flow/Patterns
 - What impact will 3 lanes have?
 - Will 3 lanes negatively affect traffic flow?
- Road Conditions
- Parking – Number of spots and access
 - DO NOT WANT TO LOSE PARKING SPACES
 - Close side streets for extra parking?
- Aesthetics
- Pedestrian Friendliness
- Ability to Implement Plan
- New approaches?
- How will construction affect business?
- Truck access
- Will 3 lanes reduce the traffic count?
- Drainage
- Bus stops and locations
- What types of curbs will be proposed? Squared? Rounded?
- Any consideration of alleys being deeded over to the business owners?

Seven Mile Road is a corridor which is a priority for the Township CDBG program moving forward.

Redford Township Master Plan

Completed in 2007, the Redford Township Master Plan:

- Provides a general statement of the Township's goals and provides a

comprehensive view of the community's preferred future.

- Serves as the primary policy guide for local officials when considering zoning, land division, capital improvement projects, and any other matters related to land development. The Master Plan provides a stable and consistent basis for decision making.
- Provides the statutory basis for the Township Zoning Ordinance, as required by the State of Michigan.
- Helps to coordinate public improvements and private development activities to assure the judicious and efficient expenditure of public funds.
- Establishes a common, united set of adopted planning policies, goals, objectives, and strategies between the Township Board and the Planning Commission.

In terms of addressing the needs of low and moderate income citizens and special needs groups, some of the most relevant objectives of the Master Plan include:

- Objective 1.1 – Preserve existing residential areas by providing needed services and safeguarding them from destabilization from undesirable nonresidential encroachment through select land use buffers.
- Objective 1.2 – Encourage the preservation of existing neighborhoods and the prevention of blight through code enforcement and various housing rehabilitation, redevelopment, and capital improvement programs.
- Objective 1.9 – Encourage development of a housing stock appropriate for a

range of ages (individuals, young and growing families, empty-nesters), and income levels.

- Objective 1.10 – Encourage development of residential types which provide services and amenities for an aging or disabled population including independent, assisted, and convalescent living options.
- Objective 3.1 – Encourage the expansion and diversification of the local job base to improve the quality and quantity of local employment opportunities.
- Objective 3.8 – Take advantage of programs which improve the skills and educational levels of lower income, unemployed individuals to enable them to obtain permanent employment.
- Objective 3.9 – Ensure that businesses have adequate access to capital, have good information about available real estate, and understand how to work with local job placement organizations and how to obtain job training funds.
- Objective 6.4 – Develop incentive programs and assistance methods to foster existing local businesses. These programs may include assistance from the Downtown Development Authority of in-kind services from Township Departments.

Also, relevant to the Consolidated Plan, the Master Plan identifies Enhanced Code Enforcement Areas characterized by multiple residential blocks with higher percentages of deteriorating and substandard structures and frequent incidences of blight. A tri-fold strategy consisting of preservation, rehabilitation, and redevelopment is recommended

by the Master Plan to address these areas.

PUBLIC SERVICES AND FACILITIES

The types of projects specific to this category or need are inclusive of such items as senior and youth, health care, transportation, and infrastructure services. In general, these types of needs are delineated as being of either medium/low need, or no such need present.

Because Redford Township is an established inner-ring suburb and has little land on which to expand, the Township must assess in-place facilities for alleviation of non-housing needs. Some services and facilities not present in the Township are either located in close proximity or are operated by non-Township entities.

Continued work, referrals, and partnerships aim to provide much needed assistance to Township residents. To maintain this level of service and improve many quality of life issues, the Township must assess each public service in terms of its applicability and usefulness for the health, safety, and welfare of its residents. To that end, Redford Township has determined that these types of needs, while not specific to capital improvements, are a priority to Township residents. Services which feature target populations are of particular importance.

Elderly Services

According to the 2000 Census, 18 percent of the Township's population is over the age of 60. The Township places a strong emphasis on the elderly. The programs that are offered to seniors are wide-ranging and in-

clude recreation, transportation, and health care.

The **Redford Township Community Center** provides social services that enable families to enjoy a higher quality of life. The majority of these services are geared toward the elderly. Such services include educational, emotional and instructional programs at little or no cost to the resident.

The **Meals on Wheels** program is available for home bound persons. This program is funded through the Older Americans Act. Lunch is served Monday through Friday to persons 55 years of age and older.

The **Senior Ride** program provides free 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 shopping malls.

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 Citizens' 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.

Youth Services

During the development of the CDBG Action Plan for Program Year 2009-2010, the Township identified short-comings in its existing programming for children. It is impor-

tant for the Township to constantly adjust its programming to ensure that it is meeting the changing demands of youth 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.

The **Redford 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 parties and workout facilities. The Department strives to meet the needs of area children. The Youth Department networks with area schools and churches 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 the needed guidance for these children.

Growth Works provides counseling for Redford families, free of charge. The families are referred from area schools, police, courts or self referred. Children and parents are able to attend workshops and programs to improve communication and decision making skills.

The Township hosts monthly meetings for area agencies that deal with troubled fami-

lies. The **Redford Roundtable** provides agencies with the opportunity to freely discuss topics and exchange resources that will assist them in their work with youth. Together, the Township and the area agencies make a marked improvement in the quality of life for these families.

The **Redford Township Commission on Children's Issues** offers a host of programs and activities that compliment existing community and school programs such as movies in the park, animal shows, back pack drives, safety classes and many more.

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. Concerned citizens, community and business leaders rallied to tackle this issue. Active involvement from the Board of Directors and a yearly generous donation from Botsford Hospital has 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.

INFRASTRUCTURE/TRANSPORTATION

The Charter Township of Redford 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 to provide safe and adequate infrastructure.

- Infrastructure Systems - While water, wastewater and stormwater systems are present in the Township, the age of the systems and their ability to continue to provide needed service is of great concern. Service provision and public safety are therefore high priorities of the Township.
- Street Paving - There are 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 4 miles of road were paved. Between the end of 2007 and mid-2009 an additional 14 miles were to be completed in low-and moderate-income areas, leaving 38 miles to be addressed. Such road paving projects will provide a direct benefit to low-and moderate-income residents in these neighborhoods.

- Sidewalk Improvements - Redford Township has made the improvement of public sidewalks a priority. Currently, many of the sidewalks are in poor condition adding a blighted influence to its neighborhoods while creating safety concerns for the residents. As the Township makes necessary improvements to sidewalks, the Township will remove curbs, when possible, to eliminate handicap barriers.

Redford Township offers low-income residents a financial grant, if income eligible, to make such repairs or pay for a Township contractor to perform the work.

- Tree Planting - Many urban areas suffer from the loss of trees to disease or construction. Redford Township partners with civic groups, schools, Wayne County and others to remove and replace trees. Redford Township is actively pursuing grants from the Michigan Department of Natural Resources for tree removal and replacement.
- Public Transit - SMART, the region's public transit provider, has three routes that serve Redford Township. These routes can be accessed at Telegraph Road, Grand River Avenue and Beech Daly Road, and the Grand River Park & Ride.

As part of the Township's arrangement with SMART, the Redford Connector offers Dial-A-Ride transportation services for seniors and disabled populations to help them live independently. The bus runs from 7:30 a.m. to 5:30 p.m., Monday

through Friday and for a modest fee (\$1 to \$2 per trip), senior and disabled populations receive transportation to area hospitals and commercial centers.

Crime Prevention

The Charter Township of Redford 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 also realize that technology is just one component of their job. The Redford Police must continue to develop relationships with residents and business owners to create a safe environment.

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

The 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 the Redford Police, through the telephone bulletin board.

To keep Redford a safe community, the Redford Police Department, through the Neighborhood Watch program, works with residents to patrol local neighborhoods. 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.

Miscellaneous 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 - Subsidizes the operation of a food pantry and emergency assistance program for low-and moderate-income families within the community. The low income family is able to receive more comprehensive services when all the programs are housed in one location.
- Recreation Program for Americans with Disabilities – Association of Retarded Children (ARC) of Northwest Wayne County: Young adults with developmental handicaps are provided with organized group activities year round. The program varies daily, allowing the young adults to participate in numerous activities such as bowling, swimming and shopping.
- Wayne County Neighborhood Legal Services - The agency provides legal services for grandparents who are raising grandchildren. This program hosts seminars on various topics which the elderly may find of interest.

ECONOMIC DEVELOPMENT

As an established inner-ring suburb, Redford Township competes for business development with other established and growing suburbs. Thus, Redford’s economic community must position itself to facilitate that development. Neighborhood revitalization, technical support, and commercial/industrial rehabilitation are all means to aid this process, either for in-place enterprises or new development and are, thus, priorities of the Township. In addition, those economic development initiatives geared toward targeted and special needs populations provide greater business opportunities than may otherwise be available.

Redford Township will continue to support local businesses through the continued implementation of the Downtown Development Authority Five Year Development Plan. The DDA Board has chosen to focus its efforts on improving the shopping environment and selection for consumers in the DDA District.



CDBG funds have been used to make upgrades to the Redford Township Hall.

It will focus its efforts on revitalizing the aesthetic appearance of the buildings within the Development Area and promoting the retention and recruitment of businesses to diversify the retail mix within the Development Area. The CDBG program will work to leverage DDA funds, CDBG funds and other grant dollars to continue the support of local businesses.

Through coordination with Wayne County and businesses located on Seven Mile Road, the Township plans to continue efforts to improve conditions along Seven Mile Road.

OBSTACLES TO MEETING UNDERSERVED NEEDS

One obstacle to meeting underserved needs is the lack of resources. Redford Township plans to review alternative sources of funds to help address the needs of Township residents. Efforts will be made to submit grant applications to Federal, state, and local resources. Specific grant applications could include Neighborhood Stabilization Programs, other Community Development Initiatives, infrastructure improvements, and neighborhood revitalization.

In addition, public service projects and/or programs that can be supported by CDBG funds are limited, yet create a large demand for funding. Redford Township will continue to work with public service providers in effort to expand services and become more of a resource for these providers.

Poverty levels have increased slightly between 1990 and 2000 (4.1 percent to 5.1 percent). It can be assumed that between

2000 and 2010 that poverty has increased further due to increased unemployment. Federal program funds being used are not designed to be anti-poverty programs, thus limiting the amount of resources available for such activities.

ANTIPOVERTY STRATEGY

Redford Township has a small percentage of families that are below the poverty level, approximately 5.1 percent according to the 2000 U.S. Census. It is very important, however, that Redford continues to seek to provide services and programs that will improve their quality of living.

Redford Township programs are designed to reduce the number of poverty level households located within the Township through the provision of public services, the creation of economic opportunities and the improvement of physical conditions in low-income areas.

A key element of the anti-poverty strategy is the community's successful coordination with public service providers and non-profit agencies that work to assist those below the poverty line.

A number of services are available to assist homeless and near homeless individuals and families. Better coordination of these services is vital to providing a seamless continuum of care to assist in the transition from homelessness to self-sufficiency.



5

NON-HOMELESS
SPECIAL NEEDS

NON-HOMELESS SPECIAL NEEDS

In addition to the homeless population, many non-homeless persons have special needs and may be at risk of becoming homeless. The following subpopulations represent families in need of special attention:

- Elderly
- Frail Elderly
- Persons with Disabilities (mental, physical and developmental)
- Persons diagnosed with AIDS
- Alcohol and Drug Abuse
- Victims of Domestic Violence

EXISTING SERVICES AND PROGRAMS AVAILABLE

A description of the existing Township services and programs dedicated to helping the special needs population is provided below. In addition, the Township works with outside agencies to ensure adequate provision of services for these special needs populations.

In Michigan, services for persons with Substance Abuse disorders are coordinated by the Office of Substance Abuse Services (OSAS) in the Michigan Department of Public Health through a network of 18 local area centers. Although Michigan has seen

significant growth in the dual diagnosed population of persons with mental illnesses and chemical dependence, there is no reliable estimate of the percent persons living in Redford who are dual diagnosed.

The Section 8 Rental Assistance waiting list has a significant portion of its families identified as female headed households, 85%. It is not known what percentage of these female headed households are victims of domestic violence. The Community Development Block Grant program provides funding to assist in the availability of services to those in need.

Persons who are in need of Section 8 Rental Assistance may also take advantage of the materials disbursed by the Home Information Center. The HIC provides referrals to agencies and programs that will improve their life. Below are some agencies and programs in which referrals are made:

- Redford Community Schools: offers night classes, JTPA (Job Training Partnership Act) training and career counseling.
- Redford Counseling Center: provides counseling services for those persons with drug and/or alcohol addictions.
- Suburban West: provides psychiatric counseling for those persons that are emotionally disturbed.

The Home Information Center acknowledges the potential benefits of additional Federal, Non-Federal, and Private funds, however, the Township does not plan to apply for such funding at this time, because of a lack of holding capacity for new housing opportunities, except our continued requests for additional Housing Choice Vouchers. The Redford Township Housing Commission is aware of the importance of self-sufficiency programs as a measure of integrating these families back into a stable lifestyle. The 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.

The Housing Commission gives the elderly priority status on the waiting list to assist them in receiving assistance. The Redford Township Housing Commission also has a policy to notify the Adult Protection Services, Department of Social Services when a frail elderly person can no longer live independently without some outside assistance. The frail elderly person is then provided supplemental assistance with the intervention of Adult Protective Services.

Additionally, the Township continues to provide other services through its Community Development Block Grant Program, including homeownership rehabilitation, senior citizen assistance, and first time homebuyer referrals to MSHDA.

PRIORITY NEEDS OF THE SPECIAL NEEDS POPULATION

Elderly

According to the 2000 U.S. Census, 15% of Redford Township's population is over 65 years of age (7,698 persons). Of those individuals, 5.2 percent, or 396 people, are categorized as living below the poverty level.

In terms of households, the 2000 Census indicates that 344 households are both below the poverty level and headed by a householder over the age of 65.

Frail Elderly

Redford's population of persons over 85 years of age is at two percent according to the 2000 U.S. Census. Redford Township can expect this percentage to increase over the next few years, as six percent of the population is between 75 and 84 years of age.

The term "frail elderly" refers to those persons ages 65 and over who are, for various reasons, usually physically, unable to care for themselves adequately. Specifically, if the person has one or more limitations to or needs assistance to perform routine activities of daily living, the individual may be classified as "frail elderly." All persons over the age of 65 not meeting the criteria for "frail elderly" are classified as elderly.

Using the national percentages applied to the elderly population in Redford, it is estimated that there are approximately ten households which can be classified as being in the frail elderly non-homeless special needs population.

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. Services that can be received range from simple maintenance chores to delivered hot meals daily.

Of all persons 65 years and older, 5.2% are living in poverty in Redford. The Charter Township of Redford operates a Home Information Center (HIC) which provides assistance, when available, to this sector of the population.

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 require or receive 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.

The adult population (over 18 years of age) of the Charter Township of Redford is 38,544. One percent of this population is approximately 385 persons. Based on the CHAS Data Handbook, approximately 14% of the Severely Mentally Ill persons are at risk of becoming homeless. Thus, it can be estimated that Redford Township has 58 severely mentally ill persons that can be considered a part of the non-homeless special needs population.

Developmentally Disabled

Developmentally Disabled persons are defined as persons scoring at least two standard deviations below the mean on the Intelligence Quotient test; i.e., having an IQ below 70. The Michigan CHAS estimates that the number of persons in the state with developmental disabilities (including mental retardation, cerebral palsy, autism, epilepsy, or similar conditions) who are included in the non-homeless special needs populations total between 2,000 and 3,000.

Using the national average, it is estimated that this sector of the population of Redford is relatively small. The Township contacted local agencies which assisted in determining that approximately 25 persons were at risk of losing housing.

Physically Disabled

Physically disabled persons are those having an impairment which impedes their ability to function independently. The 2000 U.S. Census provides us with limited information regarding disabled persons within the Township. The analysis uses the total persons between 21 - 64 years of age. This por-



Figure 32 Disabled Persons within the Township

Total persons 21 to 64	29,083
With a disability	4,586
Percent employed	58%
No work disability	24,497
Percent employed	82%

tion of the population accounts for 29,083 persons, of which 4,586 or 16%, stated that they have a disability. Fifty-eight percent of these persons are employed. See [Figure 32 Disabled Persons Within the Township](#).

According to the 2000 U.S. Census, 106 families in Redford Township have an income below the poverty level and are headed by a householder with a disability. Because of the low income and physical disability of the householder, these families may be at risk for becoming homeless.

Substance Abusers

Alcohol and other drug abuse is defined as an excessive and impairing use of alcohol or other drugs, including addiction. The Charter Township of Redford is unable to determine the said targeted population.

Using the national average, it is estimated that this sector of the population of Redford is relatively small, approximately four

households. A total of 750 - 1,000 were identified as in need of supportive housing for the State of Michigan.

Acquired Immune Deficiency Syndrome (AIDS)

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 cases of HIV or AIDS within the 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. 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 OBJECTIVES

The Charter Township of Redford has utilized CDBG funds, General Funds, and Older Americans Act monies to provide support services to those persons requiring assistance in the past. 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. The 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 the 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 the elderly residents of Redford Township, including programs such as Caregiving, a telephone reassurance service offered at no charge, Meals-on-Wheels, Home Share, and home services.

Many Redford seniors take advantage of the Dial-A-Ride bus service that is provided to the community at no charge. Transportation is available at no or little charge to area residents. The elderly use the Redford Connector to visit the doctor, go shopping, or to 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 of the community, when feasible, for employment purposes. The Connector takes clients to local hospitals and 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, administration and programming money for

the Redford Inter-Faith Relief, and reimbursements for the Paint Rebate program. In addition, many senior citizens have applied and received assistance through the Community Development Department's Housing Rehabilitation program.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)

The Charter Township of Redford does not receive an annual allocation of Housing Opportunities for People with AIDS (HOPWA) funds.

SPECIFIC HOPWA OBJECTIVES

The Charter Township of Redford does not receive an annual allocation of Housing Opportunities for People with AIDS (HOPWA) funds.



2011-2012 ACTION PLAN

1

GENERAL

EXECUTIVE SUMMARY

The Annual Action Plan typically updates the Charter Township of Redford's Consolidated Plan for Housing and Community Development, a five year plan addressing Redford's housing and community development needs. The Township submits the Plan to the U.S. Department of Housing and Urban Development (HUD). This Annual Action Plan covers the 2011-2012 Program Year from April 1, 2011 to March 31, 2012.

This Action Plan provides a plan for expending funds in the following projects listed in [Figure 33, CDBG Activities 2011-2012](#).

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 the criteria as stated by HUD. As required, the low and moderate area benefit activities will be confined to the top quartile U.S. Census block groups; therefore, projects like sidewalk replacement or sewer improvements are restricted by low/moderate area benefit.

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

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

The Charter Township of Redford does not have areas of minority concentration. Minorities are located throughout the community, many of whom reside in areas that do not qualify for CDBG funds.

Figure 33 CDBG ACTIVITIES 2011-2012

Public Works Projects	Budget (\$)
Park Improvements - Funds to construct a shelter at Capitol Park that will meet ADA requirements and to also install ADA concrete walkways/paths to the existing and new shelter and to the playscape structure at Capitol Park.	\$30,000
Seven Mile Road Improvements - Funds to improve streetscape conditions along 7 Mile Road between Inkster Road and Five Points. Improvements may include but are not limited to sidewalk improvements, street trees and landscaping improvements.	\$200,000
Street Paving- Sarasota Street Repairs - Repair and/or replacement of damaged concrete along Sarasota Street between West Chicago Road and Joy Road.	\$150,000
Street Paving- Section 108 Loan Repayment - This is a repayment of a Section 108 Loan Repayment. The loan is currently being used for street paving throughout the Township. Only gravel roads in CDBG eligible areas will be paved. The entire project went through the Section 106 review and Environmental Review process and was cleared in 2007.	\$50,000
Redford Senior Center Improvements - Funds are used to improve the facilities of the Redford Township Senior Citizen/Community Center. In the past funds were used to put in a new air conditioning and new office/meeting room doors throughout the RTCC. Future improvements will include office improvements and ADA improvements.	\$15,000
Tree Planting Program - Removal and replacement of trees in eligible areas in conjunction with Wayne County government.	\$1,000
Rehabilitation Services Projects	Budget (\$)
Code Enforcement - Enforcement of Township Building and Ordinance Codes in order to eliminate the negative blighting influences which result from the lack of implementing such Codes.	\$200,000
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.	\$200,000
Neighborhood Economic Revitalization - Loans for façade improvements and code items for businesses in eligible areas.	\$35,000
Site Clearance - Demolition and site clearance of structures that pose a threat to the health and welfare of the public.	\$1,000
Handicap Accessible Projects	Budget (\$)
Sidewalk Improvements - Funds are used to install ADA curbs at street intersections to make sidewalks easily accessible for disabled individuals or for walking or bicycling. Also, funds required sidewalk replacement for low income residents (income eligible only).	\$10,000
Public Services Projects*	Budget (\$)
Dial A Ride - Provide transportation to Redford Seniors and disabled populations in order for them to live independently.	\$55,000
Neighborhood Watch - Provide funding for police officer to support neighborhood block groups. This program adds to the reduction of crime.	\$24,000
Recreation Program for Americans with Disabilities These funds are used by ARC to provide a year long recreation program for developmentally disabled adults at the Redford Township Community Center.	\$3,000
Redford Inter-Faith - Subsidize the operation of food pantry and emergency assistance program for low and moderate income families within Redford.	\$15,000
Senior Citizen Programming - Fund staffing and programming of Senior Citizen Department for Redford.	\$3,000
Wayne County Neighborhood Legal Services - Legal services for senior citizens.	\$3,000
Youth Services - Fund staffing of juvenile diversion program and services.	\$85,000
Administrative Services	Budget (\$)
General Administration/Planning	\$270,000
TOTAL	\$1,350,000

*Public Services activities are subject to 15 percent Cap

The minority population is not necessarily in need of low and moderate income assistance. According to the 2000 Census, homeownership is high among the minority population. For the entire Township, 90.1% of the occupied housing units are owner-occupied, as opposed to renter-occupied. All of the minority population groups in Redford have similar homeownership percentages including Black or African American (87.4%), Hispanic or Latino of any race (90.6%), American Indian and Alaska Native (95.8%), and Asian (86.7%). The locations of the projects proposed in this Action Plan are shown on the Redford Township 2011-2012 CDBG Projects Map (see Appendix).

BASIS FOR ALLOCATION OF FUNDS

The basis for allocating investments geographically is to concentrate the CDBG program's resources in the low/mod census block group areas of the Township. Also, need was identified as a 'high priority need' in the Needs Assessment discussion of the 2011-2016 Consolidated 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.

The Township's Youth Department sponsors a Job Fair that highlights Redford businesses. This program is open to the public. The emphasis of the program is geared toward entry level jobs; however, this program offers a wide range of opportunities for all participants.

Efforts to increase job creation through the expansion of industry are 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. The 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 has been the upgrading and preservation of commercial corridors. These areas contain a large portion of our small shops and ser-

vice providers. The 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 blight influences along the many "strip commercial" areas located throughout the Township. These influences tend to propagate outward to abutting residential areas.

The Township has financial resources that are available to the commercial and industrial sector. The Neighborhood Economic Revitalization Program (Commercial Rehabilitation Program) is eligible under the Community Development Block Grant program.

NEIGHBORHOOD STRATEGY AREAS (NSA'S)

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

The 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 2011 - 2012 for blight activities.

RESOURCES

FEDERAL RESOURCES

The Charter Township of Redford has identified its Community Development needs for 2011 - 2012, in accordance with the National Affordability Housing Act of 1992, Section 922. In order to implement the Community Development Plan, Redford Township has outlined an Action Plan for short term needs.

Redford Township receives assistance from Community Development Block Grant (approximately \$1,000,000) funding from the Department of Housing and Urban Development (HUD) that enables the Charter Township of Redford to achieve its goals.

This funding, in addition to an anticipated \$350,000 in program income dollars, amounts to an overall spending plan for Fiscal Year 2011 - 2012 of \$1,350,000.

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 2011- 2012 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 dollars.

OTHER RESOURCES

In 2009, a special CDBG allocation of \$3,041,364 was awarded to Redford Town-

ship through the Neighborhood Stabilization Program (NSP) funds for use on NSP projects throughout the Township.

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

A copy of the NSP plan can be viewed on the Township website at www.redfordtwp.com.

In addition, as part of the American Recovery and Reinvestment Act (ARRA) of 2009 the Charter Township of Redford was allocated \$261,229 in Community Development Block Grant – Recovery funds. Funds were utilized for a number of community development projects which include: Housing Rehabilitation, San Jose Street Sewer Improvements, Redford Interfaith, Senior Center Improvements, Town Hall Improvements, Senior Citizen Programming, Side-

walk Improvements, Wayne County Legal Services and Youth Services.

In 2004, the Township implemented a First-Time Homebuyer program in conjunction with the Michigan State Housing Development Authority (MSHDA). Approximately \$85,000 was generated via a developer fee and has carried over from that program and is going to be used to compliment the Township's Neighborhood Stabilization Program.

The MSHDA funds are specifically being utilized to acquire, rehabilitate and sell HUD Dollar Homes to low and moderate income residents.

The Charter Township of Redford 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. The MSHDA funds Section 8 Vouchers to qualifying families within Redford.

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 the Five-Year Consolidated Plan and Annual Action Plans. The Community Development Department is the internal department that administers the day-to-day administration of the CDBG and NSP Programs.

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.

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.

CITIZEN PARTICIPATION

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

The Redford Township CDBG Advisory Committee held a public hearing on November 30, 2010 at 6:00 pm to receive suggestions, proposals and ideas for the Action Plan 2011 – 2012.

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 projects list was available for public review beginning December 20, 2010 through January 18, 2011 at the following locations:

- Redford Township Hall – Clerk's Office, 15145 Beech Daly
- Redford Township District Library, 25320 West Six Mile Road

- Redford Township Community Development Department, 12121 Hemingway
- Redford Township Website, 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
 hcdd@redfordtwp.com

No comments were received.

INSTITUTIONAL STRUCTURE

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, Figure 34*, lists the various public, private and non-profit agencies working in Redford Township and their institutional capabilities.

Figure 34 Institutional Capabilities	
Public	
Community Development Department	Infrastructure improvements, rehab program, planning and HIC
Youth Department	Substance Abuse counseling. After school/ summer tutoring programs
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
Private	
Lenders	Underwriting
Businesses	Concerned leadership, strong civic commitments
Contractors	New construction, rehabilitation and demolition
Non Profits	
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 Rehabilitation Program to ensure that the annual Consolidated Plan goals will be met. The Township's Finance Department will also monitor the payments of loans and remittances to the program.

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

SUB-RECIPIENTS

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

It should be noted that a close relationship exists between the Township and the non-profit 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.

AMENDMENTS TO THE CONSOLIDATED PLAN

The Charter Township of Redford has established procedures for changes within our CDBG funding cycle. Said procedures will be followed for any change that requires more than 25% of our funding to be reprogrammed.

COURT ORDERS AND HUD SANCTIONS

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

LEAD-BASED PAINT

The Charter Township of Redford 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 Home Information Center 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.

The Charter Township of Redford 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, "Lead-Based Paint: A Threat to Your Children." The pamphlet provides the homeowner with vital information on the dangers of lead-based paint.

The Home Information Center and Housing Rehabilitation Department comply with Federal Regulations. The Township will make the necessary modifications to our programs to ensure continued compliance with the Department of Housing and Urban Develop-

ment and U.S. Congress. These regulations will supersede local regulations.

EVALUATION PHASE

The Charter Township of Redford was in communication with various health and child welfare agencies during the development phase of the Comprehensive Housing Affordability Strategy (CHAS) Annual Plan. The Township requested information regarding the status of children within our municipality from the Director of Wayne County Division of Environmental Health. The Charter Township of Redford 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.



Redford Township provides lead testing as a part of the Housing Rehabilitation Program. In addition, testing is required in the NSP Program.

CHARTER TOWNSHIP OF REDFORD
STABILIZING NEIGHBORHOODS ACTION PLAN

SNAP

BENEFITS OF SNAP

- Opportunity for Homeownership
- Selection of Newly Renovated Homes Throughout Redford Township
- Offering Downpayment and Closing Cost Assistance for Most Homes
- Affordability
- Energy Efficient Homes
- Revitalizing Neighborhoods
- Utilizing Federal Dollars for the Benefit of Our Community
- Purchasing a Home in Redford Township Gives You Access to an Abundance of Community Amenities:
 - A Rich History
 - Diverse Community
 - Friendly Neighborhoods
 - Community Festivals and Events
 - Thriving Downtown District
 - Redford Township is Redevelopment Ready
 - 15 Beautiful Community Parks, Glenhurst Golf Course, Snake Park, Splash Park, Ice Area, and Numerous Other Venues.
 - Fantastic Community Center
 - Excellent Public Safety
 - Great School System

Who is eligible for the Stabilizing Neighborhoods Action Plan program?
Individuals or Families who: (1) do not currently own a home; (2) meet the income eligibility guideline listed above and (3) must purchase a newly renovated home in a selected target area neighborhood. This home will have been owned and remodeled by Redford Township.

How do I apply for the Stabilizing Neighborhoods Action Plan program?
In order to apply and for program information, you must submit your name to the Community Development Department located in the Redford Township Community Center, 12121 Henningsway, Redford, Michigan, between the hours of 9:30 a.m. and 4:00 p.m. Applications will be accepted on a first come, first serve basis or until the program reaches its capacity. Equal Opportunity Lender.

SNAP ELIGIBILITY REQUIREMENTS

- Applicant must provide a pre-approval mortgage certificate from a HUD approved mortgage/financial institution that offers reasonable fixed interest rates that do not exceed 6%, and mortgage origination fees that do not exceed \$2,200.
- Applicant cannot have bankruptcies within the last three years.
- Applicant cannot currently own a home and is not required to be a first-time homebuyer.
- Applicant must reside in the property as their principal place of residence.
- Less than \$10,000 in liquid assets.
- Applicant must complete an eight hour housing counseling class as mandated by HUD.
- Applicant must reside in home for a period not less than 5 years and investors are prohibited.
- Total gross family income claimed on federal tax returns must not exceed the guidelines listed below.

FAMILY SIZE	INCOME LEVEL
1	\$59,850
2	\$66,150
3	\$76,700
4	\$85,200
5	\$92,600
6	\$98,850
7	\$105,650
8	\$112,450

Note: All rules and regulations governing the Stabilizing Neighborhoods Action Plan (SNAP) are subject to change. Without notice by the Department of Housing and Urban Development (HUD) and the Charter Township of Redford.

The Charter Township of Redford is confronting the mortgage/foreclosure crisis with a new program called the Stabilizing Neighborhoods Action Plan (SNAP).

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 will make our best effort to keep the residents of the community informed as to the dangers of lead based paint.



2

HOUSING

SPECIFIC HOUSING OBJECTIVES

There are 20,605 housing units in Redford Township. As identified by the 2000 U.S. Census: 93% are single-family homes, five percent are multiple family units and two percent are mobile homes. Approximately seven percent of the housing units are occupied by renters; of the 20,605 housing units, only 425 or two percent are vacant.

According to the 2000 U.S. Census, the median value of owner-occupied single-family homes in Redford is \$104,800. Forty-nine percent of those homes are valued between \$100,000 and \$149,999, while 42% range between \$50,000 and \$99,999. Only two percent of the owner-occupied single-family homes in Redford are valued less than \$50,000.

It should be noted that recent NSP 3 Data has been released for Redford Township and this data states that home values in Redford Township have decreased by 34% from their peak (2007) as of June of 2010.

In addition, in 2000 the State Equalized Value (SEV) for residential property in Redford was \$910,778,728. The SEV in 2010 is reported to be \$795,835,515 according to

the Michigan Department of treasury. This is a 12.6% decrease over the 10 year period.

Of all the housing structures in Redford (as of the 2000 Census), nearly 85% were constructed prior to 1959. Aging housing stock is a concern for the Township. It is necessary for Redford to monitor the quality of the housing stock and determine the best way to assist homeowners so that neighborhoods continue to be safe and sanitary.

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



Redford Township's affordable housing stock is ideal for starter homes.

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

In 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 the Township has developed a number of programs that will assist the community to meet the Township housing goals:

- **Housing Rehabilitation:** The Township has allocated \$200,000 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 accepted on first come/first serve basis. Waiting list involved and opened as needed to the eligible target neighborhoods. Emergency assistance is also provided to eligible families.
- The Township's goal is to assist 20 homeowners with housing rehabilitation over the next Program Year.
- **Code Enforcement:** The Township will provide \$200,000 of CDBG funds for enforcement of Township Building and Ordinance Codes in order to eliminate the negative blighting influences which result from the lack of implementing such Codes.
- **Site Clearance:** Demolition and site clearance of structures that pose a threat

to the health and welfare of the public. The Township has allocated \$1,000 to the Site Clearance Project to assist with the clearance of one (1) housing unit that poses a threat to the health and welfare of the community.

AFFIRMATIVELY PROMOTING FAIR HOUSING

The Charter Township of Redford will continue to operate programs that do not discriminate against any persons regardless of their race, gender or disability.

The Home Information Center provides referrals and references to a host of service providers and agencies. This information is available during the hours of operation of the Redford Township Community Center, 8:30^{AM} to 8:00^{PM} (assistance is available during regular business hours 8:30^{AM} to 4:30^{PM}).

The Charter Township of Redford 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.

The Township, also, will 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

The Charter Township of Redford 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 houses 90 families. In the event that Coventry Place, or any other public housing agency, becomes troubled, Redford Township would take any necessary steps to assist it.

BARRIERS TO AFFORDABLE HOUSING

The Charter Township of Redford has reviewed the extent to which cost or incentives to develop, maintain, or improve affordable housing in our jurisdiction 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.

The Charter Township of Redford 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 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 called for future planned areas where affordable housing can locate.

HOME/AMERICAN DREAM DOWN PAYMENT INITIATIVE (ADDI)

The Charter Township of Redford will not receive HOME/ADDI funds over the 2011-2012 Program Year.



3

HOMELESS

SPECIFIC HOMELESS PREVENTION ELEMENTS

The Charter Township of Redford's Consolidated Plan for 2011/12-2015/2016 addresses the comprehensive long term needs 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 addressing the special needs of other population groups. The Action Plan 2011-2012 outlines the immediate strategy Redford Township will take to achieve this goal.

HOMELESS POPULATION

It is important for the Township to continue to fund programs that assist the homeless population. Redford Township helped 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 our Wayne County Commodity Food Program and 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 nonprofit 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.

Redford Township has joined the Out-Wayne County Homeless Coalition. This organization is focusing 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 night 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 Metro Community Action Agency:** Provides services to guide families through different types of assistance that they may be eligible to receive.
- **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.¹ However, a 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. The Charter Township of Redford 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

¹ "Who is Homeless?" NCH Fact Sheet #3. National Coalition for the Homeless. June 2006. <http://www.nationalhomeless.org/publications/facts/Whois.pdf>

needs that may require a supportive living environment.

Redford Township provides assistance to Redford 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-away's 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, children make up approximately 39% of the homeless population.² The Township does direct CDBG funds to provide for prevention 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 a 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.

² "People Need Affordable Housing." National Coalition for the Homeless. July 2003. <http://www.national-homeless.org/facts/education.html>

EMERGENCY SHELTER GRANTS (ESG)

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

4

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 2000 Census, 18% of the Township's population is over the age of 60. It is easy to understand why the Community Center has a strong emphasis on the elder-

ly. 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 is available for home bound persons. This program is funded through the Older Americans Act.

The Senior Ride program provides free 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 shopping malls.

Senior Citizen Programming will be supported by \$3,000 in CDBG funding. 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 Citizens' 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.

CDBG funds in the amount of \$55,000 will be used for the "Dial-A-Ride" program. "Dial-A-Ride" provides transportation services for seniors and disabled populations in order to help them live independently.

Also, CDBG funds in the amount of \$3,000 will be used to fund Wayne County Neighborhood Legal Services which offers free legal services for senior citizens.

YOUTH

The Charter Township of Redford 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 \$85,000 in CDBG funding. 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 parties and workout facilities. The Department strives to meet the needs of the area children. The Redford Youth Department

networks with area schools and churches. Together our agencies 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 the needed guidance for these children.

Growth Works provides counseling for Redford families, free of charge. The families are referred from area schools, police,



The Redford Youth Department offers after school tutoring support for students.



Streetscape improvements such as the Five Mile Road and Beech Daily Road project shown above are priorities for Redford Township.

courts or self referred. Children and parents are able to attend workshops and programs to improve communication and decision making skills.

The Township hosts monthly meetings for area agencies that deal with troubled families. The Redford Roundtable provides agencies with the opportunity to freely discuss topics and exchange resources that will assist them in their work with youth. Together, the Township and the area agencies will make a marked improvement in the quality of life for these families.

ANTI-CRIME

The Charter Township of Redford 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 also realize that technology is just one component of their job. The Redford Police must continue to develop relationships with residents and business owners to create a safe environment.

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

The 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 the Redford Police, through the telephone bulletin board.

In order to keep Redford a safe community, the Redford Police Department, through the Neighborhood Watch program, works with residents to patrol local neighborhoods. The Neighborhood Watch program will receive a total of \$24,000 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, \$15,000 in CGBD funds: Subsidizes the operation of a food pantry and emergency assistance program for low and moderate income families within the community. The low income family is able to receive more comprehensive services when all the programs are housed in one location.
- Recreation Program for Americans with Disabilities, \$3,000 in CDBG funds: These funds are used by ARC to provide a year long recreation program for developmentally disabled adults at the Redford Township Community Center.

INFRASTRUCTURE/ PUBLIC WORKS

The Charter Township of Redford 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 efforts 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 4 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 will provide a direct benefit to the low and moderate income residents in this neighborhood. These funds will be leveraged with Redford Township Brownfield Redevelopment Authority dollars.

The Section 108 Street Paving Project has been 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. In this regard, \$10,000 in CDBG funding will be used for sidewalk improvements in NSA areas. Currently, many sidewalks are in poor condition adding a blighted influence to our neighborhoods while creating safety concerns for the residents. As we make necessary improvements to sidewalks, the Township will remove curbs, when possible, to eliminate handicap barriers.

This program requires the homeowner to make the necessary repairs or pay for a Township contractor to perform the work. Redford Township offers low income residents, a financial grant, if income eligible.

SARASOTA STREET – ROAD IMPROVEMENTS

Redford Township has allocated \$150,000 to assist with the repair and/or replacement of damaged concrete along Sarasota Street between West Chicago Road and Joy Road which is located within a low and moder-

ate income area (see attached Action Plan Projects Map). This project is in the planning stages and should commence in the summer of 2011.

SEVEN MILE ROAD IMPROVEMENTS

Redford Township has allocated \$200,000 to improve streetscape conditions along Seven Mile Road between Inkster Road and Five Points. Improvements may include but are not limited to sidewalk improvements, street trees and landscaping improvements.

PARK IMPROVEMENTS

Parks are an important facility within the Township. Redford Township has allocated \$30,000 to construct a shelter at Capitol Park that will meet ADA requirements and to also install ADA concrete walkways/paths to the existing and new shelter and to the playscape structure at Capitol Park.

TREE PLANTING

Many urban areas suffer from the loss of trees to disease or construction. Redford Township partners with civic groups, schools, Wayne County and others to remove and replace trees. CDBG funds totaling \$1,000 will be used for the tree planting program. Said funds will be used in eligible areas.

Additionally, Redford Township is actively pursuing grants from the Michigan Department of Natural Resources for tree removal and replacement.

Redford Senior Center Improvements
The Township plans to utilize \$15,000 in CDBG funds to improve the facilities of the

Redford Township Senior Citizen/Community Center. In the past funds were used to put in a new air conditioning and new office/meeting room doors throughout the RTCC. Future improvements will include office improvements and ADA improvements.



Sarasota Street will be receiving improvements in the 2010-2011 program year.



Tree planting is a continued activity funded through the CDBG program.

ECONOMIC DEVELOPMENT

The Charter Township of Redford has identified the following economic development project for 2011-2012:

Neighborhood Economic Revitalization Loans for façade improvements and code items for businesses in eligible areas. The Township has allocated \$35,000 of their 2011-2012 CDBG funds to this project. Redford Township expects to assist three (3) businesses in the 2011-2012 Program Year.

OTHER SERVICES

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 \$270,000 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 CDBG Program.

ANTIPOVERTY STRATEGY

Redford Township has a small percentage of families that are below the poverty level: less than 5.1% according to information provided in the 2000 Census. It is very important, however, that Redford continues to seek to provide services and programs that will improve their quality of living due to the fact that number has increased since 1990.

Redford Inter-Faith Relief, a local 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 Wayne Metro to ensure that families have the opportunity to improve their living conditions.

The 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 a low income family the opportunity to access needed assistance in order to improve their economic and emotional environment.

5

NON-HOMELESS
SPECIAL NEEDSNON-HOMELESS SPECIAL
NEEDS

In addition to the homeless population, many non-homeless persons have special needs and may be at risk of becoming homeless. Such subpopulations include the elderly, frail elderly, and persons with disabilities (mental, physical and developmental). 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

According to the 2000 U.S. Census, 15% of Redford Township's population is over 65 years of age (7,698 persons). Of those individuals, 5.2% or 396 are categorized as living below the poverty level.

In terms of households, the 2000 Census indicates that 344 households are both below the poverty level and headed by a householder over the age of 65.

FRAIL ELDERLY

Redford's population of persons over 85 years of age is at two percent according to the 2000 U.S. Census. Redford Township can expect this percentage to increase over

the next few years, as six percent of the population is between 75 and 84 years of age.

The term "frail elderly" refers to those persons ages 65 and over who are, for various reasons, usually physically unable to care for themselves adequately. Specifically, if a person has one or more limitations or needs assistance to perform routine activities of daily living, the individual may be classified as "frail elderly." All persons over the age of 65 not meeting the criteria for "frail elderly" are classified as elderly.

Using the national percentages applied to the elderly population in Redford, it is estimated that there are approximately ten households which can be classified as being in the frail elderly non-homeless special needs population.

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. Services that can be received range from simple maintenance chores to delivered hot meals daily.

Of all persons 65 years and older, 5.2% are living in poverty in Redford. The Charter Township of Redford operates a Home Information Center (HIC) which provides assistance, when available, to this sector of the population.

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 require or receive 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.

The adult population (over 18 years of age) of the Charter Township of Redford is 38,544. One percent of this population is approximately 385 persons. Based on the CHAS Data Handbook, approximately 14% of the Severely Mentally Ill persons are at risk of becoming homeless. Thus, it can be estimated that Redford Township has 58



Figure 35 Disabled Persons within the Township

Total persons 21 to 64	29,083
With a disability	4,586
Percent employed	58%
No work disability	24,497
Percent employed	82%

Severely Mentally Ill persons that can be considered a part of the non-homeless special needs population.

DEVELOPMENTALLY DISABLED

Developmentally Disabled persons are defined as persons scoring at least two standard deviations below the mean on the Intelligence Quotient test; i.e., having an IQ below 70. The Michigan CHAS estimates that the number of persons in the state with developmental disabilities (including mental retardation, cerebral palsy, autism, epilepsy, or similar conditions) who are included in the non-homeless special needs populations total between 2,000 and 3,000.

Using the national average it is estimated that this sector of the population of Redford is relatively small. The Township contacted local agencies which assisted in determining that approximately 25 persons were at risk of losing housing.

PHYSICALLY DISABLED

Physically disabled persons are those having an impairment which impedes their ability to function independently. The 2000 U.S. Census provides us with limited information regarding disabled persons within the Township. The analysis uses the total persons between 21-64 years of age. This portion of the population accounts for 29,083 persons, of which 4,586 or 16% stated that they have a disability (see Figure 35). Fifty-eight percent of these persons are employed.

According to the 2000 U.S. Census 106 families in Redford Township have an income below the poverty level and are headed by a householder with a disability. Because of the low income and physical disability of the householder, these families may be at risk for becoming homeless.

SPECIFIC OBJECTIVES

The Charter Township of Redford has utilized CDBG funds, General Funds, and Older Americans Act monies to provide support services to those 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. The 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 the 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 Care-ring, 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 at no charge. Transportation is available at no or little charge to area residents. The elderly use the Redford Connector to visit the doctor, go shopping or to 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



Redford Township offers assistance to those individuals that require extra support in order to continue living independently including Dial-A-Ride bus service.

outside of the community, when feasible, for employment purposes. The Connector takes residents to local hospitals and 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, Redford Inter-Faith Relief staffing and reimbursements for the Paint Rebate program. In addition, many senior citizens have applied and received financial assistance through the Community Development Department's Housing Rehabilitation Sidewalk Assistance programs.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS

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 the 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. 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

The Charter Township of Redford does not receive HOPWA assistance.

PERFORMANCE MEASURES

OBJECTIVES

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](#) (see Appendix).



CITIZEN PARTICIPATION PLAN



CITIZEN PARTICIPATION PLAN

Redford Township recognizes that citizen participation is a very important part of the consolidated planning process. To better guide the Township's outreach in gaining citizen input, the Township has developed a Citizen Participation Plan. The Redford Township Citizen Participation Plan is designed to create opportunities for citizens to be involved in the development of the Consolidated Plan, annual Action Plans, the implementation of substantial amendments, and annual performance reporting.

INTRODUCTION

In accordance with 24 CFR Section 91.105, the Redford Township Community Development Department in coordination with other Township Departments and Township Officials has prepared a Citizen Participation Plan to explain the opportunity all residents have to participate in the process of preparing the Consolidated Plan.

The overall goal of the Consolidated Plan is to utilize federal, state and local funding in a coordinated manner to promote the development of viable communities. Viable communities are described as meeting the residents' needs in regards to affordable and decent housing; a safe and suitable

living environment; and adequate economic opportunities particularly for low- and moderate-income persons.

Citizen participation will be encouraged by Redford Township and the Community Development Department in the development of the Consolidated Plan, the One-Year Action Plan, any Substantial Amendments to the Plan and Performance Reports by providing notice to the residents and local organizations through various media methods including newspapers, web sites, direct mailing and emailing.

The Citizen Participation Plan will outline the process used to encourage the active participation of all residents of Redford Township – especially low-income residents, minorities, non-English speaking residents, the disabled and HIV/AIDS victims. Also, the Citizen Participation Plan sets forth the policies and procedures to be used for citizen participation.

CONSOLIDATED PLAN-FIVE YEAR PLAN

PUBLIC HEARINGS

In accordance with the Department of Housing and Urban Development (HUD) require-

ments, a minimum of two public hearings shall be held for public input for the Consolidated Plan, prior to its proposed adoption by the Board of Township Commissioners for submission to HUD.

PUBLIC NOTICE

The Community Development Director, in consultation with the Community Development Block Grant Advisory Committee or its designated chairperson, will establish the time and location of all public hearings and meetings of the Community Development Block Grant Advisory Committee.

The Township will publish a notice of availability of the proposed Consolidated Plan / One-Year Action Plan for review in a newspaper of general circulation serving the low and moderate income areas. The date of the publication will be the beginning of a 30 day public comment period at the end of which the public hearing on the proposed plan will also be held.

The Township shall publish a draft copy of the Consolidated Plan (including the first one-year Action Plan) to be available during the 30 day comment period so citizens have an opportunity to review and provide comments. A summary shall be published in a local newspaper. A summary of the sections of the Consolidated Plan that concern HOME funds will also be published.

The summary will describe the contents and purpose of the Consolidated Plan, and will include a list of locations where copies of the entire proposed Consolidated Plan may be examined.

COMMENT PERIOD

Prior to the Township Board approval of the Consolidated Plan, a 30 day public comment period shall be held as required by HUD. During the 30 day period, the Community Development Department will receive written comments on the proposed plan from the public and will later include those comments along with their responses in the Plan.

Copies of the draft Consolidated Plan will be available for viewing at the following locations:

- Community Development Department, 12121 Hemingway, Redford, MI 48239
- Redford Township Clerk's Office, 15145 Beech Daly, Redford, MI 48239
- Redford Township District Library, 25320 W. Six Mile Road, 48240
- Redford Township Website, www.redfordtwp.com

Copies of the plan will also be available to citizens or groups that request it from the Redford Township Community Development Department.

The Redford Township Board of Trustees, as the elected authority of the citizens of Redford Township, has responsibility for the Consolidated Plan. All public comments shall be reviewed and taken into consideration by the Board. The Township Board authorizes final publication of the Consolidated Plan and One-Year Action Plan and submission of the Consolidated Plan and One-year Action Plan to HUD.

SUBMISSION OF THE PLAN

Following approval by the Township Board, the Plan will be submitted to HUD along with certifications of compliance with program requirements. HUD approves the Plan following a 45 day review period, unless the submission is incomplete or lacks all required certifications of program compliance.

ONE-YEAR ACTION PLAN

Each program year, as a part of the Consolidated Planning Process, Redford Township must develop a One-Year Action Plan that identifies sources of funding, statement of objectives, description of projects, graphic distribution, monitoring of sub-recipients, and results of past efforts.

PUBLIC HEARINGS

The Community Development Director, in consultation with the Community Development Block Grant Advisory Committee or its designated chairperson, will establish the time and location of all public hearings and meetings of the Community Development Block Grant Advisory Committee.

The Township Board shall hold a minimum of one public hearing to receive and review public input prior to the adoption of the One-Year Action Plan. In a local newspaper of general circulation, the Community Development Department will publish a summary of the proposed Action Plan for public comment. The notice will give all pertinent information as to where the Plan is available for public examination, including address and hours of availability. A public notice

shall be published in a local newspaper no less than ten days prior to the hearing date to notify the public of their opportunity to attend the hearing and provide comment.

COMMENT PERIOD

A 30 day comment period of the Draft Action Plan will be established for public review prior to submission to the Redford Township Board of Township Commissioners for final consideration and adoption.

Copies of the draft Action Plan will be available for viewing at the following locations:

- Community Development Department, 12121 Hemingway, Redford, MI 48239
- Redford Township Clerk's Office, 15145 Beech Daly, Redford, MI 48239
- Redford Township District Library, 25320 W. Six Mile Road, 48240
- Redford Township Website, www.redfordtwp.com

The Community Development Department will provide copies of the One-Year Action Plan to interested citizens and organizations, upon request.

Once the One-Year Action plan has been approved, by the Township Board and submitted to HUD, a 45 day HUD review period will commence.

SUBSTANTIAL AMENDMENTS

If there are changes because of legislative authority or the Department of Housing and Urban Development (HUD) causes changes in rules, regulations and guidelines which

impact the Community Development Block Grant Program, said changes will supersede any/all of the provisions contained in this Citizen Participation Plan. In addition, any general or substantial amendment to any portion of the Consolidated Plan will follow HUD prescribed notice and comment period requirements.

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.

Prior to the submission of any substantial change in the proposed use of funds, citizens will have reasonable notice of, and the opportunity to comment on, the proposed amendment using the citizen participation methods outlined in this Plan and/or other methods that result in effective notice and comment. Substantial amendments may be made up to six (6) times per program year.

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 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.
- Any other changes required by Federal Law and Regulations.

PUBLIC HEARINGS

The Community Development Director, in consultation with the Community Development Block Grant Advisory Committee or its designated chairperson, will establish the time and location of all public hearings and meetings of the Community Development Block Grant Advisory Committee.

Substantial Amendments for CDBG activities shall require approval by the Redford Township Board of Trustees. The Board shall hold a minimum of one public hearing for public input on any Substantial Amendments. Prior to amending its Consolidated Plan for a new activity or a substantial change, the Township will publish a notice of the substantial change in area newspapers. A public notice shall be published in a local newspaper no less than ten days prior to the hearing date

to notify the public of their opportunity to attend the hearing and provide comment.

COMMENT PERIOD

The public shall be given an opportunity to comment on any Substantial Amendments made to the Township's Consolidated Plan or One-Year Action Plan. After proper notice is given, a 30 day public review period will be required in order to obtain public comment prior to Township Board approval.

Copies of the draft Substantial Amendments will be available for viewing at the Community Development Department. Copies of the Amendments to interested citizens and organizations will be made available upon request.

PERFORMANCE REPORTS

Each year the Township will issue a Performance Report showing the progress it has made in carrying out its Strategic Plan and its Action Plan.

The Performance Report, or the Consolidate Annual Performance and Evaluation Report (CAPER), will include a description of the resources available, the investment of those resources, where those resources were spent geographically, persons assisted (including the racial and ethnic status of persons assisted), actions taken to further fair housing, and other actions indicated in the Strategic Plan and the Action Plan. The Township must send HUD a CAPER by June 30th or within 90 days of the close of the program year. Redford Township's

program year begins on April 1 and ends on March 31.

PUBLIC HEARINGS

The Community Development Director, in consultation with the Community Development Block Grant Advisory Committee or its designated chairperson, will establish the time and location of all public hearings and meetings of the Community Development Block Grant Advisory Committee.

The Township will hold a minimum of one public hearing to consider any comments or views of citizens in relation to the published Performance Report. A public notice shall be published in a local newspaper no less than ten days prior to the hearing date to notify the public of their opportunity to attend the hearing and provide comment.

COMMENT PERIOD

The Township will receive comments and make all Performance Reports available to the public at least 15 days prior to submission to HUD. The Township will consider any comments or views of citizens received in writing or orally at public hearings in preparing the final version of Performance Reports.

A summary of these comments will be attached to the Performance Report, upon completion of the final version to be submitted to HUD. HUD conducts a 15 day review of the Performance Report after submission.

Copies of the draft CAPER will be available for viewing by the Community Development Department. Copies of the CAPER will be

provided to interested citizens and organizations, upon request.

COMPLAINTS/COMMENTS/ GRIEVANCES

The Township's Community Development Director or designee will provide a timely written response to complaints, comments, and grievances, within 15 working days, where practicable.

PUBLIC HEARINGS/PUBLIC NOTICES

Redford Township will host, at a minimum, two public hearings every year of the 5-Year Consolidated Planning term. Typically, these hearings will consist of a meeting to announce the availability of technical assistance and funding for current program year. A second public hearing will be held later in the program year, once the draft plan is ready for public review, to solicit comments on the strategies and proposed use of funds and to review program performance. Public hearings will be conveniently scheduled and located for people who will benefit from program funds, and will be accessible to persons with special needs.

Redford Township is required to provide adequate advance notice of public hearings. There shall be advance public notice once a federally required document is available for public review, such as the proposed Annual Action Plan, Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Annual Performance Report. In addition, there shall be advance public notice of all public hearings, and public meetings related to the funds or planning process covered by

this Citizen Participation Plan.

A translator will be provided at the prior written request of an individual or organization representing non-English speaking persons. Written requests must be made to the Redford Community Development Department, a minimum of five business days prior to hearing dates.

To insure that adequate advance notice of public hearings is provided to citizens or other interested parties, the Township will take the following actions:

- The Township will publish a notice of public hearing in the local weekly newspaper, ten days prior to the day of the public hearing, to allow interested residents to attend.
- Notices will be printed in readable size and placed in the general section of the newspaper. The notices will provide complete summary information on the purpose of the meeting, the date, time, and location. They shall provide a name and telephone number for persons who may have questions about the meeting / hearing, along with information regarding accessibility for the disabled.
- This information will also be disseminated in public buildings located throughout the Township.

ACCESS TO INFORMATION

Citizens, public agencies and other interested parties, including those most affected, will have the opportunity to receive information, review and submit comments on any proposed submission concerning any of the

following documents:

- The proposed and final Annual Action Plans
- The proposed and final 5-year Consolidated Plan
- Proposed and final Substantial Amendments to either an Annual Action Plan or the 5-year Consolidated Plan
- Annual Performance Reports
- The Citizens Participation Plan

Copies of the previously identified documents will be available from the Community Development Department. Copies of documents will also be available to citizens or groups that request it from the Community Development Department.

All correspondence, records, written proposals, minutes of the public hearings and meetings will be retained in the Community Development Department and by the Township Clerk. Any pertinent information such as written proposals from a citizens group, etc., will be presented to the Community Development staff for review and consideration. If assistance in reading or obtaining program records is needed, the Township Community Development Department should be contacted at 313-387-2765 or interested parties can access records at the Community Development Department at 12121 Hemingway, Redford, MI 48239.

Interested parties may also access many of the program documents at the Redford Township website, www.redfordtp.com.

TECHNICAL ASSISTANCE

Technical assistance will be provided to citizens, citizen groups, nonprofit organizations and agencies that need such assistance in developing project proposals. Such assistance is available upon request from the Community Development Department. Anyone needing technical assistance should contact the Redford Township Community Development Department at 313-387-2765.

ANTI-DISPLACEMENT

The Township does not have, nor does it anticipate funding any activities that will displace any resident or businesses. If displacement does occur, the residents or businesses displaced would be entitled to compensation and / or assistance under applicable federal laws. Should the need for displacement ever arise, the Township will officially notify the residents or businesses expected to be displaced as soon as practicable following approval of the activity. The notice will include a description of the proposed action, a discussion of how the resident or business owner might be affected, and information concerning their rights and benefits.

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.

USE OF THE PLAN

Redford Township will follow this Citizen Participation Plan in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, One-Year Action Plan and the Annual Performance Report.

For more information regarding the Consolidated Plan or to submit your comments:

Inquires and complaints concerning the Consolidated Plan, any amendments, or the annual performance reports, can be conveyed by contacting the Township staff at:

Redford Township
Community Development Department
12121 Hemingway
Redford, MI 48239
Phone: 313-387-2765
Fax: 313-387-2776
hcdd@redfordtp.com

Complaints and related comments on the programs may also be offered at the public hearings. Written responses to all written complaints may also be made to the Detroit Field Office of the U.S. Department of Housing and Urban Development (HUD) at the following address:

U.S. Department of Housing and
Urban Development
Community Planning and Development
Division
McNamara Federal Building
477 Michigan Avenue
Detroit, MI 48226
Phone: 313-226-7900
Fax: 313-226-5611 or 313-226-3197
TTY: 313-226-6899



APPENDIX

